

### 3 Presentation of officer reports

#### 3.1 Kew Heritage Gap Study - Amendment C294 - Consideration of Panel Report

##### Abstract

The purpose of this report is to inform the Urban Planning Special Committee (UPSC) of the independent Planning Panel's recommendations in respect to Amendment C294 to the Boroondara Planning Scheme. The amendment seeks to implement the recommendations of the *Kew Heritage Gap Study* (the Study) by applying the Heritage Overlay to 20 individual heritage places, nine heritage precincts and six extensions to existing heritage precincts.

Exhibition of the amendment and the Study was undertaken from 21 February to 25 March 2019. A total of 95 submissions were received, including 28 supporting submissions, 11 partially supporting submissions, 53 opposing submissions and three that either support or oppose the amendment. In addition, officers received correspondence from two property owners after the conclusion of the Panel hearing who had not previously made submissions. Given these were submitted after the Panel hearing the feedback from these two residents could not be considered submissions to the amendment.

An independent Panel hearing to consider the submissions received was held on 17, 18, 21, 23 October and 6-7 November 2019. Thirty seven submitters were represented at the Panel hearing.

A petition with 56 signatories was tabled at the Ordinary Meeting of Council on 25 November 2019 which sought to have the Goldthorns Hill and Environs Precinct abandoned.

On 21 January 2020, officers received the Panel's report for Amendment C294 (**Attachment 1**). The Panel generally supports the amendment and recommends it be adopted subject to the following key changes:

- Abandon applying the Heritage Overlay to:
  - the west side of Bradford Avenue (Nos.7 to 15), 20 Bradford Avenue, 12 Stoke Avenue and 365 Cotham Road in the Bradford Estate Precinct.
  - the Clifton Estate Residential Precinct.
  - the Goldthorns Hill and Environs Precinct.

Officers generally accept the Panel's key recommendations with the exception of the recommendation to remove the western side of Bradford Avenue. A detailed discussion and response to the Panel's recommendations is provided at **Attachment 2**.

The UPSC must decide whether to accept the officers' response to the Panel's recommendations, endorse the amendment subject to further changes, or potentially abandon the amendment.

The Panel further suggests Council investigate the following properties for inclusion in the Heritage Overlay as individually significant places:

- 20 and 26 Goldthorns Avenue and 97 Argyle Road, Kew (Goldthorns Hill and Environs Precinct). These properties are identified as 'significant' to the precinct.
- 3-5, 6, 7, and 8 Florence Avenue, Kew (Clifton Estate Residential Precinct). These properties are identified as 'contributory' to the precinct.

Officers recommend further heritage assessments be undertaken for these properties followed by the commencement of a planning scheme amendment process to apply the Heritage Overlay to those properties deemed of individual significance. With respect to 20 and 26 Goldthorns Avenue and 97 Argyle Road, Kew (Goldthorns Hill and Environs Precinct), although these properties had been identified as "significant" to the proposed Goldthorns Hill and Environs precinct, further work is required to determine whether these places meet the threshold for individual significance. Additionally, although the Goldthorns Hill and Environs precinct citation provides an assessment of each place, a greater level of detail is required to justify a site specific Heritage Overlay, particularly with respect to comparative analysis. The Panel also noted that a separate amendment process would be required to progress heritage controls to any individually significant place through this process. To ensure these properties are protected from demolition while the heritage assessments are carried out, officers also recommend these properties be included on Council's 'possible' heritage GIS layer. Any application for demolition under Section 29A of the *Building Act 1993* would trigger an application for interim heritage protection to be lodged with the Minister for Planning.

The Panel also suggests 33 Thornton Street, Kew in the Thornton Estate Precinct be re-graded from 'non-contributory' to 'contributory' through a separate process. Through the Panel process it was discovered the building remains unaltered from its original design. However, in the absence of a supporting submission from the property owner for its regrading, Council's regrading of the property would constitute a transformative change and require re-exhibition. Department of Environment, Land, Water and Planning Officers have advised they would only support regrading to 'contributory' as part of Amendment C294, if Council was able to provide a letter of support from the property owners. While Officers have written to the property owner to seek their views on the proposed re-grading, a response had not been received at the time of finalising this report. Officers therefore recommend to adopt the amendment with the 'non-contributory' grading and commence the amendment process to regrade the building to 'contributory'. To ensure the building is protected from demolition in the meantime, Council's heritage grading GIS layer will indicate that the grading is under review. This would trigger a referral of any application under Section 29A of the Building Act or any planning permit application to the Strategic Planning Department.

Officers recommend the UPSC endorse the officers' response to the Panel's recommendations and refer the amendment to an Ordinary Meeting of Council for adoption and submission to the Minister for Planning for final approval.

## Officers' recommendation

That the Urban Planning Special Committee resolve to:

1. Receive and acknowledge the Panel's report and recommendations, as shown at **Attachment 1**, in accordance with Section 27(1) of the *Planning and Environment Act 1987*.
2. Endorse the officers' response to the Panel's recommendations and recommended changes to Amendment C294 to the Boroondara Planning Scheme, as shown at **Attachment 2**.
3. Adopt the revised Kew Heritage Gap Study as shown at **Attachment 4**.
4. Refer the updated Amendment C294 to an Ordinary Meeting of Council to be adopted in accordance with Section 29(1) of the *Planning and Environment Act 1987*.
5. Undertake further heritage assessments of the following properties:
  - 20 and 26 Goldthorns Avenue, Kew
  - 97 Argyle Road, Kew
  - 3-5, 6, 7, and 8 Florence Avenue, Kew
6. Include the properties listed at item 5 on Council's 'possible heritage' GIS layer.
7. Upon completion of heritage assessments for properties noted at item 5, write to the Minister for Planning to request:
  - a. authorisation to prepare an amendment(s) to the Boroondara Planning Scheme in accordance with Section 4B and 8A(4) of the *Planning and Environment Act 1987* to apply the Heritage Overlay to those properties considered locally significant.
  - b. that he prepare, adopt and approve an amendment(s) to the Boroondara Planning Scheme under Section 20(4) of the *Planning and Environment Act 1987* to introduce interim heritage controls to those properties identified as locally significant.
8. Following receipt of authorisation from the Minister for Planning, exhibit the amendment(s) in accordance with Section 19 of the *Planning and Environment Act 1987*.
9. Upon gazettal of Amendment C294, write to the Minister for Planning to request authorisation to prepare an amendment to the Boroondara Planning Scheme in accordance with Section 4B and 8A(4) of the *Planning and Environment Act 1987* to identify 33 Thornton Street, Kew as 'contributory' to the Thornton Estate Precinct.
10. Following receipt of authorisation from the Minister for Planning, exhibit the amendment relating to the regrading of 33 Thornton Street, Kew in accordance with Section 19 of the *Planning and Environment Act 1987*.
11. Authorise the Director City Planning to undertake administrative changes to the amendment(s) and associated planning controls that do not change the intent of the controls.

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**Responsible director: Shiran Wickramasinghe**  
**City Planning**

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## 1. Purpose

The purpose of this report is to:

- Inform the Urban Planning Special Committee (UPSC) of the Panel's recommendations for Amendment C294 (**Attachment 1**), and officers' response to the Panel's recommendations (**Attachment 2**).
- Seek a resolution from the UPSC to endorse Amendment C294 as recommended by officers and refer the updated amendment to an Ordinary Meeting of Council for adoption.
- Seek a resolution to undertake further investigations of a number of properties for inclusion in the Heritage Overlay as individual significant places and commence the amendment process upon completion of the further heritage assessments.
- Seek a resolution to request authorisation from the Minister for Planning to re-grade 33 Thornton Street, Kew from 'non-contributory' to 'contributory'.

## 2. Policy implications and relevance to community plan and council plan

### **Council Plan 2017-2021 and Boroondara Community Plan 2017-27**

The identification and protection of identified heritage places through the Kew Heritage Gap Study and amendment is consistent with the strategic objectives and strategies set out in the Council Plan 2017-2021 and the Boroondara Community Plan 2017-2027.

Specifically, the amendment is consistent with the objective to 'Protect the heritage and respect the character of the City to maintain amenity and liveability whilst recognising the need for appropriate, well-designed development for future generations' identified in the Council Plan and the Boroondara Community Plan under Theme 4 - Neighbourhood Character and Heritage.

The amendment also assists in implementing the following strategies:

- **Strategy 4.3** - Preserve the City's history and protect heritage properties and precincts by undertaking a municipal-wide heritage review and introduce heritage overlays in the Boroondara Planning Scheme.
- **Strategy 4.6** - Engage with owners and developers to achieve a balance between development and protection of neighbourhood character, heritage and amenity.

The project will further assist Council in fulfilling its major initiative commitment to 'protect the City's heritage by continuing a municipal wide heritage assessment of all areas not currently subject to a Heritage Overlay in the Boroondara Planning Scheme'.



## Heritage Action Plan 2016

The Heritage Action Plan was adopted by Council on 2 May 2016 and establishes the framework to guide Council's heritage work program as it relates to the identification, protection, management and promotion of Boroondara's heritage assets.

The amendment is consistent with the following priority action of the Heritage Action Plan 2016:

- **Action VH5** - Prepare and implement a heritage study of Kew as part of the municipal wide heritage gap study.

## Boroondara Planning Scheme

The amendment is consistent with the objectives of the Planning Policy Framework (PPF) and Local Planning Policy Framework (LPPF). In particular it addresses the following Clauses:

- Clause 15.03-1S *Heritage Conservation* which seeks to '*ensure the conservation of places of heritage significance*' by identifying, retaining and protecting places with identified heritage significance;
- Clause 21.04-5 - *Built Environment and Heritage* of the Municipal Strategic Statement which includes the objective '*to identify and protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance*'; and
- Clause 22.03-2 Heritage Policy which seeks to '*preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm*'.

Both the PPF and LPPF seek to ensure the Heritage Overlay is applied to protect places of heritage significance in the City of Boroondara.

## Plan Melbourne 2017-2050

The identification, assessment and protection of places of local heritage significance are supported by Outcome 4 of *Plan Melbourne* which seeks to ensure that '*Melbourne is a distinctive and liveable city with quality design and amenity*'.

Direction 4.4 recognises the contribution heritage makes to Melbourne's distinctiveness and liveability and advocates for the protection of Melbourne's heritage places.

In particular, Policy 4.4.1 recognises the need for '*continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified as likely to be subject to substantial change*'.

The amendment is consistent with these *Plan Melbourne* directions and initiatives.

## Planning and Environment Act 1987

The amendment is consistent with the objectives of planning in Victoria, in particular the objective detailed in Section 4(1)(d) of the *Planning and Environment Act 1987* (the Act), being:

*‘To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value’.*

This means Council has a statutory obligation to continuously identify and protect places of heritage significance through the Heritage Overlay.

### 3. Background

The table below details relevant milestones for Amendment C294:

Table 1: Amendment C294 history and milestones

Date	Event
2017	Context Pty Ltd undertake the heritage assessment and prepare the <i>Draft Kew Heritage Gap Study</i> .
13 November to 8 December 2017	Preliminary consultation period for <i>Draft Kew Heritage Gap Study</i> . All property owners and occupiers across the suburb are notified in writing and invited to provide feedback. 84 Submissions are received.
16 April 2018	Council's UPSC considers the outcomes of preliminary consultation on the draft Study. The UPSC resolves to adopt the <i>Kew Heritage Gap Study</i> and seek authorisation from the Minister for Planning to prepare and exhibit Amendment C294. The UPSC also resolves to request interim Heritage Overlays for all affected properties (Amendment C293).
24 October 2018	The Minister for Planning authorises Council to prepare and exhibit Amendment C294.
21 February to 25 March 2019	Amendment C294 is formally exhibited. All affected property owners and occupiers, adjoining owners and submitters to preliminary consultation are notified in writing of the proposed amendment. 95 submissions are received, including 28 supporting, 11 partially supporting, 53 opposing and 3 that neither support nor oppose the amendment.
16 May 2019	Interim Heritage Overlays for affected properties are gazetted in the Boroondara Planning Scheme.
5 August 2019	UPSC considers submissions received during exhibition of Amendment C294. The UPSC resolves to endorse the recommended changes to the Study - subject to the retention of the Bradford Estate Precinct - and to refer the submissions to an independent Planning Panel for consideration.
4 September 2019	Panel Directions hearing

<b>17-18, 21, 23 October and 6-7 November</b>	Panel hearing conducted by Planning Panels Victoria. Thirty seven parties are represented.
<b>21 January 2020</b>	Panel report received by officers.
<b>18 February 2020</b>	Panel report released publicly.

#### 4. Outline of key issues/options

##### The Panel Report

The Panel generally supports the amendment and considers it to be well founded, strategically justified and consistent with the relevant Ministerial Directions. The Panel finds Context used a robust methodology in preparing the Kew Heritage Gap Study and the project benefitted from the preliminary consultation process.

The Panel recommends the amendment should be adopted subject to addressing the more specific issues raised in submissions. The Panel's key recommendations are summarised and discussed below as well as the table at **Attachment 2**. The map at **Attachment 3** shows the key Panel's recommendations.

##### Individual Places

The Panel finds there is sufficient heritage significance to justify applying the Heritage Overlay to all twenty of the individual heritage places recommended for inclusion in the Heritage Overlay.

The Panel's recommendations (except the two discussed below) are consistent with changes endorsed by the UPSC post-exhibition on 5 August 2019, and/or were recommended as part of Council's submission to the Panel itself. Each Panel recommendation is listed and responded to in the table contained in **Attachment 2**.

The following two Panel recommendations have been made in addition to the changes endorsed by the UPSC or the changes recommended as part of Council's submission to the Panel:

##### 13 Raheen Drive, Kew

The Panel recommends to amend the heritage citation to further explain why the place is significant having regard to Criteria D and E.

Officers agree the heritage citation will benefit from additional information and Council's heritage consultant has subsequently made the relevant amendments to the heritage citation as contained in the *Kew Heritage Gap Study* at **Attachment 4**.

##### 71 Stevenson Street, Kew

The Panel recommends to amend the heritage citation to delete reference to the possibility of the front verandah being rebuilt.

Having heard the submissions of the property owners at the Panel hearing, officers agree the verandah is in its original form and have made the relevant amendment to the heritage citation contained in the *Kew Heritage Gap Study* at **Attachment 4**.

## **Heritage Precincts**

The Panel supports the inclusion of seven of the nine proposed heritage precincts in the Heritage Overlay and all six extensions to existing heritage precincts. The Panel's key changes are discussed in more detail below.

The balance of recommended changes as they relate to heritage precincts or extensions to existing heritage precincts are consistent with changes endorsed by the UPSC post-exhibition on 5 August 2019 or were recommended as part of Council's submission to the Panel itself. Each recommendation is listed and responded to in the table at **Attachment 2**.

### Bradford Estate Precinct

Panel recommendations:

*Abandon applying the Heritage Overlay to properties on the west side of Bradford Avenue, 20 Bradford Avenue, 12 Stoke Avenue and 365 Cotham Road, Kew*

The Panel's recommendation is not entirely consistent with Council's submissions to the Panel and the evidence provided by Council's heritage expert.

Based on the resolution of the UPSC on 5 August 2019, Council argued the eastern side (Nos. 2-18) as well as Nos. 7-15 on the western side be included in the Heritage Overlay. Council's Strategic Planning Department engaged Nigel Lewis to provide independent expert evidence in support of this position at the hearing. Context had recommended the entire precinct be removed from the amendment.

Council's heritage expert argued the precinct did not lack architectural cohesion and architectural eclecticism is a distinctive characteristic of the Interwar period. In their evidence Council's expert argued there are very few areas in Kew that have large sequences of Interwar development, and that Bradford Estate is one of the earliest examples in Boroondara.

Submissions to the Panel opposing the Heritage Overlay argued there had been many changes to Bradford Avenue and it is no longer intact as a precinct. This was both in terms of the demolitions in the street, and the intactness and integrity of the remaining dwellings.

In addition, submitters supporting the Heritage Overlay presented new evidence at the hearing on the horticultural origins of the precinct arguing that this aspect enhances the precinct's significance. Council's expert accepted the new evidence, and agreed the assessment under Criterion A should be amended to note the association with the nursery industry.

In relation to Criterion A, the Panel agrees with submitters and subsequently Council's heritage expert the origins of the subdivision arising from the nursery are significant and the heritage citation needs to be updated accordingly.

In relation to the architectural cohesion of the precinct, the Panel agrees with Council's heritage expert that it is found in the dominance of inter-war styles which presents as an eclectic combination. The Panel finds there is a high degree of architectural cohesion on the east side of Bradford Avenue comprising:

- Arts and Crafts bungalows with an attic or second storey (4, 6, 14 and 18)
- Mediterranean Revival villas (8, 10)
- Cream brick flats at 2 Bradford distinct in form and materiality – late Inter-war (1942).

However, disagreeing with Council's heritage expert, the Panel also finds this sense of cohesion is not experienced on the western side of Bradford Avenue. The Panel has formed the view the west side has been severely impacted by demolitions and this entire side of the road should be excluded from the precinct.

Council's heritage expert has reviewed the Panel's recommendation and justification for the exclusion of the properties on the western side of Bradford Avenue. Council's heritage expert is not convinced by the Panel's view and disagrees with the recommendation to exclude these properties from the precinct.

Council's heritage expert considers the contributory houses on the east side to have a close relationship with those opposite, in contrast with many other heritage precincts restricted to one side of the street. This is further enhanced by the relatively narrow road reserve. Council's heritage expert is of the view there is a need to protect the overall heritage values of the street and the context of the significant sequence of dwellings on the eastern side. Council's expert reiterates there are only two non-intrusive 'non-contributory' dwellings in the sequence on the west side.

Based on Council's heritage expert advice, officers do not accept the Panel's recommendation. Instead, officers recommend Amendment C294 be adopted with the Bradford Estate included as resolved by the UPSC on 5 August 2019 by including the properties on the eastern side and western side (7 to 15) in the Heritage Overlay as part of the Bradford Estate Precinct.

#### Clifton Estate Residential Precinct

Panel recommendations:

*Abandon applying the Heritage Overlay to all properties proposed to be included in the proposed Clifton Estate Precinct.*

The recommendation to remove the Clifton Estate Residential Precinct from the Amendment is inconsistent with Council's submissions to the Panel and Council's heritage expert's evidence.

Council's heritage expert presented evidence at the Panel to support the inclusion of the precinct in the Heritage Overlay, arguing the precinct is worthy of protection for its high architectural quality. Council's expert submitted the numerous architectural styles, features and building types present in the precinct were constructed during the Inter-war period which is a period characterised by great eclecticism in domestic design and many popular styles.

In contrast, a number of property owners made submissions against the application of the Heritage Overlay based on a lack of visual cohesion and lack of dwelling size, quality and uniformity of the streetscape from No. 10 northwards. The submitters were critical of the identification of the precinct following the preliminary consultation period rather than as part of the original draft Study. Opposing submitters argued this limited their opportunity to submit to preliminary consultation. Other submitters argued that other mechanisms, such as single dwelling covenants are more appropriate to limit inappropriate development.

In considering the submissions the Panel has decided the precinct does not meet the threshold of local heritage significance to justify inclusion in the Heritage Overlay.

Specifically, the Panel has formed the view that while the precinct has been identified as historically significant as part of the subdivision of a larger estate, the Panel finds this to be the case with all of the streets surrounding Florence Avenue. The Panel also finds it difficult to understand the context of the original subdivision.

The Panel does not consider the mix of styles in the street deliberately eclectic compared to the Reid or Riverside Estates and finds the precinct weak. The Panel states *'although the street has an attractive character, as a precinct, it does not hold together and is difficult to read as a precinct of historical and aesthetic significance as compared with other surrounding streets in this part of Kew'*.

The Panel concludes the emphasis placed on the subdivision and development of 'gracious allotments' is only evident in the early interwar properties at the southern end of the street, comprising Nos. 3-5 and, 6-8 Florence Avenue.

The Panel acknowledges most of the properties on the eastern side are of the interwar period, and 1, 14, 16 and 24 Florence Avenue are reasonably intact and would have met the tests of being considered contributory. However, the Panel does not find the precinct exhibits the integrity or reaches the threshold of cultural heritage significance to justify the Heritage Overlay.

Council's heritage expert has reviewed the Panel's recommendations and justification for not including the Clifton Estate Precinct in the Heritage Overlay.

While Council's heritage expert considers the proposed precinct to have a very good selection of interwar dwellings, they agree with the Panel's conclusions the proposed precinct does not stand out as a cohesive entity in its context. Setting aside the Panel's discussion whether the precinct is 'deliberately eclectic' or not, Council's heritage expert agrees the proposed Clifton Estate Precinct is less consistent in dwellings and allotment size.

The fact the precinct was only identified and investigated after preliminary consultation based on feedback by a resident further highlights it does not stand out sufficiently enough to warrant heritage protection.

Based on the advice from Council's heritage expert, officers accept the Panel's recommendation the precinct does not meet the threshold to justify the Heritage Overlay.

Officers recommend Amendment C294 be adopted without the Clifton Estate Residential Precinct as recommended by the Panel.

#### Cotham Village Commercial Precinct

Panel recommendations:

##### *Re-categorise 99 Cotham Road, Kew as a Non-contributory property*

The Panel finds the *façade at 99 Cotham Road has been altered to the point where it cannot be recognised as an Inter-war property which contributes to the Precinct.*

The recommendation by the Panel to downgrade 99 Cotham is not consistent with Council's submission at the hearing and the evidence by Council's heritage expert.

Council's heritage expert argued the building warrants a 'contributory' grading. While acknowledging the building's steel windows have been replaced, Council's heritage expert considers this to be only a minor change. The building was constructed as a place of business for dentists R H and R W Towns between 1938 and 1940, and still serves as a dental surgery today. The strongest architectural feature is the flat, concrete hood which stretches across the façade above the window and door lintels. Council's expert further acknowledges the black paint colour makes the architectural expression of the building difficult to read. However; this is not a permanent change and should not be taken into account when assessing the contribution the building makes to the interwar character of the precinct.

The Panel does not accept the evidence by Council's heritage expert. The Panel has formed the view the *'façade at 99 Cotham Road has been altered to the point where it cannot be recognised as an Inter-war property which contributes to the Precinct. Consistent with the owner's submission, its smaller modern windows and minimal details appear to have been purpose designed for the dental surgery'*. The Panel recommends the property be downgraded to non-contributory.

Officers accept the Panel's recommendation. Despite the views of Council's heritage expert, officers consider the building difficult to identify as an interwar property. The single storey form and modest concrete hood do not contribute to the precinct to the extent the detailing and features of surrounding buildings contribute. The continued use of the building as a surgery is interesting, but not guaranteed in perpetuity nor is it linked to any of the criteria identified to justify the inclusion of the place in the Heritage Overlay.

Officers recommend that Amendment C294 be adopted with 99 Cotham Road downgraded to 'non-contributory' as recommended by the Panel.

### Goldthorns Hill and Environs Precinct

Panel recommendations:

*Abandon applying the Heritage Overlay to all properties proposed to be included in the proposed Goldthorns Hill and Environs Precinct.*

The Panel's recommendation to remove the Goldthorns Hill and Environs Precinct is not consistent with Council's submission and the evidence presented by Council's heritage expert.

Council's heritage expert presented evidence to support the inclusion of the precinct in the Heritage Overlay arguing it was the only precinct that integrates the entire interwar period between 1919 and the end of World War 2 and it was the best example in Kew. However, prior to and during the hearing process it became obvious a number of properties needed to be downgraded to 'non-contributory' due to changes being more extensive than originally thought. This is discussed in more detail below.

A number of property owners opposed the application of the Heritage Overlay to the precinct based on there being differing and unremarkable examples of interwar housing, alterations and additions to specific dwellings, and significant changes to the streetscape that had occurred over time.

The Panel does not accept the evidence by Council's heritage expert. The Panel acknowledges the precinct was developed over the full term of the interwar period and thereby reveals an eclectic collection of dwellings of different styles. The Panel also notes a number of very good examples of Moderne, Old English and Bungalows are found in the Precinct.

However, overall the Panel finds the subject area '*is not sufficiently intact to justify the Heritage Overlay*', and '*does not have the integrity for the community to understand its value*'.

Specifically, the Panel finds the central part of the precinct weak. It considers Argyle Road significantly compromised and the western end of Goldthorns Avenue exhibiting a low level of intactness. This is due to the concentration of non-contributory places in these areas. While the Panel recognises Normanby Road and Heather Grove display a run of interwar dwellings, the Panel considers these to be visually disconnected from the precinct. This leads the Panel to conclude '*while some areas in the precinct were strong, the configuration of these areas within the precinct do not convey a high degree of integrity*'. The Panel considers Riverside Estate and Thornton Estate Precinct to be better examples.

Officers find the Panel's reasoning that the community cannot understand the precinct's value curious and difficult to reconcile with other recommendations and previous Panel findings. Specifically, officers are unclear how the community's ability to understand the heritage value would be measured? The Panel fails to fully address this issue so officers are able to understand the conclusion reached. Officers do not accept this condition to be a valid reason not to include the precinct in the Heritage Overlay.



However, irrespective of any concerns over the Panel's discussion of the community's understanding of the precinct's heritage value, Council's heritage expert agrees with the Panel's reasoning regarding the precinct's intactness and integrity. When initially assessed in 2017, there were far fewer 'non-contributory' graded properties in the precinct, particularly in its "heart" along Argyle Road. In response to further investigation following submissions during preliminary consultation and exhibition process, a large number of contributory properties were downgraded from 'contributory' to 'non-contributory' and two from 'significant' to 'contributory'. There were further grading changes due to the inclusion of some post-war houses that did not share the significant interwar aesthetic that were also downgraded to 'non-contributory'.

Finally, new evidence was presented both during and after the Panel hearing that demonstrated there were further alterations to some houses previously considered largely intact. Many of the alterations in this precinct were done in keeping with the materials and forms of the original house, so were not discernible during the study site visits (where properties are viewed from the footpath). While still visually impressive, the heritage consultant concedes the proposed precinct is far less intact than was thought when it was initially identified and assessed.

Based on the advice from Council's heritage expert, officers accept the Panel's recommendation. The precinct no longer exhibit the intactness required to justify inclusion in the Heritage Overlay due to the configuration of the precinct and the location/concentration of non-contributory properties. This position has been very carefully balanced against the high quality of heritage places across the remainder of the precinct, including the eastern end of Goldthorns Avenue, Normanby Road and the Heather Grove/Argyle Road vicinity.

On balance officers therefore recommend Amendment C294 be adopted without the Goldthorns Estate and Environs Precinct as recommended by the Panel.

Officers also note the correspondence received from two property owners within the Goldthorns Hill and Environs Estate after the close of the Panel hearing is addressed by this recommendation. Both property owners opposed the Heritage Overlay being applied to their contributory graded properties.

### **Other Panel commentary and suggestions**

#### Further review of properties within abandoned precincts

In its discussion and conclusions regarding the Goldthorns Hill and Environs Precinct the Panel suggests the properties at 20 and 26 Goldthorns Avenue and 97 Argyle Road should be assessed through a separate process to determine whether they meet the local heritage threshold as individual places. These properties have been identified as 'significant' within the precinct and therefore would justify inclusion in a Heritage Overlay on an individual basis. However, to justify their inclusion in individual Heritage Overlays, a heritage citation comprising a detailed description, history, comparative analysis, assessment against HERCON criteria and Statement of Significance is required.

Similarly, the Panel suggests the properties at Nos. 3-5 and, 6-8 Florence Avenue, which were identified as 'contributory' places to the Clifton Estate Residential Precinct (recommended by officers to be removed from the amendment), warrant further assessment for potential individual heritage significance through a separate process.

Officers agree with the Panel's suggestion and recommend Council's heritage expert commence the necessary heritage assessments to establish and document the heritage significance of these properties.

There are two reasons why a separate process is required. Firstly, the heritage assessments (and required heritage citations with Statement of Significance) for these properties are not finalised at this stage. Secondly and more importantly, a recommendation to include any of the properties in the Heritage Overlay on the basis of their individual significance would constitute a transformative change of the amendment. This would require re-exhibition. It is therefore more appropriate to progress any properties for which the heritage assessment determines individual significance through a separate planning scheme amendment.

Once the heritage assessments are finalised, officers recommend commencing the formal planning scheme amendment process to introduce permanent heritage controls for those properties considered to be of individual significance.

Officers note that once Amendment C294 is gazetted, the existing interim Heritage Overlays will be removed. This includes the removal from those properties recommended for further investigation. To ensure the ongoing protection of these properties from demolition, officers recommend to include these properties on Council's possible heritage GIS layer. Inclusion on this layer will trigger a referral from Council's Building Department to the Strategic Planning Department should an application for demolition under Section 29A of the Building Act be lodged. The Strategic Planning Department can then apply for interim heritage protection.

#### Re-grading of 33 Thornton Street to 'contributory'

During the panel hearing the Panel questioned the 'non-contributory' grading of 33 Thornton Street within the Thornton Estate Residential Precinct. During site visits, the Panel considered the building appeared as an intact two storey Inter-war villa. The owners of 33 Thornton Street, Kew did not lodge a submission during the exhibition period and were not a party to the Panel Hearing.

Council's heritage expert undertook further research and found the dwelling to be substantially intact. Council's heritage expert concluded the 'non-contributory' grading was incorrect and the property should have been graded 'contributory' to the precinct. The Panel agrees with Council and recommends Council should correct this grading error through a separate process. By re-grading the property through a separate process, the property owner/s will be afforded a further opportunity to make submissions through public exhibition and subsequently have the re-grading reviewed by an independent planning panel.

Officers agree with the Panel's recommendation. Given the property owners did not make any submissions, it must be assumed they did not do so on the basis of the property being graded 'non-contributory'. Changing the grading at this stage in the statutory process would constitute a transformative change that would require re-exhibition. In the absence of a supporting submission from the property owner, Officers from the Department of Environment, Land, Water and Planning have advised they would only support regrading to 'contributory' if Council was able to provide a letter of support from the property owners.

In an attempt to re-grade the property as part of the final consideration and adoption of Amendment C294 by Council, Strategic Planning Officers have written to the property owner to seek their views on the proposed re-grading to 'contributory'.

However, a response had not been received at the time of finalising this report. The re-grading therefore cannot be undertaken as part of the adoption of Amendment C294 and instead needs to be undertaken through a separate planning scheme amendment process.

Officers do not wish to delay the application of the Heritage Overlay for the remainder of the precinct and therefore recommend to continue progressing with the Amendment C294 and the Thornton Estate Residential Precinct with no.33 Thornton Street identified as 'non-contributory'. Once Amendment C294 has been approved and gazetted, officers recommend to commence a planning scheme amendment for the re-grading of the property to 'contributory' to take effect. This process will involve public exhibition and panel hearing. The amendment to re-grade 33 Thornton Street cannot commence prior to the gazettal of Amendment C294, as the permanent Heritage Overlay is not yet in place.

### **Other changes**

Following deferral of this report from the 23 March 2020 UPSC Meeting, Council officers received new information regarding two properties that have resulted in changes to the Kew Heritage Gap Study.

#### *22 May Street, Kew - May Street Precinct*

A neighbouring property owner who objected to the May Street Precinct has written to officers claiming the house at 22 May Street had been rebuilt in 2014 after being destroyed by a fire.

The property was originally identified as 'contributory' in the May Street Precinct as part of the exhibited amendment. No submission had been received regarding this property through the exhibition process and the property therefore was not specifically discussed at the panel hearing.

Based on a review of building permit records and relevant permits and plans, Council's heritage consultant has confirmed that the house was reconstructed in 2014 in the shape of an interwar bungalow. Council's heritage consultant therefore recommends that the property be downgraded to 'non-contributory'.

The updated Kew Heritage Gap Study at **Attachment 4** includes the re-grading.

*16 Rowland Street, Kew - Sackville Street Precinct extension*

The property owners provided additional information to demonstrate some alterations did not occur in the 1930's but were undertaken in 2005/2006.

Council's heritage consultant has reviewed the relevant building plans and agrees changes originally thought to have been undertaken in the 1930s were in fact far more recent. The plans also show the reinstatement of some lost features (such as full-length windows) at that time.

Given this new evidence, the Kew Heritage Gap Study contained at **Attachment 4** has been revised to accurately reflect the new evidence.

## **5. Consultation/communication**

All submitters to Amendment C294 were notified in writing and given the opportunity to attend and present at the Panel hearing. Consultation was carried out by Planning Panels Victoria.

In addition to the above, all affected property owners and occupiers and submitters have been informed by either letter or email of this UPSC meeting and given the opportunity to attend and present to the UPSC.

## **6. Financial and resource implications**

All remaining costs associated with Amendment C294 will be met by the Strategic Planning Department operating budget for 2020/21.

## **7. Governance issues**

The officers responsible for this report have no direct or indirect interests requiring disclosure.

The implications of this report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

## **8. Social and environmental issues**

The inclusion of the precincts and individually significant properties in the Heritage Overlay recommended by the Study would have positive social and environmental effects by contributing to the continual protection and management of the City's heritage.

**Manager:** Shiranthi Widan, Acting Manager Strategic Planning

**Report officer:** Christian Wilmsen, Team Leader Strategic Planning

*Planning and Environment Act 1987*

**Panel Report**

**Boroondara Planning Scheme Amendment C294**

**Kew Heritage Gap Study**

**21 January 2020**



*Planning and Environment Act 1987*

Panel Report pursuant to section 25 of the Act

Boroondara Planning Scheme Amendment C294

Kew Heritage Gap Study

21 January 2020



Con Tsotsoros, Chair



Lucinda Peterson, Member

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**Glossary and abbreviations**

2006 Precinct Citations Report	<i>Review of Heritage Overlay Precinct Citations' (Lovell Chen, 2006)</i>
Act	<i>Planning and Environment Act 1987</i>
Council	Boroondara City Council
Kew Heritage Study	City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 4 Kew (Context, 21 January 2019)
Planning Scheme	Boroondara Planning Scheme
the Amendment	Boroondara Planning Scheme Amendment C294

## Overview

Amendment summary	
<b>The Amendment</b>	Boroondara Planning Scheme Amendment C294
<b>Common name</b>	Kew Heritage Gap Study
<b>Brief description</b>	Applies the Heritage Overlay on a permanent basis to nine new heritage precincts, land which extends six existing heritage precincts and to 20 individual places in Kew
<b>Subject land</b>	The Amendment applies to land in Kew shown in Figure 1
<b>Planning Authority</b>	Boroondara City Council
<b>Authorisation</b>	24 October 2018 subject to conditions
<b>Exhibition</b>	21 February to 25 March 2019
<b>Submissions</b>	94 submissions were received – see Appendix A for details
Panel process	
<b>The Panel</b>	Con Tsotsoros (Chair), Lucinda Peterson
<b>Directions Hearing</b>	4 September 2019, Planning Panels Victoria, Melbourne
<b>Panel Hearing</b>	17, 18, 21 and 23 October 2019, Planning Panels Victoria, Melbourne 6 November 2019, Hawthorn Arts Centre, Hawthorn 7 November 2019, Business Centre, Collins Square
<b>Site inspections</b>	15 October 2019
<b>Appearances</b>	See Appendix B for parties who appeared at the Hearing
<b>Procedural matters</b>	See Appendix D for procedural matters
<b>Citation</b>	Boroondara PSA C294 [2020] PPV
<b>Date of this Report</b>	21 January 2020

## Executive summary

The *Planning and Environment Act 1987*, Planning Policy Framework and Plan Melbourne 2017-2050, seek to conserve places of heritage significance by, among other strategies, identifying, assessing and documenting places of cultural heritage significance as a basis for including them in the Planning Scheme.

The Boroondara Heritage Action Plan 2016 guides Boroondara City Council's (Council) heritage work program by identifying, protecting, managing and promoting Boroondara's heritage assets. One of its 'very high' actions (VH5) is to prepare and implement a heritage study of Kew as part of the municipal wide heritage.

Boroondara Planning Scheme Amendment C294 (the Amendment) proposes to implement the findings of the *City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 4 Kew* (Kew Heritage Study). Specifically, it proposes to apply the Heritage Overlay on a permanent basis to nine new heritage precincts, land which extends six existing heritage precincts and to 20 individual places in Kew.

The Amendment was exhibited from 21 February to 25 March 2019 and received 94 submissions.

Many submissions opposed the Heritage Overlay being applied to their property, or to some or all properties in a precinct. Of those submissions, a notable number generally supported the Amendment and its proposal to apply the Heritage Overlay to properties other than their own. There were submissions which sought to recategorise their property from either Significant or Contributory to Non-contributory.

General issues raised in submissions related to building condition and alterations, development opportunity, maintenance, neighbourhood character, property value and financial implications. Precinct-wide issues related to requests to exclude Non-contributory properties and requests to not apply the Heritage Overlay to main road reservations. There were submissions which questioned the heritage significance and the associated heritage citation and statement of significance of certain properties.

The Panel finds that the Kew Heritage Study applied a robust methodology and benefitted from the preliminary consultation process. Irrespective of the methodology, the Kew Heritage Study included some serious errors which Council has addressed since exhibiting the Amendment. The identified errors and proposed post-exhibition changes do not affect the Amendment's strategic basis or transform it beyond its purpose.

The Amendment is supported by and implements the relevant sections of the Planning Policy Framework. It is well founded, strategically justified and consistent with the relevant Ministerial Directions and Practice Notes. The Amendment should proceed subject to addressing the more specific issues raised in submissions. The Panel has categorised these into general, precinct-based and individual place issues.

### General and Precinct-wide issues

Issues of building condition, development opportunity, building alterations, maintenance, property value and financial implications are not relevant when assessing the heritage significance of an individual place or a precinct.

It is inappropriate to apply the Heritage Overlay to achieve neighbourhood character outcomes. It is also inappropriate to not apply the Heritage Overlay to a Non-contributory property which is located well within the Precinct's boundary.

It is appropriate and justified to apply the Heritage Overlay on main road reservations because many essential works do not require a planning permit and all other matters should be assessed through the planning permit application process.

#### **Existing precinct extensions**

Regarding the Barrington Avenue Precinct (HO142), it is appropriate and justified to:

- include 135 and 137 Cotham Road and 2 Kent Street as Contributory properties
- categorise 2-4 Barrington Avenue as a Significant property
- include 6 Barrington Avenue as a Non-contributory property.

It is appropriate and justified to include 7 Rossfield Avenue and part of 231 Barkers Road as a Contributory property in the Glenferrie Road Precinct (HO150). The HO150 Heritage Citation should be revised to accurately reflect that 11 and 12 Rossfield Avenue are single storey buildings.

The Heritage Overlay should be applied to:

- the exhibited properties proposed to extend the Sackville Street Precinct (HO162) except for 3 Grange Road
- 137-139 High Street in the Kew Junction Commercial Heritage Precinct (HO520).

#### **Commercial precincts**

It is appropriate and justified to include 1345, 1347 and 1359 Burke Road, Kew as Contributory properties in the Burke Road Commercial Precinct (HO800).

The property at 99 Cotham Road should be recategorised as a Non-contributory property in the Cotham Village Commercial Precinct (HO802) while 101 Cotham Road should remain as a Contributory property. The HO802 Heritage Citation should be revised to more accurately describe 97, 99 and 101 Cotham Road. The red-paving remaining from the 'Chelula' stables does not have sufficient heritage significance to justify the Heritage Overlay.

#### **Bradford Estate Precinct (HO798)**

The properties at 2-18 Bradford Avenue have sufficient local heritage significance to justify the Heritage Overlay based on Criterion D, however the remaining proposed properties do not. The revised assessment of Criterion A should be adopted to reflect the origins of subdivision under nursery land instead of an estate.

It is appropriate and justified to include 14 Bradford Avenue as a Contributory property in the Bradford Estate Precinct (HO798).

#### **Clifton Estate Residential Precinct (HO801)**

Clifton Estate Precinct (HO801) does not meet the threshold of local heritage significance to justify the Heritage Overlay. Properties at 3-5, 6, 7 and 8 Florence Avenue should be assessed, through a separate process, to determine whether they meet the local heritage threshold as individual places.

**Goldthorns Hill and Environs Precinct (HO803)**

Goldthorns Hill and Environs Precinct (HO803) does not have sufficient local heritage significance to justify the Heritage Overlay. Issues related to the Precinct's boundary and property categorisation are not relevant in an area which does not meet the threshold of local heritage significance.

Properties at 20 Goldthorns Avenue, 26 Goldthorns Avenue and 97 Argyle Road which have been categorised as Significant, should be assessed through a separate process to determine whether they meet the local heritage threshold as individual places.

If the identified area had been a justified heritage precinct:

- 53 Argyle Street should have been categorised as a Contributory property and the Fence control should not have applied in the Heritage Overlay Schedule
- 65 and 88 Argyle Street should have been categorised as Contributory properties
- 4 Goldthorns Avenue should have been categorised as a Non-contributory property
- 26 Goldthorns Avenue should have been categorised as a Significant property
- 31-37 Heather Grove should have been categorised as Contributory properties
- the fences at 31 and 33 should not have been listed in the Heritage Overlay Schedule
- the side addition at 37 Heather Grove should have been noted in HO803 Citation
- 11 Lady Lochs Drive should have been categorised as a Contributory property, its fence should have been listed in the Heritage Overlay Schedule and the 1962 addition of the sunroom should have been noted in the HO803 Citation.

**Thornton Estate Precinct (HO806)**

Thornton Estate Precinct (HO806) has sufficient local heritage significance to justify the Heritage Overlay. It is appropriate and justified to include:

- 9, 11, 17 and 19 Thornton Street as Contributory properties
- 15 Thornton Street as a Non-contributory property.

**Other residential estates**

It is appropriate and justified to include 77 Studley Park Road as a Contributory property in the Iona Estate Residential Precinct (HO804). The Outbuildings and Fences control in the Heritage Overlay Schedule for the garage should be activated for this property.

It is appropriate and justified to include 142-144 Wellington Street, Kew as Contributory properties in the May Street Precinct (HO805).

**Individual places**

There is sufficient heritage significance to justify applying the Heritage Overlay to

- 315 Barkers Road, Kew (HO809)
- 264 Cotham Road, Kew (HO813)
- 4 Edgecombe Street, Kew (HO816)
- 3 Perry Court, Kew (HO819)
- 25 Queen Street, Kew (HO820)
- 13 Raheen Drive, Kew (HO821)
- 35-37 Rowland Street, Kew (HO823)

- 28 Stevenson Street, Kew (HO824)
- 71 Stevenson Street, Kew (HO825).

The HO807 and HO808 Heritage Citations (349 Barkers Road) would benefit from revisions which more accurately reflect Urangeline and the William Carey Chapel respectively. The HO809 Heritage Citation (315 Barkers Road) should be revised to better reflect the place. The HO816 Heritage Citation (4 Edgecombe Street) and HO816 Statement of Significance should be revised to add further context and more accurately reflect the place.

The HO823 Heritage Citation (35-37 Rowland Street) and HO823 Statement of Significance should be revised to acknowledge the front fence being demolished and to correct errors. The HO824 Heritage Citation (28 Stevenson Street) should be revised to clarify some of its content. The HO825 Citation (71 Stevenson Street) would benefit from including further social history information, deleting the erroneous reference to a side extension and deleting reference to the possibility of the front verandah being rebuilt. The HO826 Heritage Citation (96 Stevenson Street) should be revised to describe the place in more detail.

The Heritage Overlay is the appropriate planning provision to manage the identified heritage fabric for 71 Stevenson Street.

The Kew Heritage Study should not include a heritage assessment of the Walmer Street Yarra River footbridge. It is not appropriate or justified to apply the Heritage Overlay to the Walmer Street Yarra River footbridge through the Amendment.

### **Recommendations**

Based on the reasons set out in this Report, the Panel recommends that Boroondara Planning Scheme Amendment C294 be adopted as exhibited subject to the following:

- 1. Abandon applying the Heritage Overlay to:**
  - a) 3 Grange Road, Kew (HO162 Sackville Street Precinct).**
  - b) properties on the west side of Bradford Avenue, 20 Bradford Avenue, 12 Stoke Avenue and 365 Cotham Road, Kew (HO798 Bradford Estate Precinct)**
  - c) all properties proposed to be included in the proposed Clifton Estate Precinct (HO801)**
  - d) all properties proposed to be included in the proposed Goldthorns Hill and Environs Precinct (HO803).**
- 2. Amend the Heritage Overlay Schedule to not apply the tree controls for HO808 (349 Barkers Road, Kew – William Carey Chapel).**
- 3. Amend the Statements of Significance for:**
  - a) HO798 (Bradford Estate Precinct) to include only the east side of Bradford Avenue, Kew and to note the origins of the original subdivision from a nursery (Criterion A).**
  - b) HO806 (Thornton Estate Residential Precinct) to:**
    - recategorise 15 Thornton Street, Kew as Non-contributory.
    - reference the contribution of weatherboard Californian Bungalows.
  - c) HO823 (35 - 37 Rowland Street, Kew), as shown in Appendix E3, to:**
    - delete the reference to the 'historical' criterion in 'How is it significant?'

- acknowledge that the front fence at 35 Rowland Street has been demolished.

#### Further recommendations

The Panel further recommends that Council:

4. Amend the City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew, to include in section A.5 *Council-managed places of potential heritage significance*, the Thornton Street Reserve and its infrastructure and associated plantings.
5. Amend the Heritage Citations in the City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew for:
  - a) HO150 (Glenferrie Road Precinct) to remove 11 and 12 Rossfield Avenue, Kew from the reference to houses with a two-storey extension.
  - b) HO802 (Cotham Village Commercial Precinct) to:
    - recategorise 99 Cotham Road, Kew as a Non-contributory property
    - replace the relevant description with “The two double-storey shops at 97 and 101 Cotham Road are separated by a single storey brick shop with roof concealed behind a parapet. The front windows have been replaced”.
  - c) HO807 (349 Barkers Road, Kew – Urangeline) to include changes shown in Appendix E1.
  - d) HO808 (349 Barkers Road, Kew – William Carey Chapel) to include changes shown in Appendix E2.
  - e) HO809 (315 Barkers Road, Kew) to amend the species of the front garden tree from Blue Spruce to Blue Atlas Cedar.
  - f) HO816 (4 Edgecombe Street, Kew) to the source of the historic name ‘Burwood’, delete reference to Elsie Weeks as early property owner, and note the address of the house ‘Edgecombe’ at 26 Edgecombe Street’ Kew.
  - g) HO821 (13 Raheen Drive, Kew) to:
    - explain in *Why is it significant?* (Criterion D), why Craigmill is a ‘key example’, how it demonstrates the evolution of architect Neil Clerehan’s design methodology, and describe the influence of Regionalism and environmental conditions in its design
    - remove in *Why is it significant?* (Criterion E) reference to the wooden letterbox
    - explain in *Why is it significant?* (Criterion H) why the association between Neil Clerehan and Craigmill is significant.
  - h) HO823 (35 - 37 Rowland Street, Kew) to:
    - delete the reference to the ‘historical’ criterion in ‘How is it significant?’
    - acknowledge that the front fence at 35 Rowland Street, Kew has been demolished
    - replace the erroneous ‘11 Wellington Street, Hawthorn’ with ‘11 Wellington Street, Kew’.
  - i) HO824 (28 Stevenson Street, Kew) to reference ‘Federation’ and ‘Bungalow’ as styles and ‘Edwardian’ as an era and to clarify that the building is an early example of its type.

- j) **HO825 (71 Stevenson Street, Kew) to:**
- **include new research on Shirley Austin Nicholas, the second wife of George Nicholas (co-founder of the Aspro company), and the University of Melbourne, as resolved at the 5 August 2019 Council meeting**
  - **delete the erroneous reference to a side extension**
  - **delete reference to the possibility of the front verandah being rebuilt**
- k) **HO826 (96 Stevenson Street, Kew) to note that:**
- **the modern metal entrance gates are not significant**
  - **the original concrete paving has been renewed subject to being confirmed through reliable evidence.**



# 1 Introduction

## 1.1 The Amendment

### (i) Exhibited Amendment

The Amendment proposes to implement the findings of the *City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew*, 21 January 2019 (Kew Heritage Study) by:

- applying the Heritage Overlay permanently, as shown in Table 1, to:
  - nine new heritage precincts
  - land which extends six existing heritage precincts
  - 20 individual places
- amending the Clause 72.04 Schedule to incorporate the Statement of Significance for each of the proposed nine new heritage precincts and 20 individual places
- amending the Clause 72.08 Schedule to include the Kew Heritage Study as a background document.

**Table 1** Exhibited heritage precincts and places and submissions received

Kew precinct	Criteria*	Ref	Submission number
Barrington Avenue Precinct (Extension)	-	HO142	14, 42, 49, 74, 82
Barry Street Precinct (Extension)	-	HO143	-
Glenferrie Road Precinct (Extension)	-	HO150	3, 65
Sackville Street Precinct (Extension)	-	HO162	1, 2, 15, 18, 43, 55, 76
Kew Junction Commercial Heritage Precinct (Extension)	-	HO520	80
High Street South Residential Precinct (Extension)	-	HO527	-
Bradford Estate Precinct	A, D	HO798	6, 22, 23, 26, 32, 33, 35, 38, 39, 40, 41, 44, 47, 48, 56, 68, 69, 70, 72, 84, 86, 87, 89, 92, 93, 94
Banool Estate Precinct	A, D	HO799	-
Burke Road Commercial Precinct	A, D, E	HO800	9, 28, 29
Clifton Estate Residential Precinct	A, D	HO801	10, 30, 51, 54, 73, 75
Cotham Village Commercial Precinct	A, D	HO802	5, 31, 63, 64
Goldthorns Hill and Environs Precinct	A, D	HO803	17, 19, 21, 24, 25, 34, 46, 58, 60, 85, 90, 91
Iona Estate Residential Precinct	A, D	HO804	45
May Street Precinct	A, D, E	HO805	12
Thornton Estate Residential Precinct	A, D	HO806	27, 57, 61, 67, 71
Kew place	Criteria*	Ref	Submission number
349 Barkers Road (part) (Urangeline)	A, E, F, H	HO807	62
349 Barkers Road (part) (William Carey Chapel)	A, D, E, G	HO808	62

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315 Barkers Road	D, E	HO809	81
1139-1141 Burke Road	A, D, E	HO810	-
301 Cotham Road (part)	C, D, E	HO811	-
230 Cotham Road	A, E, H	HO812	-
264 Cotham Road	D, E	HO813	53
370-376 Cotham Road (part)	A, E, F	HO815	-
4 Edgecombe Street	D, E	HO816	13, 37
59 Pakington Street	D, E	HO817	-
20 Peel Street (Kew Primary School)	A, B, E, F, G	HO818	-
3 Perry Court	D, E, H	HO819	16
25 Queen Street	A, B, D	HO820	7
13 Raheen Drive	D, E, H	HO821	52
6 Reeves Court	A, D, H	HO822	-
35-37 Rowland Street	B, E	HO823	36
28 Stevenson Street	D, E	HO824	59
71 Stevenson Street	A, D, E	HO825	66, 77, 78, 79, 83
96 Stevenson Street	A, D, G, H	HO826	20
31 Studley Park Road	D, E, H	HO827	-

\* Model criteria specified in Planning Practice Note 1 (see Chapter 2.4)

## (ii) The Amendment's evolution

**Table 2 The Amendment's evolution from authorisation to the Hearing**

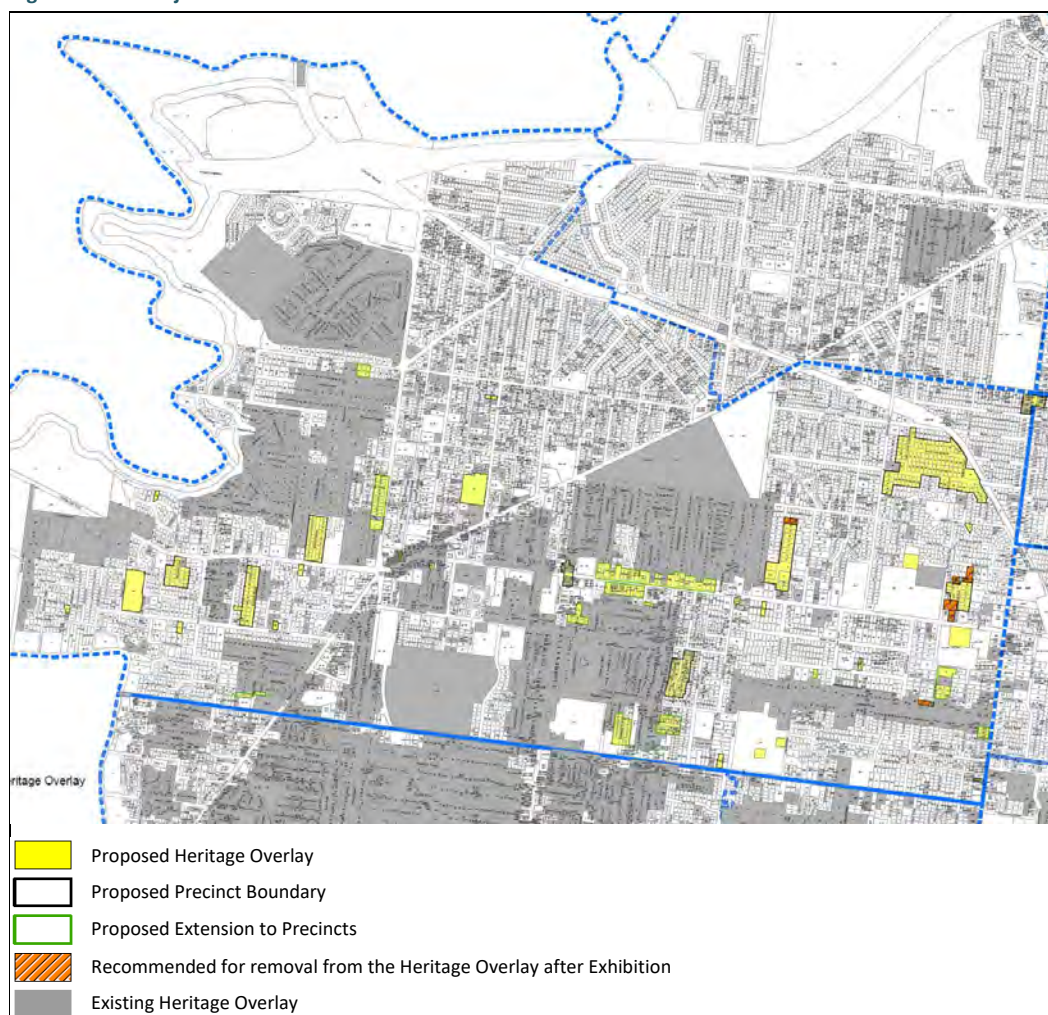
Condition of authorisation	Officer recommendation and Council resolution
<b>General</b>	
Justify the boundary location – specifically Non-contributory properties on the edge of a precinct	Make various changes to the Kew Heritage Study and the heritage citations
<b>Sackville Street Precinct Extension</b>	
-	Remove 3 Grange Road
<b>Bradford Estate Precinct</b>	
Recategorise to Non-contributory the recently demolished properties at 365 Cotham Road, 17 and 20 Bradford Avenue and 12 Stokes Avenue	<i>Officer recommendation:</i> Remove the Precinct <i>Council resolution:</i> Retain the Precinct but include only 2 to 18 (even) and 7 to 15 (odd) Bradford Avenue
<b>Clifton Estate Residential Precinct</b>	
-	Recategorise 18 Florence Street from Contributory to Non-contributory
-	Remove 26 and 28 Florence Avenue
<b>Goldthorns Hill and Environs Precinct</b>	
-	Remove the front fence of 53 Argyle Road from 'outbuildings and fences' not exempt from notice and review requirements

Recategorise 55 and 57 Argyle Road to Non-contributory due to building alterations	-
-	For 61 Argyle Road: - recategorise from Contributory to Non-contributory - remove the front fence from 'outbuildings and fences'
-	For 88 Argyle Road: - recategorise from Significant to Contributory - remove the garage from 'outbuildings and fences'
-	For 4 Goldthorns Avenue: - recategorise from Contributory to Non-contributory - remove the front fence and garage from 'outbuildings and fences'
Recategorise 12 Goldthorns Avenue to Non-contributory due to its post-war architectural style in a precinct consisting mostly of Inter-war dwellings	-
-	For 14 Goldthorns Avenue: - recategorise from Contributory to Non-contributory - remove the front fence from 'outbuildings and fences'
-	Remove the front fence of 19 Goldthorns Avenue from 'outbuildings and fences'
-	Remove 19 Goldthorns Avenue from the list in the precinct description of places that retain 'Other structural elements of early or original gardens (structural elements)'
-	Remove the front fences of 31 and 33 Heather Grove from 'outbuildings and fences'
<b>Thornton Estate Residential Precinct</b>	
-	Remove the garage of 46 Stevenson Street from 'outbuildings and fences'
-	Remove the front fence of 48 Stevenson Street from 'outbuildings and fences'
<b>283 Cotham Road (St George's Hospital)</b>	
Remove the Heritage Overlay to avoid unreasonable delay to state-significant health infrastructure	-

The properties proposed to be removed since exhibition are shown in orange in Figure 1.

### (iii) The subject land

The Amendment applies to land outlined shown in Table 1 and represented in yellow and orange in Figure 1.

**Figure 1** Subject land

## 1.2 Background

25 July 2016	Council resolved to engage Context Pty Ltd to prepare the <i>Municipal Wide Heritage Gap Study</i> for Boroondara
13 November 2017	draft Kew Heritage Study preliminary consultation commenced
8 December 2017	draft Kew Heritage Study preliminary consultation ended
16 April 2018	Council resolved to: <ul style="list-style-type: none"> <li>- endorse the Council officers' response to preliminary consultation feedback</li> <li>- adopt the revised Kew Heritage Study</li> <li>- write to the Minister for the Planning seeking:               <ul style="list-style-type: none"> <li>- authorisation to prepare the Amendment</li> <li>- interim heritage provisions to properties identified in the Kew</li> </ul> </li> </ul>

Heritage Study	
27 April 2018	Council asked the Minister for Planning to authorise the Amendment and apply the Heritage Overlay on an interim basis
24 October 2018	Minister for Planning authorised the Amendment
21 February 2019	Amendment C294 exhibition commenced
25 March 2019	Amendment C294 exhibition ended
16 May 2019	Heritage Overlay applied to subject properties on an interim basis [Amendment C293]
5 August 2019	Council resolved to: <ul style="list-style-type: none"> <li>- adopt Amendment C294, as shown in Table 2</li> <li>- request the minister for Planning to appoint an independent Planning Panel to consider unresolved issues in submissions</li> </ul>
13 August 2019	Planning Panel appointed

### 1.3 The Panel's approach

#### (i) Consideration

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed a large volume of material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

#### (ii) References in this report

Any reference to:

- the Amendment refers to the exhibited version which submitters responded to
- the Kew Heritage Study in this report refers to the version revised 21 January 2019 which supported the exhibited Amendment.

#### (iii) Report structure

This Report deals with the issues under the following headings:

- Planning context
- Strategic matters
- General issues
- Precinct-wide issues
- Existing precinct extensions
- Commercial precincts
- Bradford Estate Precinct (HO798)

- Clifton Estate Residential Precinct (HO801)
- Goldthorns Hill and Environs Precinct (HO803)
- Thornton Estate Residential Precinct (HO806)
- Other residential precincts
- Individual places.

## 2 Planning context

### 2.1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

#### Victorian planning objectives

The Amendment will implement section 4(1)(d) of the *Planning and Environment Act 1987* (the Act) to:

- conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value
- balance the present and future interests of all Victorians.

#### Planning Policy Framework

The Amendment supports:

- **Clause 15.01-5S** (Neighbourhood character) which seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- **Clause 15.03-1S** (Heritage conservation) which seeks to ensure the conservation of places of heritage significance. Relevant strategies are:
  - Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
  - Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.
  - Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance.
  - Encourage appropriate development that respects places with identified heritage values.
  - Retain those elements that contribute to the importance of the heritage place. Encourage the conservation and restoration of contributory elements.
  - Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- **Clause 21.04-5** (Built environment and heritage) which seeks to identify and protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance.

Two relevant strategies are:

  - Conserve and enhance individual heritage places and precincts, and aboriginal and cultural features.
  - Require development to respect and enhance heritage buildings and precincts.
- **Clause 22.03** (Heritage) seeks to, among other things, “*preserve ‘significant’ heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm*”.

## 2.2 Relevant planning strategies and policies

### (i) Plan Melbourne

*Plan Melbourne 2017-2050* sets out strategic directions to guide Melbourne's development to 2050, to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved. The following are relevant to the Amendment:

- **Outcome 4:** Melbourne is a distinctive and liveable city with quality design and amenity
  - **Direction 4.4:** Respect Melbourne's heritage as we build for the future
    - **Policy 4.4.1:** Recognise the value of heritage when managing growth and change
    - **Policy 4.4.4:** Protect Melbourne's heritage through telling its stories.

### (ii) City of Boroondara Council Plan 2017-2021

The Council Plan was adopted on 26 June 2017 and aligns with community priorities identified in the Boroondara Community Plan 2017-27. The Council Plan sets out seven themes including Theme 4 (Neighbourhood Character and Heritage) which seeks to:

Protect the heritage and respect the character of the City to maintain amenity and liveability whilst recognising the need for appropriate, well-designed development for future generations.

Strategy 4.3 in Theme 4 is:

Preserve the City's history and protect heritage properties and precincts by undertaking a municipal wide heritage review and introduce heritage overlays in the Boroondara Planning Scheme.

A strategic indicator measure is the proportion of the municipality investigate with a heritage gap study which identifies Boroondara's heritage properties and precincts.

### (iii) Boroondara Community Plan 2017-27

The Boroondara Community Plan applies the same seven themes, objectives and associated strategies as those in the Council Plan.

### (iv) Heritage Action Plan 2016

The Heritage Action Plan seeks to guide Council's heritage work program, particularly for identifying, protecting, managing and promoting Boroondara's heritage assets. The Action Plan classifies its implementation actions as:

- Very high – commence within one year of adopting the Action Plan
- High – commence within two years of adopting the Action Plan
- Ongoing.



Action VH5 (Very High) is to prepare and implement a heritage study of Kew as part of the municipal-wide heritage program.

## 2.3 Planning scheme provisions

The Heritage Overlay purposes are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The Heritage Overlay requires a planning permit to demolish, subdivide, build and conduct works. The Heritage Overlay enables its Schedule to specify additional controls for specified trees, painting previously unpainted surfaces, internal alterations and an incorporated plan which may exempt buildings and works and other changes from requiring a planning permit. The Schedule may also identify if a place can be considered for uses that are otherwise prohibited, subject to a planning permit.

## 2.4 Ministerial Directions and Practice Notes

### Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of:

- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction (The Form and Content of Planning Schemes pursuant to section 7(5) of The Act) (Ministerial Direction 7(5)).

That discussion is not repeated here.

### Planning Practice Note 1 – Applying the Heritage Overlay (August 2018)

Planning Practice Note 1 provides guidance about using the Heritage Overlay. It states that the Heritage Overlay should be applied to, among other places:

Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Planning Practice Note 1 specifies that documentation for each heritage place needs to include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria. It recognises the following model criteria (the Hercon criteria) that have been adopted for assessing the value of a heritage place:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
- Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

- Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
- Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

## 3 Strategic matters

### 3.1 The issues

The issues are whether the Amendment:

- is supported by, and implements the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is generally strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

Strategic matters relevant to these issues are:

- Boroondara's Thematic Environmental History
- Kew Heritage Study approach
- Policy support.

### 3.2 Boroondara's Thematic Environmental History

Boroondara's Thematic Environmental History was prepared in 2012 to detail how different themes have shaped Boroondara's history. It applied Victoria's Framework of Historical Themes including Making homes for Victorians (6.7) which includes the following sub-themes:

- **Making homes for the upper classes (6.7.1)**
- **Making homes for the middle classes (6.7.2)** – This includes war service homes and State savings Bank housing (1920s to 1940s) to address the housing shortage following the end of the First World War. More than 1,000 of these homes were constructed in Kew by the late 1930s.
- **Architects making homes for themselves (6.7.5)** –Boroondara has experienced an above-average proportion of dwellings that were designed by noted Melbourne architects for themselves.

Since 2012, there have been further suburban heritage assessments. The Kew Heritage Study assessed the suburb of Kew.

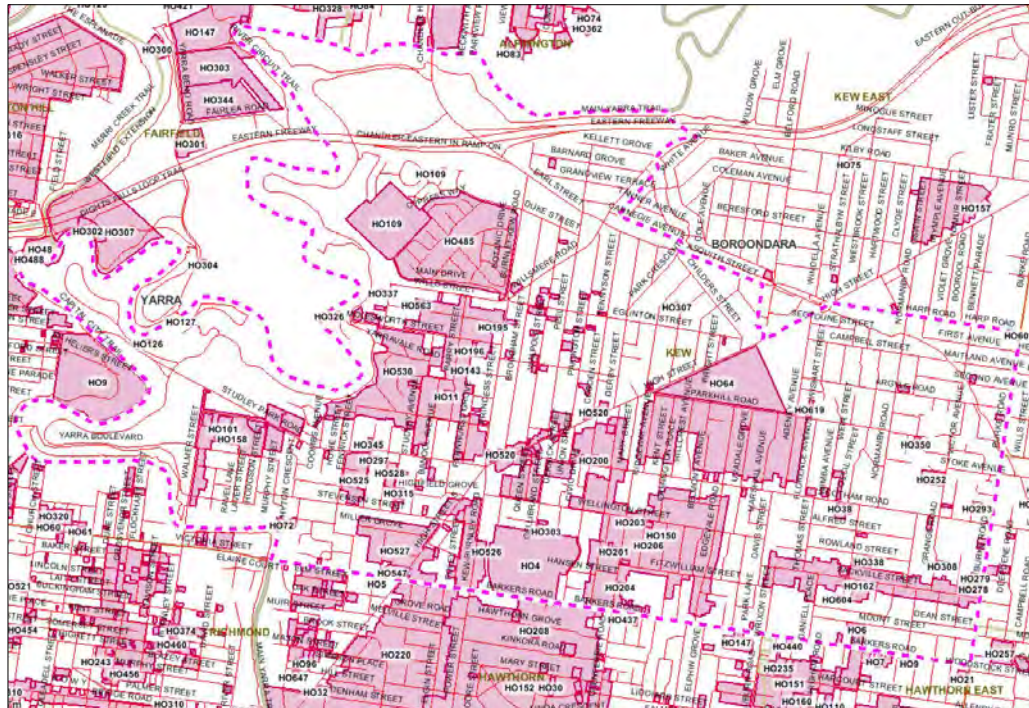
### 3.3 Kew Heritage Study approach

#### (i) The issue

The issue is whether the Kew Heritage Study approach and methodology are appropriate.

#### (ii) Methodology

Ms Schmeder's evidence provided an overview of the Kew Heritage Study methodology. The Study assessed properties in the suburb of Kew (excluding Kew East), as shown in Figure 2.

**Figure 2 Kew Heritage Study Area**

Source: Kew Heritage Study and Land Channel – showing extent of the Heritage Overlay (shaded) in 2017

Context Pty Ltd, with support from Trethowan Architecture & Design, prepared the Kew Heritage Study which:

- investigated places externally and mostly from the public domain only
- did not address pre-contact indigenous heritage or places specifically of natural heritage
- did not assess places of potential heritage significance on Council-owned land.

The report was prepared in two stages:

- Stage 1 – Preliminary identification of places
- Stage 2 – Assessment and reporting.

### **Stage 1 – Preliminary identification of places and precincts**

Stage 1 comprised:

- desktop and community identification of places, including nominations from community members and organisations
- preliminary survey of Kew properties not in the Heritage Overlay by bicycle and foot
- preliminary assessment
- a letter with a table reporting on individual places and precincts recommended for further assessment in Stage 2.

## Stage 2 – Assessment and reporting

Stage 2 involved:

- preparing a contextual history for Kew
- adding a thematic history, in some cases, to understand the context of a place
- preparing individual histories for each individual place and precinct
- revisiting each place and precinct for a more detailed inspection and recording
- preparing a comparative analysis to determine if a place or precinct meets the local threshold for heritage significance
- assessing each place and precinct against the Hercon criteria in Planning Practice Note 1
- preparing a Statement of significance for each individual place or precinct
- each property in a heritage precinct was categorised using the categories in Clause 22.05 of the Planning Scheme:
  - **Significant** – ‘Significant’ heritage places are of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. ‘Significant’ graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.
  - **Contributory** – ‘Contributory’ heritage places contribute to the cultural heritage significance of a precinct. Contributory heritage places are not considered to be individually important places of State, municipal or local cultural heritage significance in their own right, however when combined with other ‘significant’ and/or ‘contributory’ heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.
  - **Non-contributory** – ‘Non-contributory’ places are those within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent ‘significant’ or ‘contributory’ heritage places.
- mapping places and precincts as follows:
  - Individual places: Heritage Overlay to the title boundary
  - Precincts with multiple properties: Precinct maps at the start of each citation to show Significant, Contributory and Non-contributory places
  - Individual places with the Heritage Overlay less than title boundary or elements in road reserves: Include a curtilage which retains the setting or context of the significant building, structure, tree or feature
  - recommending changes to the heritage provisions in the Planning Scheme, including the Heritage Overlay Schedule.

### (iii) Evidence and submissions

There were submissions which either supported the Amendment without requesting any change, generally supported the Amendment except for how it applied to their own property or considered that it should have applied to more properties and precincts. One submitter stated:

I support any move to protect the existing heritage buildings which are being destroyed or overshadowed by builders and developers at an alarming rate. Kew,

over the past decade, has lost much of its charm as a result, with the subsequent population growth also having a negative impact.

Another said:

My family has been dismayed at the loss of so many heritage properties over the past years. There has been a significant increase in inappropriate development in Boroondara. We welcome Council's systematic approach to survey our suburbs and identify additional heritage properties and precincts.

Ms Drost OAM submitted that there are houses and precincts in Kew worthy of heritage protection than what were not included in the Kew Heritage Study. She added:

I remind you that when I was on Camberwell council 30 years ago I brought in the whole area between Riversdale Road and Canterbury Road from Fairholm Grove to the Alamein railway line and to this day it is quite intact. Of course there are houses there that are not heritage but even so it has prevented huge ugly houses being built.

A considerable number of submissions criticised the Study's methodology and errors in its heritage citations. They questioned why their property was included in the Kew Heritage Study when it was not recommended for the Heritage Overlay in previous studies.

Several submitters, including residents in Florence Avenue, referred to letters from Council dated 8 November 2017 which stated:

Your property has **not** been identified as an individually significant heritage place or as part of a nominated heritage precinct in the draft study.<sup>1</sup> You are receiving this letter as you may wish to review the study.

...

At this time we are seeking your feedback before Council considers whether to make any changes to the draft study and progress to a planning scheme amendment to apply the proposed Heritage Overlays.

...

Council officers will review the feedback received and prepare a report on the outcomes of the preliminary consultation for consideration by the Urban Planning Special Committee (UPSC). The UPSC will consider the feedback and decide whether to commence the planning scheme amendment process to include identified properties in the Heritage Overlay of the Boroondara Planning Scheme.

A subsequent letter dated 4 April 2018 was sent by Council to residents informing them that the Heritage Overlay was now recommended for following additional properties:

- 60 Campbell Street (Goldthorns Hill and Environs Precinct)
- 1-7 and 2-28 Florence Avenue (Clifton Estate Precinct)
- 5-19 and 2-28 Stansell Street (Glenferrie Road Precinct).

Ms Schmeder stated that the Kew Heritage Study was conducted "*with rigour in accordance with current best-practice guidance*". She added that its "*accuracy was also aided by two reviews of the citations over two rounds of community consultation*". She explained that before authorising the Amendment, the Department of Environment, Land, Water and

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<sup>1</sup> Emphasis shown in the letter

Planning (DELWP) scrutinised the Kew Heritage Study and its recommendations. It later authorised the Amendment, conditional to:

- recategorising properties in the Bradford Estate with demolished buildings from Contributory to Non-contributory
- recategorising properties in the Goldthorns Hill and Environs Estate, which DELWP considered to be too altered, from Contributory to Non-contributory
- not applying the Heritage Overlay to 283 Cotham Road (St George's Hospital).

Mr Schmeder stated that, as 283 Cotham Road was not based on heritage grounds, it remained in the Kew Heritage Study with the following note:

Authorisation to commence a planning scheme amendment to including 283 Cotham Road, Kew in a Heritage Overlay was not granted as part of Amendment C294 to the Boroondara Planning Scheme. As such, a Heritage Overlay is not being pursued [sic] for this property.

She explained that after considering submissions to the exhibited Amendment, she recommended:

- *Bradford Estate Precinct*: no longer propose this precinct (Ms Schmeder was instructed by Council's lawyer, Mr Rantino of Maddocks, not to provide evidence on this precinct)
- *Clifton Estate Residential Precinct*:
  - recategorise a property from Contributory to Non-contributory
  - remove two properties from the proposed precinct
- *Goldthorns Hill & Environs Precinct*:
  - no longer require notice and review for outbuildings and fences to eight properties
  - recategorise one property from Significant to Contributory
  - recategorise three properties from Contributory to Non-contributory
- *Thornton Estate Residential Precinct*: no longer require notice and review for outbuildings and fences to two properties
- *Sackville Street Precinct*: remove 3 Grange Avenue from the proposed precinct extension.

Ms Schmeder stated that some of her recommendations were in response to front alterations or lawful demolitions.

Council responded that Context Pty Ltd is a highly experience heritage consultancy which as previously prepared numerous heritage studies for local government. They added that the Study's methodology:

- is consistent with industry accepted standards and practices and Planning Practice Note 1
- has been tested numerous times through other panel processes and found to be appropriate and acceptable irrespective of any errors, omissions and inaccuracies in citations.

**(iv) Discussion****Properties excluded from previous studies or from the Amendment**

The Amendment seeks to apply the Heritage Overlay to properties identified as having local heritage significance. The Boroondara Thematic History sets out which aspects of its history which the community considers should be preserved for future generations. These can change over time. A considerable number of properties in proposed and extended precincts have Inter-war buildings which may not have been valued in the same way they are today.

A property's exclusion from a previous study is not relevant when assessing whether it has sufficient heritage significance to justify the Heritage Overlay. The Kew Heritage Study is a "gap study" which clearly confirms its nature of seeking properties which may have otherwise not previously been recommended for the Heritage Overlay.

St Vincent's Hospital (St George's Health Service) at 283 Cotham Road is included in the Kew Heritage Study but excluded from the Amendment following a condition of authorisation. The Heritage Overlay applies to the entire St Vincent's Hospital site in Fitzroy and has not affected the hospital's ability to expand several times over recent years.

The Panel is not aware whether DELWP assessed the property in line with its advice in Planning Practice Note 1 before concluding that the Heritage Overlay should not apply. Irrespective, the Panel has not considered the property's heritage significance because it does not form part of Amendment.

Chapter 4.2 of this report provides further discussion regarding the Heritage Overlay and development opportunity.

**General approach**

The Panel considers that the Kew Heritage Study's general approach aligns with advice in Planning Practice Note 1 and many Victorian heritage studies. It exceeds the extent of consultation by seeking community feedback on the draft study.

Council is commended for the scale and nature of its community consultation before finalising the Kew Heritage Study. This process, combined with a well-researched heritage study, helped to ensure that:

- the Amendment was exhibited based on credible, robust and accurate strategic work
- the exhibition process was used for comments about the merits of the Amendment and not as a quality assurance process for capturing errors or omissions.

Council directly notified residents and gave them an opportunity to meet and discuss heritage related matters, to maximise feedback before finalising the Kew Heritage Study.

It appears that residents interpreted the letter they received in November 2017 as saying that their property will never be included in the Kew Heritage Study or Amendment. Several residents thought that any future changes resulting from the consultation process would continue to exclude their property. It is unfortunate that property owners in Florence Avenue did not have the same extent of notice and consultation as those whose properties were identified earlier in the process. However, affected parties had an opportunity to express their views through the Planning Panel process.



**Accuracy**

The Planning Policy Framework seeks to protect properties which achieve the necessary heritage significance threshold. The Kew Heritage Study is an integral part of strategically supporting the Amendment and needs to be generally accurate and credible by the time it is exhibited.

The Panel shares submitter concern regarding the nature of some errors in the Kew Heritage Study and changes since exhibiting the Amendment. The Panel is not referring to:

- minor errors and omissions which are expected in heritage studies and Amendments
- changes which responded to buildings being altered or demolished since the Kew Heritage Study was introduced and before interim Heritage Overlay was applied to the subject properties in October 2019.

The Panel is more concerned with major changes resulting from submissions that identified alterations which were visible from the street when the Study was prepared. One example is 3 Grange Road which was exhibited as a Contributory property in the Sackville Street Precinct (HO162). After considering a submission from the owner, Ms Schmeder acknowledged the extent of front alterations and recommended that it be recategorised as Non-contributory.

While these properties represent a small percentage of all properties, it can result in serious consequences for those who own miscategorised properties and to a precinct's intactness and significance. It can also make the community question the credibility of other aspects of the Study.

The Panel acknowledges that Council has relied heavily on the advice provided to it through its heritage consultants. Council is commended for how it responded to revised assessments from the same Heritage Study authors so late in the process.

The identified errors and proposed post-exhibition changes do not affect the Amendment's strategic basis or transform it beyond its purpose.

The Panel discusses the merits of proposed changes to these properties in subsequent chapters of this report.

**(v) Finding**

The Panel finds that:

- The Kew Heritage Study applied a robust methodology and benefitted from the preliminary consultation process.
- Irrespective of the methodology, the Kew Heritage Study included some serious errors which Council has addressed since exhibiting the Amendment.
- The identified errors and proposed post-exhibition changes do not affect the Amendment's strategic basis or transform it beyond its purpose.

### **3.4 Policy support**

#### **(i) Submissions**

Council submitted that the Amendment is consistent with section 4 of the Act, the Planning Policy Framework, Council Plan, Ministerial Directions and Planning Practice Note 1. It referred to supporting policies and strategies and its Council Plan, as summarised in Chapter 2 of this report.

Council added that, in line with Planning Practice Note 1, each heritage citation has:

- adopted the recognised criteria when assessing the heritage values each place
- conducted a detailed comparative analysis to substantiate the significance of each place
- applied the three-part format of 'What is significant?'; 'How is it significant?' and 'Why is it significant?' for each statement of significance.

#### **(ii) Discussion**

The Act and the Planning Policy Framework, including Plan Melbourne 2017-2050 and local planning policy, seek to protect places which have sufficient heritage significance. Section 4 of the Act, which seeks to conserve and enhance places of historical interest, is 'threaded' throughout the Planning Policy Framework, including Clauses 15.03, 21.04-5 and 22.03-2. In this instance, local significance to Boroondara.

Planning policy does not support submissions which considered that the Heritage Overlay should be applied to all properties with old buildings.

Planning Practice Note 1 provides broad level guidance, from assessing potential heritage places through to applying the Heritage Overlay to the justified properties.

Council's approach aligns with the Planning Policy Framework and advice in Planning Practice Note 1. The Kew Heritage Study's multi-stage consultation and assessment intended to include only places which met the necessary threshold outlined in planning policy.

#### **(iii) Finding**

The Amendment is supported by the Act, the Planning Policy Framework and is consistent with Ministerial Directions and Practice Notes.

### **3.5 Conclusions**

For the reasons set out in the following chapters, the Panel concludes that the Amendment:

- is supported by, and implements the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is generally strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

## 4 General issues

This chapter refers to issues which apply across more than one individual place or precinct. Where a submission raised only general issues, it is not referred to in subsequent chapters.

### 4.1 Building condition

#### (i) The issue

The issue is whether building condition is relevant when considering when assessing the heritage significance of an individual place or a precinct.

#### (ii) Evidence and submissions

There were submitters who considered that their property should not be categorised Contributory or the Heritage Overlay should not apply because of the building's condition.

Council submitted that the Amendment seeks to prioritise long term matters such as heritage protection and conservation over short-term matters such as building condition.

#### (iii) Discussion and conclusion

The Panel agrees with Council's submission regarding building condition.

The Panel concludes that building condition is not relevant when considering when assessing the heritage significance of an individual place or a precinct.

### 4.2 Development opportunity, building alterations and maintenance

#### (i) The issue

The issue is whether development opportunity, building alterations and maintenance are relevant when assessing the heritage significance of an individual place or a precinct.

#### (ii) Evidence and submissions

Many submitters were concerned that the Heritage Overlay would negatively affect their ability to alter, maintain or develop their property in the future. One submitter, who owned land with a single dwelling restrictive covenant on the property title, likened the Heritage Overlay to compulsory land acquisition. Others did not like the idea of Council "*controlling*" their land. One submitter considered that the Heritage Overlay would create inequity and discrimination and stated:

I fail to understand the concept that in a free society based on private ownership I cannot do what I want with the property that I own, but all my neighbours can.

Council submitted that the Heritage Overlay would introduce new permit requirements, but this is necessary to recognise and appropriately manage places with heritage value. It explained that the Heritage Overlay does not preclude buildings, works or demolition altogether.

Council submitted that future development opportunities of heritage properties are immaterial during the planning scheme amendment stage and may be considered during a planning permit application. It referred to several panel reports which held similar views.

Latrobe PSA C14 [2010] PPV:

The Panel acknowledges that the Amendment should deal with the significance of the place or precinct and whether it is suitable for inclusion in the Heritage Overlay. A permit application is the appropriate stage for the consideration of individual issues concerning the conservation, alteration, adaption or demolition of the place, including the economic implications for the individual concerned.

Boroondara PSA C266 [2018] PPV:

The Boroondara Planning Scheme has many provisions that restrict or enable land use and development in different circumstances. The Heritage Overlay gives Council the ability to assess certain permit applications in response to the heritage place, including applications to demolish or remove a building.

The extent of further development will vary depending on each property's individual characteristics including positioning of the building on the lot, the design and configuration of the significant building, location of buildings abutting the property and the aspirations of each land owner.

Boroondara PSA C274 [2018] PPV:

The application of the Heritage Overlay may restrict the development potential of a property, but this is not a justification for recommending against the application of the Heritage Overlay.

### **(iii) Discussion**

The Amendment broadly proposes to apply the Heritage Overlay to properties which the Kew Heritage Study considers have local heritage significance. The issues of development opportunity and maintenance are not relevant when considering whether a property has sufficient heritage significance to justify the overlay.

The Heritage Overlay allows a planning permit application to develop, demolish, subdivide and undertake works on a property. The permit application, which includes design details enables Council to assess the potential impact the proposal may have on the heritage fabric.

Any discussion regarding development opportunity is hypothetical during the planning scheme amendment stage. This is because only those with genuine development aspirations may be affected. How they are affected depends on many variables including extent of development, property size and proportions, planning policy and other existing planning provisions. These are matters for a planning permit application.

The Panel found many submissions on this issue to be largely overstated. All properties in Kew have existing development restrictions through:

- at least one planning scheme overlay (most properties), including the Heritage Overlay (considerable proportion)
- the restrictive Neighbourhood Residential Zone (including all properties without an overlay)
- restrictive covenants that prohibit more than one dwelling or include other restrictions to some properties.

**(iv) Conclusion**

The Panel concludes that development opportunity, building alterations and maintenance are not relevant when assessing the heritage significance of an individual place or a precinct.

**4.3 Neighbourhood character****(i) The issue**

The issue is whether it is appropriate to apply the Heritage Overlay to achieve neighbourhood character outcomes.

**(ii) Submissions**

There were submitters who supported the Heritage Overlay being applied to the exhibited and non-exhibited properties to preserve the existing neighbourhood character. Several submitters sought to prevent, what they considered to be, inappropriate development. Others objected to the Heritage Overlay being applied to their property because the extent of development on surrounding properties has negatively impacted neighbourhood character.

**(iii) Discussion**

The Victoria Planning Provisions offer a suite of planning zones, zones and provisions to include in the Planning Scheme. Each zone and overlay have specific purposes, and when applied to a property, form an integrated planning decision framework. The Heritage Overlay specifically seeks to conserve and enhance heritage places and ensure that development does not adversely affect them. The overlay cannot be applied as a mechanism to achieve ulterior outcomes. The Panel notes that there is considerable planning policy and available zones and overlays to respond to neighbourhood character.

**(iv) Conclusion**

The Panel concludes that it is inappropriate to apply the Heritage Overlay to achieve neighbourhood character outcomes.

**4.4 Property value and financial implications****(i) The issue**

The issue is whether property value and financial implications are relevant when assessing heritage significance or when deciding whether to apply a Heritage Overlay.

**(ii) Evidence and submissions**

About 15 per cent of submissions were concerned about the potential impact that the Heritage Overlay may have on future maintenance costs or the value of their property. One submitter said that a real estate agent advised them that their property would lose about 20 per cent of its value if the Heritage Overlay was applied. Others were concerned that they would be required to restore their property, resulting in unreasonable maintenance costs.

Council submitted that private financial impacts for property owners are not relevant when assessing whether a property has sufficient heritage significance to justify the Heritage Overlay. It referred to Planning Practice Note 1 which includes only heritage matters. Ms Schmeder shared the same view.

Council referred to comments in previous Planning Panel reports which supported its submission. For example, Frankston PSA C53 [2010] PPV, where the panel stated:

Panels have repeatedly ruled that such issues are not material to this stage of the planning process – a position supported by Practice Notes and numerous VCAT decisions. This view maintains that it is appropriate for the responsible authority to consider all the objectives of the *Planning and Environment Act 1987* - including *fair, orderly, economic and sustainable use, and development of the land*" (s.4(1)(a)) ... and ... *to balance the present and future interests of all Victorians*" (s.4(1)(g)). However, the question of personal economic impact or potential constraint on development are seen as matters for the next stage of the planning process i.e. at the time a permit is applied for.

Council acknowledged that since then, section 12(2)(c) of the Act requires a planning scheme amendment to consider its social and economic effects. It referred to Melbourne PSA C207 [2014] PPV, where the panel considered an amendment after section 12(2)(c) was changed:

The Panel agrees with Mr Morris [who appeared for an objecting submitter], relying on *Gantidis*, that the social and economic effects most likely to be relevant at the Amendment stage are those of a broad community nature rather than of a personal kind. Personal economic and social impacts, as against effects for the community as a whole, are generally not matters taken into account in planning decisions.

...

The Panel recognises that the changes to s.12(2)(c) of the Act in relation to preparing amendments have implications for the manner in which various social and economic matters raised in relation to heritage amendments are to be treated. Where the social and economic effects raised in submissions are of a community nature, they may well be relevant matters. To meet the requirements of the Act, planning authorities and Panels will have to endeavour to consider those matters when preparing an amendment along with other relevant issues.

### (iii) Discussion

The Act and Planning Scheme require social and economic matters and the principles of net community benefit and sustainable development to be considered. They relate to the interests of the broader community and do not extend to individual impacts.

The Panel was not presented with information which demonstrated that the Amendment would have a negative social or economic effect on the broader Kew community. To the contrary, the Panel considers that the net community benefit of applying the Heritage Overlay to properties with identified heritage significance outweighs any potential individual financial impact.

There was also no information which directly correlated the Heritage Overlay with property value and unreasonable financial implications. The Panel is not surprised because property value is made up of complicated and interrelated factors which generally cannot be separated out.

**(iv) Conclusion**

The Panel concludes that that property value and financial implications are not relevant when assessing heritage significance or when deciding whether to apply a Heritage Overlay.

## 5 Precinct-wide issues

### 5.1 Non-contributory properties in a heritage precinct

#### (i) The issue

The issue is whether it is appropriate to apply the Heritage Overlay to a Non-contributory property located well within the Precinct's boundary.

#### (ii) Evidence and submissions

Several submitters opposed the Heritage Overlay being applied to properties located well within the precinct boundary and proposed to be categorised as Non-contributory.

Council submitted that it is acceptable to include Non-contributory properties in a heritage precinct. It added that the Heritage Overlay would require a permit to redevelop such properties so that Council can assess how future development will respect the precinct's heritage fabric and characteristics.

Council noted that Clause 22.03 of the Planning Scheme allows Non-contributory properties in the Heritage Overlay to be fully demolished subject to design guidelines for the replacement buildings.

#### (iii) Discussion

Several submitters are asking the Panel to not apply the Heritage Overlay to properties well within the Precinct, creating a 'Swiss-cheese' effect. The Kew Heritage Study has recommended contiguous precincts, with each property mapped as either Significant, Contributory and Non-contributory.

The term 'Non-contributory' is often used interchangeably to describe a building or properties in a precinct. It is also referred to as a grading, suggesting that there is some type of hierarchy within a precinct. Both circumstances can result in interpretation issues.

The Panel considers that a precinct comprises several elements – Significant, Contributory and Non-contributory properties. There may be many further elements within each property such as the building, garden or fence which contribute to a precinct. However, each heritage citation and statement of significance has mapped each element at the property level.

At face value, the Significant, Contributory and Non-contributory property categories may be some form of hierarchy. In reality, each serve an important role, cannot be considered separately and form part of a single heritage place – a precinct.

For clarity and simplicity, the Panel refers to each element of a precinct:

- at the property level
- as a category and not a grading.

Significant and Contributory properties demonstrate the heritage fabric of a precinct. New development on Non-contributory properties can impact this surrounding heritage fabric



and needs to respond sensitively. The Heritage Overlay enables Council to assess, through a planning permit application, whether any new development achieves this outcome.

Subsequent chapters in this report:

- consider the appropriate category for identified properties
- do not repeat the issue of whether the Heritage Overlay should be applied to them.

**(iv) Conclusion**

The Panel concludes that it is appropriate to apply the Heritage Overlay to a Non-contributory property located well within the precinct's boundary.

## **5.2 Heritage Overlay on main road reservations**

**(i) The issue**

The issue is whether it is appropriate and justified to apply the Heritage Overlay on main road reservations.

**(ii) Evidence and submissions**

VicRoads opposed the Heritage Overlay being applied to:

- Burke Road reserve in the Burke Road Commercial Precinct (HO800)
- Cotham Road reserve in the Cotham Village Commercial Precinct (HO802) and Barrington Avenue Precinct extension (HO142)
- part of the Princess Street reserve in the Barry Street Precinct extension (HO143).

VicRoads considered that these road reserves did not have any heritage significance to justify the Heritage Overlay.

Department of Transport also opposed the Heritage Overlay being applied to the Cotham Road reserve. At the Hearing, Department of Transport explained that the Planning Scheme does not exempt all their works. While it preferred to not apply the Heritage Overlay, it requested the following exemptions in an incorporated document should the Heritage Overlay be applied:

- Removal of, modifications and repairs to and replacement of electrical supply catenary and associated support structures.
- Repairs to and replacement of tram tracks.
- Modification and repairs to and replacement of any electrical or electronic communications equipment.
- Removal, installation, repair or replacement of non-commercial signage associated with the operation of public transport services.
- Undertaking any buildings and works to achieve compliance with the *Disability Discrimination Act-Disability Standards for Accessible Public Transport 2002*, in accordance with a plan for such works within the Overlay area which has been provided to the responsible authority.

Department of Transport submitted that, while it preferred to exclude all listed works, it could concede to buildings and works to achieve compliance with the *Disability Discrimination Act-Disability Standards for Accessible Public Transport 2002* being subject to a planning permit through the Heritage Overlay.

Council and Ms Schmeder acknowledged that the Kew Heritage Study and Statements of Significance did not identify major road reserves as significant or contributory elements. Council referred to Boroondara PSA C99 [2012] PPV, where the Panel agreed with Council that the Heritage Overlay and Clauses 62.02-1 and 62.02-2 do not require a planning permit for normal road works which do not change the appearance of a road. Major changes proposed in road reservations would need to be assessed through a planning permit application.

Council referred to the specific clauses to explain how they exempt certain roadworks:

Heritage Overlay:

A permit is required to: ... Construct a building or construct or carry out works, including: ... Roadworks which change the appearance of a heritage place or which are not generally undertaken to the same details, specifications and materials.

62.02-2 (Buildings and works not requiring a permit unless specifically required by the planning scheme):

Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to: ... Roadworks.

Council added that the *Disability Discrimination Act-Disability Standards for Accessible Public Transport 2002* provided some further exemptions such as ramps which form a primary part of the new accessible tram stops.

Council upheld its position that a planning permit should be required for all other works so that their potential impact on the surrounding heritage streetscape can be assessed. It referred to the more recent Telstra pay phones with large advertising space as an example of why a permit should be required.

Council did not support permit exemptions for specified works being included in an incorporated document.

Having regard to Boroondara PSA C99 [2012] PPV, Ms Schmeder considered it appropriate to apply the Heritage Overlay to the arterial road reserves in the exhibited precincts.

### **(iii) Discussion**

The Panel is satisfied that the Heritage Overlay and Clause 62.02 provide permit exemptions which will enable the efficient operation of Melbourne's road and tram network in roadways with the Heritage Overlay. They do not extend to enabling buildings and works to achieve compliance with the *Disability Discrimination Act-Disability Standards for Accessible Public Transport 2002*. The Panel agrees with Council that a planning permit should be required for such works so that their proposed scale and appearance can be assessed to determine their potential impact on the surrounding heritage streetscape. It acknowledges that, while not preferred, the Department of Transport would concede to not having exemptions for these larger projects.

### **(iv) Conclusion**

The Panel concludes that it is appropriate and justified to apply the Heritage Overlay on main road reservations.

## 6 Existing precinct extensions

### 6.1 Barrington Avenue Precinct (HO142)

The Review of Heritage Overlay Precinct Citations prepared by Lovell Chen in 2006 (2006 Precinct Citations Report) states:

Barrington Avenue Precinct, Kew, is an area of heritage significance for the following reasons:

- There is a concentration of graded buildings of high quality design in the area.
- The area features predominantly Federation and Inter-war building stock, reflecting the strength of Kew's development in these years, and has a high level of integrity. It stands as the leading concentration of Kew housing from these combined periods.
- The area features generally well preserved basalt kerbing, grading and bitumen footpath surfacing in the streets, on their original pattern, and a large number of mature street trees and private gardens.

#### 6.1.1 135 and 137 Cotham Road and 2 Kent Street, Kew

##### (i) The issue

The issue is whether it is appropriate and justified to include 135 and 137 Cotham Road and 2 Kent Street as Contributory properties in the Barrington Avenue Precinct (HO142).

##### (ii) Evidence and submissions

The 135 Cotham Road owner supported the Heritage Overlay being applied to the property.

The 137 Cotham Road owner opposed the Heritage Overlay being applied to 135 and 137 Cotham Road and 2 Kent Street because he considered them to be altered and poor examples. He explained that the three buildings had different rendering and colour schemes, lack of architectural symmetry, and mismatched renovations.

The 2 Kent Street owner also opposed the Heritage Overlay being applied to the property because the building:

- was constructed in 1936 and is a different built-era to the largely Federation weatherboard buildings in the street
- is architecturally different to 135 and 137 Cotham Road
- does not enhance the cultural heritage of Kent Street to justify its Contributory category
- has lost its original character through alterations such as:
  - about 30 per cent of the façade is a 1986 house extension
  - fence and decking built in 2006 and visible from the street
  - the external dark grey stucco overpainted in pale pink
  - a 2004 garden design and internal alterations.

Ms Schmeder agreed that the Precinct, including Kent Street, was predominantly Federation era-stock, but she referred to the 2006 Precinct Citations Report which states that Inter-war buildings are part of the Precinct's significance.

Ms Schmeder considered 135 and 137 Cotham Road to be Contributory properties because their minor alterations did not negatively affect their contribution to the Precinct. She added that, while preferable, owners of semi-detached houses are not required to coordinate the appearance of Contributory properties. She acknowledged that the verandah massing and window placements were intentionally designed with some differences.

Ms Schmeder considered that 2 Kent Street was sufficiently intact to categorise the property as Contributory. She considered that the alterations were not visible from the street and did not affect the ability for the building to contribute to the Precinct. She disagreed that the 1986 extension made up about 30 per cent of the façade because plans show a single room extension to the north side elevation. The single-story extension is set back and does not read as part of the front façade.

Ms Schmeder noted the roughcast at 2 Kent Street had been painted but it continued to maintain its original state. She added that the building's internal alterations do not affect the building's heritage significance because no internal alteration controls are proposed.

### **(iii) Discussion**

The 2006 Precinct Citations Report recognises that Inter-war buildings contribute to the Precinct's heritage significance.

The building at 135 and 137 Cotham Road is one of several examples of semi-detached houses in Kew which have been intentionally designed to appear like a single dwelling. This has resulted in design differences between the two. Other examples include 35-37 Rowland Street and 9 and 11 Thornton Street, which form part of the Amendment.

The building at 135 and 137 Cotham Road is largely intact. The minor alterations do not reduce its heritage significance or affect its contribution to the Precinct.

The property at 2 Kent Street has had more alterations but not to the extent where it can no longer be categorised as Contributory. The 1986 single-storey extension is visible from the street but has been designed to diminish its visual impact and to respect the original heritage fabric. This has been achieved by setting it back about four metres from the front façade, sensitively extending the original roofline, and by appearing behind the main roof ridgeline.

The Amendment does not propose to apply the internal alterations control in the Heritage Overlay Schedule, so any internal alterations do not affect the building's heritage significance.

### **(iv) Conclusion**

The Panel concludes that it is appropriate and justified to include 135 and 137 Cotham Road and 2 Kent Street as Contributory properties in the Barrington Avenue Precinct (HO142).

## **6.1.2 2-4 Barrington Avenue (formerly 171 Cotham Road), Kew**

### **(i) The issue**

The issue is whether it is appropriate and justified to categorise 2-4 Barrington Avenue as a Significant property in the Barrington Avenue Precinct (HO142).

**(ii) Background**

The properties at 2-4 and 6 Barrington Avenue formed part of the larger property formerly known as 171 Cotham Road. The 171 Cotham Road property was identified in the Kew Urban Conservation Study 1988 and considered through Boroondara Planning Scheme Amendment C64 in 2008. During this time, the following categories of significance were applied in Boroondara:

**Grade A Places** – Places that are of individual cultural significance within the locality, the State of Victoria, or Australia as a whole. These are on, or recommended for inclusion on, at least one of the Historic Buildings Register, the Government Buildings Register or the Register of the National Estate.

**Grade B Places** – Places that are integral to the cultural significance of the City of Kew as a whole, through their architectural integrity or historical associations.

**Grade C Places** – Places that contribute to the architectural or historical character and cohesiveness of the City of Kew. Grade C structures are, in the main, severely altered examples of typical building types.

**(iii) Evidence and submissions**

The 2-4 Barrington Avenue (formerly 171 Cotham Road) owners supported the Heritage Overlay being applied to the property but opposed it being categorised as a Significant property. They requested that the property be recategorised to Contributory and provided the following supporting information:

- expert evidence prepared by Allan Willingham for Boroondara PSA C64 [2008] PPV which concludes that 171 Cotham Road had insufficient individual significance to justify a site-specific Heritage Overlay
- expert evidence prepared by Peter Lovell for Boroondara PSA C64 [2008] PPV which recommends that the exhibited Amendment be revised to include 171 Cotham Road in the existing Heritage Overlay precinct
- advice prepared by architectural historian Allan Willingham dated 24 June 2018 which upholds his position in his 2008 expert witness statement.

The owners referred to Boroondara PSA C64 [2008] PPV which recommended that 171 Cotham Road be included in the existing Barrington Avenue Precinct (HO142) rather than applying a site-specific Heritage Overlay. They submitted that the Kew Heritage Study authors have provided a different opinion without any new research or investigation.

Mr Willingham's 2008 expert evidence stated that 171 Cotham Road was graded 'B' without investigating the property's cultural history. His evidence included considerable research with resources such as:

Frederick R. Ratten and his wife Emmeline evidently lived at 171 Cotham Road, Kew, for a period of less than five years [Sands and McDougall's Victorian Directory, 1917-1922]. At this time, F. R. Ratten had already served his term as mayor of the City of Kew and in 1917 he was fifty-five years of age.

The 2008 evidence recommended that 171 Cotham Road be included in the neighbouring Barrington Avenue Precinct (HO142) after stating:

The broad claims made in the Lovell Chen statement of significance are not of sufficient weight to justify a finding that the place is of historical and architectural

importance. On a comparative basis, the subject property is eclipsed for architectural and historical significance by many other distinctive residences in the immediate area.

Council called heritage evidence from Mr Stephenson of Trethowan Architecture. Mr Stephenson gave evidence that 2-4 Barrington Avenue meets the threshold to be categorised as Significant, partly because of its association with Frederick R Ratten.

He explained that the building's *"ornate pressed cement cartouche detailing to the three projecting gables is unusual and distinguishes this dwelling from those other significant buildings, which provides a sound benchmark and threshold in which to compare this dwelling to"*. He found none of the residential properties<sup>2</sup> he compared the detailing with to be as substantial or well detailed.

Mr Stephenson considered that building alterations, including those approved through the 1980 building permit, and subdivision of the original lot did not impact the property's heritage value.

#### **(iv) Discussion**

The proposal to include 2-4 Barrington Avenue in the Barrington Avenue Precinct rather than an individual place aligns with the recommendation of the C64 planning panel. The B grading referred to during that hearing does not directly relate to a property proposed to be included as Significant in the Barrington Avenue Precinct.

The Panel has given expert evidence supporting a previous panel process moderately more weight than a submission and considerably less weight than expert evidence which was prepared for this Amendment and where the expert was available at the Hearing to answer questions.

The Panel conducted an unaccompanied on-site inspection on 12 November 2019, where its observations aligned with descriptions in submissions and evidence. Being a corner property, the building's front (southern) and western elevations are exposed to the public realm.

The alterations to the attic have not negatively impacted the building's heritage fabric. The building continues to be intact and is one of the most ornate and aesthetically significant buildings in the Precinct. This comment refers to a property in the Precinct which should not be confused with a property warranting individual Heritage Overlay protection. The Panel agrees with Mr Stephenson that the detailing to the three gables is unusual and contributes to its significance.

The Panel agrees with the Heritage Citation and Mr Stephenson that the property is partly significant because of its association with Frederick Ratten. The property would have been purchased and the building would have been designed during a successful phase of his life as mayor of the City of Kew and builder. It was designed as a grander scale house with finer details to express this success, irrespective of the building being completed after finishing his

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<sup>2</sup> 7, 9, 13, 28 and 30 Byron Street, Kew (HO150)

term as mayor. This is evident through the more austere building at 139 Cotham Road which he occupied later in his life.

**(v) Conclusion**

The Panel concludes that it is appropriate and justified to categorise 2-4 Barrington Avenue as a Significant property in the Barrington Avenue Precinct.

**6.1.3 6 Barrington Avenue, Kew**

**(i) The issue**

The issue is whether it is appropriate and justified to include 6 Barrington Avenue as a Non-contributory property in the Barrington Avenue Precinct (HO142).

**(ii) Evidence and submissions**

The 6 Barrington Avenue owner opposed the property being included as a Non-contributory property in the Precinct. She explained that the property has a new architect-designed house, built on land subdivided from 171 Cotham Road and is not visually similar to the general landscape of Barrington Avenue.

Ms Schmeder considered it appropriate to include 6 Barrington Avenue as a Non-contributory property in the Precinct to manage future development. She explained that the Heritage Overlay would enable Council to assess:

- the impact of any future development on the Precinct
- a planning permit application against Council's heritage policy.

**(iii) Discussion and conclusion**

Chapter 5.1 discusses why the Heritage Overlay should apply to a Non-contributory property which does not abut the precinct's boundary. The building at 6 Barrington Street abuts a Significant property (2-4 Barrington Avenue) and is opposite a Contributory property. The Heritage Overlay will ensure that the potential impact of any future redevelopment of 6 Barrington Avenue can be appropriately assessed.

The Panel concludes that it is appropriate and justified to include 6 Barrington Avenue as a Non-contributory property in the Barrington Avenue Precinct (HO142).

**6.2 Glenferrie Road Precinct (HO150)**

**6.2.1 7 Rossfield Avenue and part of 231 Barkers Road, Kew**

**(i) The issue**

The issue is whether it is appropriate and justified to include 7 Rossfield Avenue and part of 231 Barkers Road as a Contributory property in the Glenferrie Road Precinct (HO150).

**(ii) Evidence and submissions**

Methodist Ladies' College (MLC) owns 7 Rossfield Avenue and part of 231 Barkers Road (formerly 3 and 5 Rossfield Avenue) which accommodate its Junior School and Early Learning

Centre (MLC Kindle). MLC objected to the content of the HO150 Heritage Citation and extent to which the Heritage Overlay applies. It considered a campus-based approach to managing heritage matters to be more appropriate than applying the Heritage Overlay (HO150).

Ms Schmeder and Council had consistent responses. They acknowledged MLC's commitment to protect and enhance the school's heritage buildings. However, they considered the Heritage Overlay necessary to ensure that:

- all future development is appropriately assessment against the heritage significance of the buildings
- a permit is required to demolish any part of the buildings.

They noted that the existing master plan enabled through Development Plan Overlay Schedules 1 and 2 do not apply to 5 and 7 Rossfield Avenue so they do not provide statutory protection.

**(iii) Discussion**

Having reviewed Development Plan Overlay Schedules 1 and 2, the Panel considers that, while a master plan may be informed by the heritage significance of 7 Rossfield Avenue, it is not a substitute for the Heritage Overlay.

Consistent with the integrated design of the Victoria Planning Provisions, the property's zone and multiple overlays form a single framework for assessing any future permit application. The Development Plan Overlay exempts future notice requirements and review rights and does not have the heritage related permit requirements to appropriately consider such applications.

**(iv) Conclusion**

The Panel concludes that it is appropriate and justified to include 7 Rossfield Avenue and part of 231 Barkers Road as a Contributory property in the Glenferrie Road Precinct (HO150).

**6.2.2 11 and 12 Rossfield Avenue, Kew**

**(i) The issue**

The issue is whether the HO150 Heritage Citation accurately reflects the Precinct.

**(ii) Submissions**

Local resident Mr Smith submitted that the Heritage Citation should be revised because it states that 11 and 12 Rossfield Avenue have two storey extensions. He advised that both properties remain as single storey buildings.

Council agreed to update the Heritage Citation to correct this reference.

**(iii) Discussion, conclusion and recommendation**

Having inspected the properties, the Panel agrees that 11 and 12 Rossfield Avenue have single storey buildings.



The Panel concludes that the HO150 Heritage Citation should be revised to accurately reflect that 11 and 12 Rossfield Avenue are single storey buildings.

The Panel recommends:

**Amend the Heritage Citation for:**

- a) HO150 (Glenferrie Road Precinct) to remove 11 and 12 Rossfield Avenue, Kew from the reference to houses with a two-storey extension.**

### **6.3 Sackville Street Precinct (HO162)**

**(i) The issue**

The issue is whether it is appropriate and justified to apply the Heritage Overlay (HO162) to properties proposed to extend the Sackville Street Precinct.

**(ii) Background**

The 2006 Precinct Citations Report states that the Sackville Street Precinct has heritage significance because:

- The place contains a number of individually significant mansions generally dating from the late Victorian period, set on generous allotments. These are supported, visually, by a series of smaller houses which range in date from the Victorian era to the Federation and Inter-war periods. There are several pleasant houses from the post-WWII period.
- As is the case for Harcourt Street Hawthorn (HO151), the area is important for its ability to demonstrate a pattern of early mansion development supplemented by smaller houses added from the Federation through to more recent periods.
- The area is notable for its imposing envelope of street trees which arch over the street for most of its length, and for its large and mature gardens.

**(iii) Evidence and submissions**

One submission supported the Sackville Street Precinct extension and six submissions collectively opposed the Heritage Overlay being applied to 1187 Burke Road and any property in Grange Road. Several submitters considered that the Kew Heritage Study has inaccurately described the Grange Road properties because:

- a large proportion of properties are not significant
- Grange Road is heavily fragmented, with several houses constructed between 1970 to 2017.

Ms Schmeder considered 8 to 14 Grange Road to be a fine row of Inter-war buildings linked to the existing Precinct by 2 and 4 Grange Road (Non-contributory properties). She agreed that the streetscape opposite 10 Grange Road had no heritage value, which is why it was excluded from the Precinct extension.

Ms Schmeder stated that the demolition of 6 Grange Road was unfortunate, but it was the least intact dwelling on the east side of the road, so its loss is less detrimental than other contributory properties. She noted that there are many other Non-contributory properties in the existing Precinct.

Reasons relevant to specific properties and Ms Schmeder's response are shown in Table 3.

**Table 3 Sackville Street Precinct: Specific property submissions and Ms Schmeder's response**

Submissions opposing the Heritage Overlay	Ms Schmeder's response
<b>1187 Burke Road</b>	
The building is not significant, the property is on a busy main road, and surrounded by mixed uses including apartments and new 'French inspired' houses	<ul style="list-style-type: none"> <li>- The property forms part of a row of four Contributory properties (1185 to 1189 Burke Road and 130 Sackville Street)</li> <li>- The attic-style bungalow contributes to the Inter-war character of the Precinct so 1187 Burke Road should be categorised as Contributory</li> </ul>
<b>3 Grange Road</b>	
<p>The building is not significant because of its alterations in 1976 and 2012, including the façade such as:</p> <ul style="list-style-type: none"> <li>- doors in a different style replaced windows</li> <li>- flat desk roof installed over the front entrance</li> <li>- extended front porch brickwork and recent wooden pergola</li> <li>- the northern side of the eastern wall extended and removed the eaves</li> <li>- front bedroom windows changed to a different style</li> <li>- the roofline above the bedroom windows has had the original gutter line removed and two ridge lines included</li> </ul>	<p>Having reviewed the 1976 building plans:</p> <ul style="list-style-type: none"> <li>- agree with the submitter's description of changes</li> <li>- agree that the building, particularly the front façade, has been too altered to contribute to the Precinct</li> </ul> <p>The property should be excluded from the Precinct because it is on the edge of the Precinct extension</p>
<b>8 Grange Road</b>	
There are thousands of similar dwellings across Melbourne and it does not contribute to the Precinct	The property's Contributory category is correct because it has a fine and intact brick Californian Bungalow which contributes to the recognised value of the Inter-war buildings in the Precinct
<b>10 Grange Road</b>	
<ul style="list-style-type: none"> <li>- The building has no architectural significance, is basic and no distinguishing or decorative features, and no notable or famous person lived there</li> <li>- The front garden does not resemble its original state</li> <li>- The front fence has been altered</li> <li>- Redeveloping the property would not detrimentally affect the Grange Road streetscape</li> </ul>	<ul style="list-style-type: none"> <li>- The Moderne style building is intact and has been correctly included as Contributory in the Precinct and there is no requirement for a notable or famous person to have lived there</li> <li>- The front garden's intactness does not have to be considered because is not a supporting element</li> <li>- The front fence and garage are supporting elements</li> <li>- The loss of any contributory building is detrimental to a heritage precinct</li> </ul>

**(iv) Discussion**

Six of the 10 properties proposed to be included in the Sackville Street Precinct are in Grange Road. The Panel accepts Ms Schmeder's evidence that 3 Grange Road, the only property proposed on the west side of the street, has been altered to the extent where it no longer contributes to the Precinct. As it is along the Precinct's boundary, the Panel agrees with Ms Schmeder that the property should no longer be included in the Precinct.

Properties along the east side of Grange Road present themselves as a cohesive extension of Inter-war buildings along Sackville Street in the existing Precinct. Buildings on the Grange Road properties:

- align with the Precinct's broadly scoped Statement of Significance
- are comparable with other Inter-war buildings in Boroondara.

The building at 1187 Burke Road is in the middle of three Contributory properties proposed to extend the Precinct along Burke Road. The more recent addition is sufficiently set back to enable the building to be appreciated as an attic-style bungalow which contributes to the Precinct.

**(v) Conclusion and recommendation**

The Panel concludes that it is appropriate and justified to apply the Heritage Overlay (HO162) to the exhibited properties proposed to extend the Sackville Street Precinct, except for 3 Grange Road.

The Panel recommends:

**Abandon applying the Heritage Overlay to:**

- a) 3 Grange Road, Kew (HO162 Sackville Street Precinct).**

**6.4 Kew Junction Commercial Heritage Precinct (HO520)****(i) The issue**

The issue is whether it is appropriate and justified to apply the Heritage Overlay (HO520) to 137-139 High Street, Kew.

**(ii) Evidence and submissions**

Grenville Buildings Pty Ltd, which hold land at 137-139 High Street, opposed the proposed Heritage Overlay being applied to the properties. It explained that the façades have been extensively altered at the ground level and considered the building to have very limited heritage significance. It submitted that removing the buildings at 137-139 High Street, at the end of the row of commercial buildings, would not interrupt the Precinct's integrity.

Grenville Buildings explained that it purchased the buildings after a previous heritage study in 2011 excluded them. It referred to Kew Junction Structure Plan (2011) which identified potential footpath widening in Brougham Street which could be facilitated on the subject land.

Grenville Buildings submitted that the land owner was committed to demolish the existing building with the 1,300 square-metre Leo's Supermarket and replace it with a 3,000 square-

metre full line supermarket. The property at 137-139 High Street was needed to enable functional improvements to increase vehicle and truck access, deliveries, movement and parking in the Kew Activity Centre.

Ms Schmeder stated that the Inter-war buildings at 137-139 High Street, even in their altered state, contribute to the Precinct (HO520) and should be included as Contributory properties. She considered that the glazed infilling of the first-floor balconies is a reversible change which has preserved the Serlian window format.

Ms Schmeder disagreed that 137-139 High Street were at the 'end of a row' because they are on a corner site in a very long row of commercial buildings already including in the Heritage Overlay (HO520). Specifically, the Precinct extends from 113 High Street at the south to 333 High Street at the north.

**(iii) Discussion**

The Panel accepts Ms Schmeder's evidence for 137-139 High Street. It is rare to find heritage commercial buildings with intact ground floor facades. Even with its altered shopfronts and glazed first floor balconies, the buildings appear as an Inter-war commercial building. The balconies' openings and surrounding details have not been altered, therefore the glazing can be reverse to return them to their original state.

The properties are about 70 metres from the Precinct's western boundary and about 280 metres from the eastern boundary. For reasons outlined in Chapter 5.1, the Heritage Overlay should be applied to the properties to protect the Precinct's heritage significance.

Whether the property should be redeveloped for other purposes is a matter for a planning permit application. Chapter 4.2 discusses the issue of development opportunity which is not repeated here.

**(iv) Conclusion**

The Panel concludes that it is appropriate and justified to apply the Heritage Overlay (HO520) to 137-139 High Street, Kew.

## 7 Commercial precincts

### 7.1 Burke Road Commercial Precinct (HO800)

#### Exhibited Statement of significance



#### What is significant?

The Burke Road Commercial Precinct, at 1333-1363 Burke Road, Kew and 1046-1060 Burke Road, Balwyn, is significant. The first cluster of six shops in the Spanish Mission architectural style were built in 1931-33. The two rows of eight shops on either side of Burke Road were built to similar Art Deco designs in the immediate postwar period, in c.1948-50. The corner shop at no. 1363 was the last to be built in 1954.

The 1954 shop designed by architect John Tovey is individually Significant, and this is recognised in the HO (HO607). The remaining shops are Contributory.

Significant features of the Contributory shops include: the intact and partially intact upper storey façades of the three two-storey groupings of shops; the intact (or partial) early and original shopfronts at 1333, 1337, 1351, 1052 and 1054 Burke Road, the form of the shopfronts at 1345, 1349, 1353, and 1359 Burke Road, and the side (First Avenue) elevation of 1333 Burke Road.

#### How is it significant?

The Burke Road Commercial Precinct is of local historical, architectural, and aesthetic significance to the City of Boroondara.

#### Why is it significant?

The shopping precinct at 1333-1363 Burke Road, Kew and 1046-1060 Burke Road, Balwyn, is of historical significance for demonstrating the development of smaller shopping strips in response to the Inter-war expansion of Kew. Smaller shopping strips like the retail strip on both sides of Burke Road catered to the growing needs of the new residents in the immediate vicinity, where walkability and, after WWII, increasing car ownership were key aspects. **(Criterion A)**

Architecturally, the shops in the Burke Road Commercial Precinct are significant for their ability to demonstrate typical and cohesive forms of Inter-war commercial/retail buildings, built to front and side boundaries, forming a continuous street wall, with roofs hidden behind parapets. The cohesive character of this Precinct is enhanced by the limited architectural styles of the shops, the three large groups of shops, and the high degree of intactness of all their upper storey façades. The high degree of visual and architectural cohesion of the Burke Road Commercial Precinct distinguishes it from other comparable commercial precincts in Kew, where the built form and overall character is typically more mixed. **(Criterion D and E)**

The Inter-war and early postwar-era shops demonstrate features representative of predominantly only two architectural styles: the Inter-war Spanish Mission style for the row of six shops at 1333-1343 Burke Road, and Inter-war Art Deco for the two rows of eight shops, at 1345-1359 and 1046-1060 Burke Road. The two corner shops at the northern end at nos. 1363 and 1060 and the corner shop at no. 1333 at the southern end are designed to address their corners and create gateways into the Precinct. **(Criterion D)**

The row of Spanish Mission shops at nos. 1333-1343 Burke Road, built in 1931-33 is a relatively early example of a row of shops designed as a cohesive group in the Inter-war Spanish Mission style. They are comparable in terms of their Spanish Mission architectural style and the integrity of the upper-storey with the fine and more elaborately ornamented row of Spanish Mission shops at 104-114 Canterbury Road. The Canterbury Road shops were commenced only slightly later, in 1932-33. Unlike the shops at Burke Road, the Canterbury Road shops retain a high proportion of their original high quality shopfronts. **(Criterion D)**

Aesthetically, the single-storey corner shop and offices at 1363 Burke Road, designed by architect John Tovey in 1954, is significant, and this is recognised by its listing as an individually significant place in the HO (HO607). **(Criterion E)**

**(i) The issue**

The issue is whether it is appropriate and justified to include 1345, 1347 and 1359 Burke Road, Kew as Contributory properties in the Burke Road Commercial Precinct (HO800).

**(ii) Evidence and submissions**

The 1345, 1347 and 1359 Burke Road owners opposed the Heritage Overlay being applied to their properties. The relevant owners submitted that 1345 and 1347 Burke Road:

- have insufficient heritage significance
- form part of a commercial building with modern alterations at the ground floor.

The Rhodos Properties Pty Ltd submission for 1349 Burke Road related to issues in Chapter 4 which are not repeated here.

Ms Schmeder stated that the group of eight shops at 1345-1359 Burke Road have a high standard of intactness which make an important contribution to the Precinct's architectural character. She considered that:

- 1345 and 1347 Burke Road form part of an intact Art Deco building and have been correctly categorised as a Contributory property
- 1359 Burke Road has been correctly categorised as a Contributory property.

Council relied on Ms Schmeder's evidence.

**(iii) Discussion**

The row of Spanish Mission shops at 1333-1343 Burke Road are sufficiently intact to be recognised as an example of Kew's Inter-war shopping strip. The first-floor façades are highly intact, with most retaining their original windows, brick features and parapet details. Most of the ground floor shopfronts have had their windows replaced with modern glazing, consistent with buildings in many of Boroondara's shopping strips.

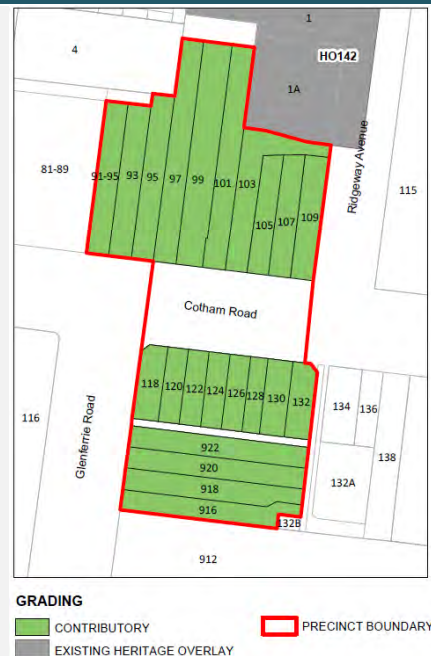
The brick work and details of 1339 to 1359 Burke Road are a striking feature of the row of shops. The Panel agrees with the HO800 Heritage Citation that 1359 Burke Road continues to contribute to the Precinct, even with its overpainted bricks. The overpainted bricks can be reversed through sensitive restoration processes.

**(iv) Conclusion**

The Panel concludes that it is appropriate and justified to include 1345, 1347 and 1359 Burke Road, Kew as Contributory properties in the Burke Road Commercial Precinct (HO800).

## 7.2 Cotham Village Commercial Precinct (HO802)

### Exhibited Statement of significance



#### What is significant?

The Cotham Village Commercial Precinct which comprises rows of single and double-storey Inter-war brick shops, at 916-922 Glenferrie Road and 91-109 & 118-132 Cotham Road, Kew, is significant. All of the shops were built during the Inter-war period, between c.1920 and 1942. Improved transport services to this junction in 1913-15, combined with population expansion in Kew in the 1920s, were stimuli for the development of the commercial precinct at the junction of Glenferrie and Cotham roads.

The upper-storey facades and parapets of the all the shops are significant. The ground floor shopfronts of nos. 916 and 920-922 Glenferrie Road, and 109 Cotham Road (excluding windows) are significant.

#### How is it significant?

The Cotham Village Commercial Precinct is of local historic and architectural significance to the City of Boroondara.

#### Why is it significant?

Historically, the group of shops known as Cotham Village, at the junction of Glenferrie and Cotham roads, is significant for its ability to demonstrate a major development phase in the history of Kew. The Precinct demonstrates the influence of improved transport connections in the first decades of the twentieth century, in particular with their electrification in 1913 (the Glenferrie Road tram) and 1915 (the Cotham Road tram), and the population expansion in Kew between 1921 and 1933, on the development of centres for commercial, retail and community activity. At this point in time, the streetscapes of the precinct changed, as estates and shopping strips built to the front and side boundaries, replaced large, freestanding houses in large allotments. **(Criterion A)**

Architecturally, the shops in the Cotham Village Commercial Precinct are significant for their ability to demonstrate typical and cohesive forms of Inter-war commercial/retail buildings, built to front and side boundaries, forming a continuous street wall, mostly with roofs concealed behind parapets. The visual cohesion of the precinct is enhanced by the limited architectural styles of the shops, built in groups and larger rows to the same design, the high degree of intactness of the upper-storey façades, and the intact shopfronts at 916 and 920-922 Glenferrie Road. **(Criterion D)**

#### (i) The issues

The issues are:

- whether 99 and 101 Cotham Road should be included as Contributory properties in the Cotham Village Commercial Precinct (HO802)

- whether the HO802 Heritage Citation accurately describes the Precinct
- whether the remains of the 'Chelula' stables have sufficient heritage significance to justify the Heritage Overlay.

## (ii) Evidence and submissions

Submitter Ms Hundt supported the Amendment but questioned why the Heritage Overlay was not extended to the end of the properties. She noted that the area contains remains of stables from the Victorian-era 'Chelula' property.

D Lam Holdings Pty Ltd opposed the Heritage Overlay being applied to 99 and 101 Cotham Road and disputed their Contributory category. It considered that the properties were not of scientific, aesthetic, architectural or special cultural value sought to be conserved through section 4(1)(d)) of the Act.

D Lam Holdings explained that 99 Cotham Road has been modernised to accommodate a contemporary dental surgery and there is no reason to preserve its standard commercial appearance. Regarding the HO802 Heritage Citation, it submitted:

- *"the two-double storey shops at 99 Cotham Road are separated by a single story brick shop with roof concealed behind a parapet"* reference is inaccurate because 99 Cotham Road itself is the single storey building
- *"The shopfront has been replaced"* reference is accurate.

Regarding 101 Cotham Road, D Lam Holdings submitted that the building does not exhibit Post-war features and the ground floor has been altered with large plate-glass windows, prominent signage and *"deliberately eye catching architectural forms"* to attract passers-by.

At its 5 August meeting, Council resolved to revise the Heritage Citation to correctly describe 97, 99 and 101 Cotham Road and to note that only the steel windows have been replaced (not the shopfront).

Ms Schmeder stated that 99 and 101 Cotham Road contribute to the Inter-war commercial character of the Precinct and have been correctly categorised. She explained that 99 and 101 Cotham Road in their altered form continue to be recognised as Moderne style buildings. She said that 101 Cotham Road continues to have many 'eye-catching' features to its first floor.

Ms Schmeder agreed that the Heritage Citation should be corrected to read:

The two double-storey shops at 97 and 101 Cotham Road are separated by a single storey brick shop with roof concealed behind a parapet. The front windows have been replaced.

Mr Schmeder acknowledged that the stables of Chelula are visible on the 1903 Melbourne Metropolitan Board of Works plan. She noted that the only remains of the stable is a red brick paved area, which she considered to be interesting but not sufficient to justify the Heritage Overlay.

## (iii) Discussion

The façade at 99 Cotham Road has been altered to the point where it cannot be recognised as an Inter-war property which contributes to the Precinct. Consistent with the owner's



submission, its smaller modern windows and minimal details appear to have been purpose designed for the dental surgery.

The building at 101 Cotham Road has retained in original parapet details and first floor window. Like most commercial properties in Inter-war centres without the Heritage Overlay, its ground floor windows have been replaced with modern glazing and its surrounding masonry structure remains. The building overall continues to present itself as an Inter-war commercial property.

The Panel considers that there is insufficient evidence to conclude that the red paving in the area where the Chelula stables once stood are remains of those stables. Irrespective, there is insufficient heritage fabric for someone to appreciate the former stables.

The Panel agrees with Ms Schmeder's recommended changes to the Heritage Citation which more accurately describe 97, 99 and 101 Cotham Road.

**(iv) Conclusions and recommendation**

The Panel concludes:

- 99 Cotham Road should be recategorised as a Non-contributory property in the Cotham Village Commercial Precinct (HO802).
- 101 Cotham Road should be included as Contributory property in the Cotham Village Commercial Precinct (HO802).
- The HO802 Heritage Citation should be revised to more accurately describe 97, 99 and 101 Cotham Road.
- The red-paving remaining from the 'Chelula' stables does not have sufficient heritage significance to justify the Heritage Overlay.

The Panel recommends:

**Amend the Heritage Citation for:**

**a) HO802 (Cotham Village Commercial Precinct) to:**

- recategorise 99 Cotham Road, Kew as a Non-contributory property
- replace the relevant description with "The two double-storey shops at 97 and 101 Cotham Road, Kew are separated by a single storey brick shop with roof concealed behind a parapet. The front windows have been replaced".

## 8 Bradford Estate Precinct (HO798)

### Exhibited Statement of significance



#### What is significant?

The Bradford Estate Precinct, which comprises 1-19 and 2-20 Bradford Avenue, 365 Cotham Road, and 12 Stoke Avenue, Kew, is significant. The Bradford Estate was subdivided in 1916. The Precinct comprises a collection of gracious Inter-war houses of high-quality design, some of particularly impressive appearance and substantial size, on generous allotments. A block of cream brick flats built by 1942 to an unusual design occupies 2 Bradford Avenue. The houses were all built between 1919 and c.1930.

No. 1 Bradford Avenue is individually significant. This significance is already recognised by its individual listing in the Heritage Overlay (HO277).

Original front fences at 2, 10, and 18 Bradford Avenue are contributory. The original garages at 2 Bradford Avenue are also contributory. Non-original alterations and additions to the houses are not significant, including the second storey additions, non-original garages and carports, and high brick front fences. Some of the front fences are sympathetic to the architectural style of the houses, but are not significant.

#### How is it significant?

The Bradford Estate Precinct is of local historical and architectural significance to the City of Boroondara.

#### Why is it significant?

Historically, the Bradford Estate Precinct is significant for the evidence it provides of the pattern of settlement in this part of Kew during the early Inter-war period, which comprised subdivisions on the grounds of larger estates. The scale and high quality design of the houses and the flat building, and the 'respectability' epitomised by their architectural styles and associated elements, remain as important evidence of the strength of Kew's development during the Inter-war period. **(Criterion A)**

Architecturally, the Bradford Estate Precinct, Kew is significant for its concentration of gracious houses on generous allotments of high quality design and with a high level of integrity, comparable to other Precincts in Kew. Subdivided in 1916 and built largely during the 1920s, the Precinct features predominantly Inter-war building stock, with houses designed in styles that were fashionable during this time, including the Federation Arts and Crafts architectural style, which continued its popularity into the Inter-war period, and the Inter-war Mediterranean and Bungalow styles. The large Federation Arts and Crafts house at 12 Stoke Avenue, although not of individual significance, is of impressive appearance, and was designed by architects Gawler and Drummond. The high quality design of many of the other houses in the precinct suggests architects or designer-builders may also have built them. **(Criterion D)**

The architectural significance of the Precinct is enhanced by the architectural quality and integrity of many of the contributory places. Many of the houses retain original built features, including early and original front fences (at 2, 10, and 18 Bradford Avenue) and original garages at 2 Bradford Avenue which were an integral component of the original design for the flats. **(Criterion D)**

## 8.1 Precinct assessment

### (i) The issues

The issues are:

- whether the Precinct meets the threshold of local heritage significance to justify the Heritage Overlay
- whether the Precinct boundary is appropriate.

### (ii) Background

After the Amendment was exhibited, the authors of the Heritage Study recommended that the Precinct be abandoned. Council resolved to continue to apply the Heritage Overlay and to:

- reduce the Precinct's boundary to include properties 2 to 18 (even) and 7 to 15 (odd)
- recategorise the following properties from Contributory to Non-contributory:
  - 3 Bradford Avenue
  - 5 Bradford Avenue
  - 17 Bradford Avenue
  - 19 Bradford Avenue
  - 20 Bradford Avenue
  - 365 Cotham Road
  - 12 Stoke Avenue.

Council called Mr Lewis as a heritage expert who prepared a post-exhibition version of the Statement of Significance, as shown below.

**Figure 3 Post-exhibition version of Bradford Estate Precinct (H0798) property categories**



**(iii) Evidence and submissions**

There were 19 submissions which supported the Heritage Overlay being applied to properties proposed to form the Bradford Estate Precinct. Five submissions objected.

Supporting submissions cited the value of the Inter-war character of the street and architectural significance of the houses. They considered Bradford Avenue to be a street of high integrity and were concerned that the street character was diminishing due to original houses being demolished and replaced with modern buildings.

Mr Dossetor criticised the author of the Heritage Study for changing its recommendation to no longer apply the Heritage Overlay to Bradford Avenue. He considered there was an inconsistent approach to applying the Contributory category. They found a reasonable level of change was allowed for at 2 Banool Street in the Banool Street Precinct however the same level of change has resulted in properties in Bradford Avenue properties being recategorised from Contributory to Non-contributory. The submitter requested that the Heritage Overlay be applied to 10 to 18 Stoke Avenue.

Mr Dossetor highlighted that the Kew Heritage Study inaccurately described his property and had an inadequate assessment. This included descriptions of architectural features, dates, level of tolerance of alterations and additions, too much focus on 12 Stokes and misunderstanding of the origin of the subdivision.

The 7 Bradford Avenue owner submitted that the remaining houses in the street are not generic but are interesting and individually present unique features that are specifically common the Precinct. He submitted that his house meets Criterion F as an example of early application of the brick veneer building technique, and was comparable with 96 Kilby Road, Kew East, which was identified as one of the earliest known examples of "brick veneer". He did not support the Precinct being reduced and instead requested that it be extended into Stokes Avenue.

Ms Porter submitted that there has been an increased understanding of mid-century and Inter-war architecture, and given its uniqueness, Bradford Avenue deserves protection. She submitted that there is significant community support for heritage protection and this should be a key consideration. Ms Porter was critical of Context's reassessment and considered that sympathetic additions and alterations to buildings in the street should not be reason to recategorise properties to Non-contributory.

Ms Porter supported the findings of Mr Lewis who identified alternative construction dates for most buildings in the street. She submitted there is an error in the assessment of the Precinct and the Estate is significant under Criterion A for its subdivision associated with the Sandhill Nursery, fronting (Cotham Road) and Rimington nursery, and not a major estate. She requested that the Citation be revised accordingly.

It was submitted that the origin of the subdivision sets the Bradford Estate Precinct apart from other Inter-war precincts including the Clutha Estate Precinct, Iona Estate Precinct, Banool Estate Precinct and Goldthorns Hill and Environs Precinct which were all subdivided on land associated with a grand house or mansion.

Compared with other identified precincts, the area around Bradford Avenue was occupied by nurseries. This was an important feature in this part of Boroondara. This is highlighted in the Boroondara Thematic Environmental History 2012:

As with market gardens, nursery sites were gradually sold for residential development after the First World War. Most of Cole's Nursery on Tooronga Road, Hawthorn, was subdivided in 1918 as the Cole's Nursery Estate; the last remaining portion of his property, including the site of his original homestead, was sold off in 1938. In Kew, George Rimington's Park Hill Nursery remained in operation until as late as 1940, but fell prey to subdivision soon afterwards. The subtheme of commercial nurseries survived into the post-war period on a greatly diminished scale, typified by the Silver Birch Nursery in Camberwell; occupying a large site in a local shopping strip on Riversdale Road (then Nos 234-238; now 754-758), this was a local icon in the 1950s and '60s but had been redeveloped by the early 1970s. (p 82)

It was submitted that Bradford Avenue fits this theme of subdivision. The Bradford Estate precinct is unlike other residential precincts in Kew in that it was not subdivided from larger allotments with houses or mansions but from agricultural land used for commercial nurseries. The subdivision provided an opportunity for the Rimington family to live close to the site of the nursery.

Council submitted that Mr Lewis assessed the Precinct afresh and independently of the Kew Heritage Study and found that there is a cohesion on the west side from 7 to 15 and 2 to 18 Bradford Avenue.

Mr Lewis advised that he reviewed the Precinct and identified the exact date of construction of all buildings. He considered that the presentation of the houses suggested many of the houses were architect designed, however did not find any architects. He found that:

- the flat complex at 2 Bradford Avenue (known as Bradford Court) to be a clever design that deploys modern design principles
- 15 Bradford Avenue is an interesting and early example
- 4 and 6 Bradford Avenue are a distinctive style
- 8 and 10 Bradford Avenue is of the Mediterranean style
- 14 and 18 Bradford Avenue is of an earlier period.

Mr Lewis compared both Mediterranean style houses with Calthorpe's House and the Prime Minister's Lodge in Canberra for their cutting-edge design. Reflecting the changes to the precinct, he proposed changes to the Statement of Significance for Criterion D as follows:

Architecturally, the Bradford Estate Precinct, Kew is significant for its concentration of gracious houses on generous allotments of high quality design and with a high level of integrity, comparable to other Precincts in Kew. Subdivided in 1916 and built largely during the 1920s, the Precinct features predominantly Inter-war building stock, with houses designed in styles that were fashionable during this time, including the Federation Arts and Crafts architectural style, which continued its popularity into the Inter-war period, and the Inter-war Mediterranean and Bungalow styles. The high-quality design of many of the houses in the precinct suggests architects or designer builders may have built them. (Criterion D)

Mr Lewis did not agree with Context's post-exhibition assessment that there is a lack of architectural cohesion in the Precinct. He stated that the standard attribute of early Inter-war is eclecticism and there was greater experimentation after the war, which is a distinctive characteristic of the period.

Mr Lewis did not conduct a specific comparative analysis, but he considered there are very few areas in Kew that have large sequences of Inter-war development. He found the Banool Estate Precinct to be more modest in character and the Thornton Estate Residential Precinct to be mainly single storey Californian Bungalows. In other areas such as the Barrington Estate and Barry Street precincts, there are some rows of houses but generally the larger sequences of Inter-war houses have disappeared. Mr Lewis found it is difficult to find areas where this period is represented. Although Barry Street is much more varied it is the most relevant comparison because it is the only one with Inter-war at Nos. 2-12, the rest of the precinct is Federation. He considered that the Barrington Estate to be not nearly as impressive.

Compared to the Reid and Golf Links Estates, Mr Lewis found Bradford Avenue to be an earlier estate with construction starting in WW1 and completed by 1928, while development in the other two examples finished in the 1930s. He considered the 1920s to be a more eclectic period, with Mediterranean and Old English Revival and 1920s Inter-war. He considered 1930s Inter-war to be different and not comparable in the context of Bradford Avenue.

Mr Lewis stated that the loss of 365 Cotham Road and 3 Bradford Avenue was regrettable and it is better to protect and include gateway buildings in a heritage precinct. He explained that there are many examples where precincts do not have Contributory properties at their gateway. He considered the proportion of Contributory places on the east side and in the central portion of the west side to be high.

Following submissions, the Panel requested Mr Lewis consider the new information regarding the origin of the subdivision. Mr Lewis considered it was of particular interest that the former owners of the nursery, the Rimingtons, and another nursery man occupied several houses in Bradford Avenue. He considered that he should have amended the assessment under Criterion A and noted the occupancy associated with the nursery industry.

Council submitted a revised HO798 Statement of Significance<sup>3</sup> which stated:

The Bradford Avenue Precinct is of local significance to the City of Boroondara for the following reasons:

Historically, the Bradford Estate Precinct is significant for the evidence it provides of the pattern of settlement in this part of Kew during the early Inter-war period; this comprised the subdivision of agricultural land, specifically horticulture in the form of commercial nurseries; and the occupancy by people in Bradford Avenue associated with the nursery industry;

The scale and high-quality design of the houses;

The flat building (Bradford Court); and

The 'respectability' epitomised by their architectural styles and associated elements,

All of which remain as important evidence of the strength of Kew's development during the Inter-war period. (Criterion A).

<sup>3</sup> Document 48

Submissions opposing the Heritage Overlay considered that there have been many changes to Bradford Avenue and it is no longer intact as a precinct.

The 4 Bradford Avenue owner submitted that the demolition and redevelopment at 12 Stokes Avenue and 365 Cotham Road will compromise the future integrity of the street. She submitted that 2 Bradford is not Contributory as it is not architecturally or stylistically similar to any other property, is not of the early Inter-war period and, along with the 13 Bradford Avenue owner, considered the Precinct to lack heritage integrity required to justify heritage controls. The 13 Bradford Avenue owner considered that too much building stock had been lost to justify the Heritage Overlay and that Council should deploy alternative means to manage inappropriate development which is threatening the street character.

The 14 Bradford Avenue owner opposed the Heritage Overlay and called Mr Raworth to give heritage evidence. Mr Raworth considered that the extent of recent demolition and likelihood of development has compromised the integrity of the relatively short street and intimate environment. He considered the reduced extent of the Heritage Overlay artificially provides a higher percentage of Contributory places. The excluded properties remain part of the street experience so *"it is a nonsense"* that they are not included or considered part of the street. He considered that, while the boundaries are drawn in a reasonable way, the presence of excluded properties in reality still affects the street's character, experience and heritage character.

Mr Raworth considered the west side of Bradford Avenue to be a mixed streetscape dominated by Non-contributory properties and while three buildings are of heritage interest, it is a *"low interest streetscape"*. He considered the east side to be unremarkable, although he found their period to be consistent.

Mr Raworth stated that the alternative dates of construction obtained by Mr Lewis do not add to the significance and do not identify anything important. He considered that the Precinct compares poorly with other precincts or even parts of those precincts. For example, in Uvadale Grove and Adeney Avenue of the Barrington Estate, the Inter-war period is better expressed in these larger precincts, which encompass Victorian, Federation then Inter-war.

Mr Raworth considered the Precinct is a small representative example of unremarkable houses that could be found anywhere. Most of the buildings are bungalows, and a couple of Mediterranean styles at 8 and 10 are examples. No 2 is a standard Inter-war apartment building, unremarkable but a good representative example. There should be something significant or special associated with it. He said the process of converting the land from either a nursery or an estate to residential is not a basis to meet the tests of Criterion A. This is a typical process and is not exemplary in any way.

Mr Raworth found that a truncated version of the Bradford Avenue Precinct, either in the form proposed by Council following exhibition or the east side of the street by itself does not benefit from a degree of strong architectural cohesion which would make it stand out with regards to its architectural or aesthetic qualities.

**(iv) Discussion**

Regarding Criteria A, the Panel agrees that the origins of the subdivision arising from the nursery is significant as it represents the evolution of Kew as it transitioned from horticultural land into a residential environment. The Thematic History clearly identifies this particular change of land use as shaping the suburb and no other examples were presented to the Panel.

Discounting 12 Stokes Avenue, which does not front Bradford Avenue, and 367 Cotham Road, Bradford Avenue is a no-through-road comprising 18 properties. Of those properties, 11 are considered Significant or Contributory in the revised Statement of Significance. With three properties on the west side (7, 13, 15) and seven on the east side.

A precinct is technically delineated with a line around properties on a map. It can be realigned to exclude non-contributory properties and appear to include a majority of Contributory places. However, the real test of a precinct is in the on-ground experience of the place and in this experience whether the map includes or excludes places is irrelevant.

The Amendment uses 'cohesion' in three contexts:

- consistent architectural styles, demonstrated in the proposed Banool precinct, a collection of Californian Bungalows of the same style, setbacks, heights etc.
- buildings constructed in a particular period (in this case Inter-war) but they buildings are very different and distinctive from each other
- streetscapes which appear cohesive in terms of setbacks, gardens, regardless of the period of development.

Regarding architectural cohesion, the Panel agrees with Mr Lewis that this is found in the dominance of Inter-war styles which presents as an eclectic combination. On the east side, the Panel finds there is a high degree of architectural cohesion, comprising:

- Arts and Crafts bungalows with an attic or second storey (4, 6, 14 and 18)
- Mediterranean Revival villas (8, 10)
- Cream brick flats at 2 Bradford distinct in form and materiality – late Inter-war (1942).

This sense of cohesion is experienced on the ground in Bradford Avenue, however only to the east. The west side of Bradford Avenue has been severely impacted by demolitions and this entire side should not be included in the Precinct.

The Panel does not consider that the Heritage Overlay should apply to the west side as a means of controlling the style of development as little original stock remains and there has already been substantial development along this side.

The Panel is satisfied that the east side of Bradford Avenue adequately demonstrates Criteria A and D and justifies the Heritage Overlay.

**(v) Conclusions and recommendations**

The Panel concludes:

- The properties at 2-18 Bradford Avenue has sufficient local heritage significance to justify the Heritage Overlay based on Criterion D, however the remaining proposed properties do not.



- The revised assessment of Criterion A should be adopted to reflect the origins of the subdivision under nursery land instead of an estate.

The Panel recommends:

**Abandon applying the Heritage Overlay to:**

- a) **properties on the west side of Bradford Avenue, 20 Bradford Avenue, 12 Stoke Avenue and 365 Cotham Road, Kew (HO798 Bradford Estate Precinct)**

**Amend the Statement of Significance for:**

- a) **HO798 (Bradford Estate Precinct) to include only the east side of Bradford Avenue and to note the origins of the original subdivision from a nursery (Criterion A).**

## **8.2 14 Bradford Avenue, Kew**

### **(i) The issue**

The issue is whether it is appropriate and justified to include 14 Bradford Avenue as a Contributory property in the Bradford Estate Precinct (HO798).

### **(ii) Evidence and submissions**

The 14 Bradford Avenue owner opposed the Contributory category being assigned to 14 Bradford Avenue and called Mr Raworth to give evidence. Mr Raworth in his evidence described 14 Bradford Avenue as an attic storey Inter-war dwelling constructed of clinker brick and roughcast render. The steeply pitched gable roof form is clad in terracotta tiles and punctuated with two tall rendered brick chimneys. The prominent gables are finished with wall hung shingles. To the north side of the facade is a single storey projecting bay with deep bracketed eaves and a terracotta tiled roof, with a set of curved French doors, at a slight setback to its south. An asphalt driveway runs along the southern property boundary toward the entrance porch. The property is enclosed by a tall brick fence, with a neatly manicured front garden.

Mr Raworth's evidence focussed on the inadequacy of the Precinct for the Heritage Overlay. Given his position on the matter, he did not specifically discuss whether 14 Bradford Avenue would be considered Contributory. However, under cross examination, he clarified that, should Bradford Avenue constitute a precinct, then logically it would be included as Contributory.

Mr Lewis considered the property, built in 1926, reflects influences from the Federation Arts and Crafts style, a style that appeared late in the Federation period and flowed on into the Inter-war period. He considered it to be a high-quality Inter-war example that contributes to the Precinct.

### **(iii) Discussion and conclusion**

The revised post-exhibition HO798 Statement of Significance describes Bradford Avenue as featuring:

predominantly Inter-war building stock, with houses designed in styles that were fashionable during this time, including the Federation Arts and Crafts architectural

style, which continued its popularity into the Inter-war period, and the Inter-war Mediterranean and Bungalow styles. The high-quality design of many of the houses in the precinct suggests architects or designer builders may have built them.

The property at 14 Bradford Avenue is a largely intact attic Arts and Crafts Bungalow, of a consistent quality and integrity to the other properties along the east side of Bradford Avenue.

The Panel concludes that it is appropriate and justified to include 14 Bradford Avenue as Contributory in the Bradford Estate Precinct (HO798).

## 9 Clifton Estate Residential Precinct (HO801)

### Exhibited Statement of significance



#### What is significant?

The Clifton Estate Precinct, comprising 1-7 & 2-28 Florence Avenue, Kew, is significant. The street was created in 1911 as part of a small subdivision comprising 61 lots on Cotham Road, Park Hill Road, Florence Avenue and Adeney Avenue (east side).

All properties, excepting the Non-contributory units at 4-4A Florence Avenue, are Contributory to the precinct. The original brick front fence and rear garages of St Joan Flats, 2 Florence Avenue, are also contributory elements.

#### How is it significant?

The Clifton Estate Precinct is of local historical and architectural significance to the City of Boroondara.

#### Why is it significant?

The Clifton Estate Precinct is historically significant for the evidence it provides of the pattern of settlement in this part of Kew during the early Inter-war period, which comprised subdivisions on the grounds of larger estates. The scale and high-quality design of the houses and the St Joan Flats, and the 'respectability' epitomised by their architectural styles and associated elements, remain as important evidence of the strength of Kew's development during the Inter-war period. **(Criterion A)**

Architecturally, the Clifton Estate Precinct, Kew, is significant for its concentration of gracious houses on generous allotments of high quality design and with a high level of integrity, comparable to other precincts in Kew. The first and most substantial houses were built at the south end, starting in 1915, with the final examples completed by 1942, thus spanning the entire Inter-war period. The precinct features high-quality Inter-war building stock, with houses designed in styles that were fashionable during this time, including Arts and Crafts, Bungalow, Inter-war Mediterranean, Georgian Revival and Old English. Tender notices indicate that many of the houses were architect-designed, with the authorship of No. 7 (Blackett & Forster, 1915-16) and No. 2 (James Wardrop, c1938-42) confirmed. **(Criterion D)**

## 9.1 The issues

The issues are:

- whether the Precinct meets the threshold of local heritage significance to justify the Heritage Overlay
- whether the Precinct boundary is appropriate
- whether 1, 14, 16, 18, 24 and 26-28 Florence Avenue, Kew proposed to be categorised Contributory represent the heritage values that define the Precinct.

After exhibiting the Amendment, Council resolved to recategorise 18 and 26-28 Florence Avenue from Contributory to Non-contributory.

## 9.2 Evidence and submissions

### (i) Precinct wide

Six submissions were received for the Clifton Estate Residential Precinct and all of them objected to the Heritage Overlay being applied on their properties and a number of them objected to Florence Avenue being identified as a precinct.

The 24 Florence Avenue owner opposed the Heritage Overlay being applied to the Precinct. They noted that the Precinct had not been identified in the 1988 Study, the Lovell Chen Study in 2013 or the initial Kew Heritage Gap Study and only came about due to a community nomination.

The 14 Florence Avenue owner submitted that precincts were noted as having mainly intact buildings that form cohesive streetscapes with a definable character. In their view, Florence Avenue is a mix of old and new houses with no visual cohesion.

It was submitted that the original house, Clifton, had been demolished and 217 to 219 Cotham Road have been replaced with large buildings, which are the first structures in view when entering Florence Avenue. While there are some fine, grand residences at the southern end of the avenue, the size, quality and uniformity of the streetscape changes at 9 and 10 Florence Avenue on the western and eastern sides, respectively.

Submitters noted that the Kew Heritage Study states that many of the houses were architecturally designed, yet authorship of only numbers 2 and 7 has been confirmed. They submitted there is no continuity of style or features in the buildings and the Precinct only affects one side of the street with only a small number of properties identified on the west side. This configuration does not constitute a precinct. The 16 Florence Avenue owner submitted that Florence Avenue did not feel like a heritage area, unlike others which were readily understood.

They submitted that if the Heritage Overlay is intended to limit inappropriate development, then there are already sufficient restrictions such as single dwelling covenants and existing planning controls. These existing restrictions ensure that multi-storey, multi-dwelling developments are not possible and therefore the street is already 'safe' as a high-quality residential street.

Several property owners submitted that Council had initially advised owners by letter that their property was not identified in the draft Kew Heritage Study, however when the

Heritage study was finalised, they found the street had been included. Submitters explained that there was no opportunity to provide feedback on the proposal (aside from the Planning Scheme Amendment process). They considered that this process demonstrated a lack of consultation and resulted in lesser quality documentation. The 16 Florence Avenue owner was particularly critical of this process.

Ms Schmeder explained that, while she considered the houses individually and the east side of Florence Avenue during the Stage 1 survey, she did not identify it as a potential precinct as most of the potentially Contributory properties were on one side of the street which contrasted with other precincts that covered both sides of one or more streets. She explained that upon further assessment the study team found individual houses in the group of 1-7 and 2-28 Florence Avenue were of a higher or similar quality to other Inter-war residential streets recommended for heritage protection in the Draft Study (including Thornton Street, Banool Avenue and Bradford Avenue).

The Precinct was defined to include the sections of Florence Avenue with intact rows of Inter-war dwellings and other properties on the western side of the street were excluded. She considered that, while some heritage precincts encompass large areas and both sides of many streets, this is not a requirement and there are other instances where a smaller grouping of properties, including those on just one side of the street, are considered to be of local significance.

Ms Schmeder considered that including heritage buildings on both corners at the entry of Florence Avenue would have been desirable. However, it is not a requirement and their absence does not diminish the overall significance of the Precinct, as detailed in the Citation. She said that 'Clifton' predated the Inter-war creation and development of Florence Avenue, and is located farther west.

Ms Schmeder agreed with submitters that the largest houses on the largest blocks are located at the south end of the precinct, and this is one of the reasons the precinct is significant. She observed that, along with most of Kew's existing heritage precincts, almost all are made up of both large and small dwellings. If the smaller ones illustrate the themes that make the precinct significant (in this case, Inter-war residential development), then they can be included as contributory properties in the Precinct.

Ms Schmeder explained that the numerous architectural styles, features and building types present in the Precinct were constructed during the Inter-war period which is a period characterised by great eclecticism in domestic design and many popular styles. She said that Inter-war-era heritage precincts very rarely contain just one style, and the Clifton Estate is an example of this.

The critical question is whether the remaining places are of sufficient heritage value to meet the threshold to justify the Heritage Overlay. For Florence Avenue, she concluded the Precinct is worthy of protection for its high architectural quality, even if most of the western side is not included in the Precinct.

Regarding architecturally designed buildings, Ms Schmeder explained the absence of a known architect does not undermine the significance of the Precinct or the contribution individual places make in the Precinct.

On the matter of alternative ways to protect character, Ms Schmeder considered that the Heritage Overlay is the mechanism to protect heritage places of local significance. Other mechanisms, such as single dwelling covenants, do not control the demolition of existing buildings nor the design detail of replacement buildings. As the heritage significance resides largely in the actual fabric of the Contributory buildings (as well as other physical elements of the heritage precinct), these other controls cannot protect the heritage significance of the precinct.

**(ii) 1 Florence Avenue, Kew**

The 1 Florence Avenue owner objected to their property being categorised as Contributory. They considered it is of no particular style, has nothing of significance and is not symmetrical. The term 'Georgian Revival style' is too broad to comprehend. The 'hipped roof' is common, as are the 'multi-paned sash windows' which are not distinguishing enough and can be found in dwelling construction today. The owner submitted that several features had been removed from, and added to, the original façade.

Ms Schmeder stated that late Inter-war Georgian Revival houses were usually very simple, such as the property at 1 Florence Avenue, and this was considered a mark of their conservative refinement. The hipped roof, largely symmetrical front façade, use of multi-paned double-hung sash windows, and overall restraint are all markers of this style. The elongated octagonal windows were a frequent characteristic of this style. It is seen at other Georgian Revival houses in Boroondara already in the Heritage Overlay such as 'Xanadu', 119 Doncaster Road, Balwyn North, 1948 (HO383).

Ms Schmeder considered that 1 Florence Avenue should be categorised as a Contributory property in the Heritage Overlay not expressly because of its Georgian Revival style, but because it is part of a group of houses on Florence Avenue which together demonstrate the Inter-war development of Kew. It represents one of several styles popular during this period.

**(iii) 14 Florence Avenue, Kew**

The 14 Florence Avenue owner objected to the property being categorised Contributory and submitted that:

- the California Bungalow style is common
- the house was extensively remodelled and extended in the mid-1980s, including changes to the roofline, construction of a garage, cobble-stone driveway and high brick fence
- the dwelling's northern elevation has been completely changed
- the addition of an ensuite has altered the southern elevation.

Ms Schmeder considered that the rear additions do not detract from the house's contribution to the Precinct streetscape and while the south side ensuite is located close to the front façade, it has a minor impact on the presentation of the house in the streetscape, and is a level of alteration that is acceptable for a Contributory building.

Ms Schmeder maintained the house is Contributory in the Precinct.

**(iv) 16 Florence Avenue, Kew**

The 16 Florence Avenue owner objected to the property being included in the Precinct. They submitted the house is barely visible from the street, lacks any distinctive design qualities and has no external or internal decorative details. The owner submitted that the house has been substantially altered (internally and externally), as evidenced by the building permit history between 1969 and 1976.

The owner advised that the property is subject to a single dwelling covenant which prevents development which may adversely impact upon any alleged cultural heritage.

Ms Schmeder considered the house to be a good and intact example of a hipped-roof bungalow in the Mediterranean Revival style which appeared in the late 1920s and was very popular in the 1930s. She explained that the house demonstrates the key features of the style including the use of simplified classical forms, such as the arched porch opening and porch pier, as well as the use of roughcast render above a face brick plinth, the six-over-one sash windows, expressed rafter tails, slender chimney and tiled hipped roof, which are all characteristic of dwellings built in this period.

Ms Schmeder considered all available Council building permits for the property, dating from 1969, 1972, 1973 and 1976, which involved a series of extensions to the rear of the house and the construction of a garage behind the house. In her opinion, none of these alterations or associated internal alterations, affect the house's appearance from the street.

Ms Schmeder noted that the single dwelling covenant does not control the demolition of existing buildings or the design detail of any replacement building. She considered the Heritage Overlay to be the only local planning tool to manage these matters.

**(v) 24 Florence Avenue, Kew**

The 24 Florence Avenue owner objected to the property being identified as Contributory. They submitted that their house:

- was not architect-designed
- was built in a simple style that was reproduced extensively throughout Melbourne
- was not owned by a person of notoriety
- was not a gracious house of high-quality design, as suggested in the HO801 Heritage Citation.

The owner described the house as a simple, single, open gable with low pitch and a flat roofed porch, reflective of the less affluent State Bank style. They considered it to be inconsistent with many other houses in the street. The front porch has brick flooring which is not typical of the period and the chimneys are simple with no embellishments.

The owner submitted that, while some original features remain, these are offset by internal and external changes including the partial demolition and construction of a brick extension to the rear, double brick garage visible from the street, rectangular bay window to the northern façade, overpainting and alterations to the driveway/landscaping.

Ms Schmeder maintained that 24 Florence Avenue contributes to the Precinct and should be categorised accordingly. She considered that the rear additions to the house and the garage do not detract from its contribution. She said the change to the verandah flooring,

overpainting of the bricks and the addition of a bay window at the rear of the north side elevation are acceptable for a Contributory building.

### **9.3 Discussion**

The Clifton Estate Residential Precinct comprises large residential properties constructed from 1919 at the southern end of the street (particularly 3-5, 6, 7 and 8), with smaller properties and later Californian Bungalows constructed in the late 1930s toward the northern end of the street. Considering the entire street, the eastern side is dominated by original housing stock, whilst the western side from 7A is a mix of periods including numerous contemporary buildings.

Given the composition of building stock in the street, the Precinct has been defined as the eastern side of the street, and three large properties on the western side.

The Panel has several issues of concern with the Precinct. While it has been identified as being historically significant as part of the subdivision of a larger estate, this is the case with all of the streets surrounding it and it is difficult to understand the context of the original subdivision. While there is a mix of styles in the street, it is not deliberately eclectic (such as for example the Reid Estate or Riverside Estate).

The Panel finds that the Precinct is weak.

Given the Statement of Significance, emphasis is placed on the subdivision and development of 'gracious allotments' and the Panel can see that this is evident only in the early Inter-war properties at the southern end of the street. However, there is a disconnect between the development at the south and the north. The southern properties warrant further assessment for potential individual significance. Although the street has an attractive character, as a precinct, it does not hold together and is difficult to read as a precinct of historical and aesthetic significance as compared with other surrounding streets in this part of Kew.

While most of the properties on the eastern side are of the Inter-war period, it does not mean that the place is significant. The Panel does not find that the Precinct has the integrity or reaches the threshold of cultural heritage significance to justify the Heritage Overlay.

Having considered the submissions and evidence, the Panel finds that 1, 14, 16 and 24 Florence Avenue are reasonably intact and would have met the tests of being considered Contributory by virtue of their period of development. However, the fundamental composition of the Precinct in the context of the street, and the grounds for significance do not meet the threshold to justify the Heritage Overlay.

### **9.4 Conclusions and recommendation**

The Panel concludes:

- Clifton Estate Precinct (HO801) does not meet the threshold of local heritage significance to justify the Heritage Overlay.
- Properties at 3-5, 6, 7 and 8 Florence Avenue should be assessed, through a separate process, to determine whether they meet the local heritage threshold as individual places.



The Panel recommends:

**Abandon applying the Heritage Overlay to:**

- a) all properties proposed to be included in the Clifton Estate Precinct (HO801).**

**GRADING**

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY

The Goldthorns Hill and Environs Precinct comprises 60 Campbell Street; 1-25 and 2-26 Goldthorns Avenue; 1-11 Lady Lochs Drive; 47-97 and 52-88 Argyle Road; 66-74 Normanby Road; and 31-37 Heather Grove, Kew. The Precinct is comprised of several subdivisions: the Monterey Estate (1888), the Normanby Heights Estate (1919), the Goldthorns Hill Estate (1925), the Goldthorns House Estate (c.1925-40), the Argyle Hill Estate (c.1936), and a subdivision of land in Argyle Road and Royston Court (c.1939). It includes a range of large to smaller family homes built in the 1920s, 1930s and early 1940s in a mix of Inter-war domestic architectural styles. The first houses in the precinct were built in the mid-1920s in the fashionable California Bungalow idiom. The majority of the houses in the Precinct were however built during the 1930s, many in the popular but conservative Old English, Georgian and Mediterranean revival styles, while many others were built in the more daring Moderne style.

Original front fences at 53, 59, 61, and 88 Argyle Road, 60 Campbell Street, 4, 7, 9, 10, 14, 15, 19, 20, and 26 Goldthorns Avenue, 31 and 33 Heather Grove, 11 Lady Lochs Drive, and 66 and 70 Normanby Road are contributory. Original garages at 59 and 88 Argyle Road, 4, 7, 11, 12, 19, 22, 24, and 26 Goldthorns Avenue, and 33 Heather Grove are also contributory. Non-original alterations and additions to the houses are not significant.

The Goldthorns Hill and Environs Precinct, Kew, is of local historical, architectural, and associative significance to the City of Boroondara.

The Goldthorns Hill and Environs precinct is historically significant for the evidence it provides of the

pattern of settlement in this part of Kew during the Inter-war period, which were subdivided from the grounds of larger estates with grand mansions. The subject precinct is comprised of several subdivisions: the Monterey Estate, the Goldthorns Hill Estate, the Normanby Heights Estate, Goldthorns Estate, the Argyle Hill Estate, and a subdivision of land in Argyle Road and Royston Court. Not all the subdivisions resulted in immediate land sales until the Inter-war period, in particular the 1888 Monterey Estate. **(Criterion A)**

Other precincts in Kew tell the story of the evolution of Kew as a residential suburb, but only the Goldthorns Hill and Environs Precinct, through its concentration of Inter-war housing stock in an eclectic range of house designs, has the ability to demonstrate the Inter-war part of the story of Kew's suburban growth and development so comprehensively. The scale of many of the houses, and the 'respectability' epitomised by their architectural styles and associated elements, remain as important evidence of these historical processes and themes in the growth and development of Kew. **(Criterion A)**

There are houses of individual significance within the Precinct, for their particularly high architectural quality and as fine and uncommon examples of their architectural style, some of which are particularly notable for the high level of intactness and integrity of the property as a whole. **(Criterion D)**

The architectural significance of the Precinct is enhanced by the architectural quality and integrity of many of the contributory places. Many of the houses retain original associated built features, including some original garages that were integral components of the original house designs (at 59 and 88 Argyle Road, 4, 7, 11, 12, 19, 22, 24, and 26 Goldthorns Avenue, and 33 Heather Grove), and early and original front fences (at 53, 59, 61, and 88 Argyle Road, 60 Campbell Street, 4, 7, 9, 10, 14, 15, 19, 20, and 26 Goldthorns Avenue, 31 and 33 Heather Grove, 11 Lady Lochs Drive; and 66 and 70 Normanby Road. **(Criterion D)**

## 10.1 The issues

The issues are:

- whether the Goldthorns Hill and Environs Precinct (HO803) meets the threshold of local heritage significance to justify the Heritage Overlay
- whether the Precinct boundary is appropriate
- whether the following properties proposed to be categorised Contributory represent the reasons why the Precinct is identified as significant:
  - 88 Argyle Street
  - 4, 14, 17, 19, 24 Goldthorns Avenue
  - 31, 33 and 35 Heather Grove.
- whether 88 Argyle Road and 26 Goldthorns Avenue are Significant.

## 10.2 Background

At its 5 August 2019 meeting following exhibition, Council resolved to:

- recategorise the following properties from contributory to non-contributory:
  - 61 and 88 Argyle Road
  - 4 and 14 Goldthorns Avenue
- no longer apply the *Outbuildings or fences not exempt under Clause 43.01-4* control in the Heritage Overlay Schedule to the following properties:
  - 53, 61 and 88 Argyle Road
  - 4, 14 and 19 Goldthorns Avenue
  - 31 and 33 Heather Grove.

Before the Hearing, Council proposed to revise the HO803 Heritage Citation to note the new room added to the left of the front façade at 37 Heather Grove and the 1961 sunroom added above the garage at 11 Lady Lochs Drive. Council presented a post-exhibition version of the Precinct, as shown in Figure 4.

**Figure 4 Post-exhibition version of the Goldthorns Hill and Environs Precinct**



## 10.3 Precinct-wide

### (i) Evidence and submissions

At beginning of the Hearing, Council submitted that the owners of 31-37 Heather Grove only requested to remove 31-37 Heather Grove from the Precinct and did not dispute the merits of the entire Precinct. It explained that Mr Raworth's evidence extended beyond the original submission and assessed the entire Precinct. Council originally argued, while the Panel has an advisory role, the question whether there ought to be a precinct should not be considered by the Panel, given there were no submission opposing the entire precinct. Council added that, despite the Panel's recommendations, it would be highly unlikely that the Council will abandon that Precinct.

Having further reviewed submissions, Council conceded that there were some submissions that questioned the merits of the Precinct and it was open for the Panel to consider this issue.

The 11 Lady Lochs Drive owner who conducted a petition, submitted that 26 out of more than 40 households opposed the Amendment. This presents significant opposition and points to an area that does not have a strong case for protection. He raised key concerns regarding a lack of information and problems with process and engagement with landowners. He considered that Council used a *"sledgehammer to crack a nut"* and that

there is no need or justification to apply the Heritage Overlay to the area. The owner submitted there is a lack of understanding about what the heritage precinct is, or why it is special, as there are many different styles, however the authors of the Kew Heritage Study have determined it is the *"Taj Mahal of Precincts"*.

The 19 Goldthorns Avenue owner did not expressly oppose the Precinct, although at the Hearing they identified significant changes to the general streetscape and questioned the Study's methodology and findings. He questioned whether the Study could be used to justify applying the Heritage Overlay to the Precinct.

The 4 Goldthorns Avenue owner submitted that the Kew Heritage Study itself, and the proposal to apply the Heritage Overlay to the subject area, needs to be reassessed and potentially abandoned because there is a *"hotchpotch"* of building development in Goldthorns Avenue that does not conform to any intact examples of heritage in the street.

Mr Raworth confirmed that, while the owners of 31-37 Heather Grove focussed on their own individual properties, as a group of buildings, they have been considered as part of a precinct through the Amendment. Mr Raworth explained that he needed to assess the Precinct in order to understand what it consists of, its values and whether those places should be included.

Mr Raworth questioned the cohesiveness of the Precinct. He referred to Lady Lochs Drive and the north side of Argyle Road which have more Non-contributory than Contributory places, and the Birrell Court properties which created a 'hole' in the Precinct. In this context, he found that the Precinct did not have high integrity.

Mr Raworth considered that 1, 16, 17 and 19 Goldthorns Avenue and 62 Argyle Road had undergone significant changes in either additions that dominate original roof forms, intrusive carports or rendering that have compromised the contributory nature of the buildings. He found that these changes have not been taken into account.

Mr Raworth highlighted the following methodology that had been applied to the Kew Heritage Study:

... areas containing a high density of potential Contributory and Significant places in cohesive streetscapes that demonstrate a shared theme or themes (e.g., residential development of a similar built date or building type) were chosen.

... buildings that are not individually significant in their own right must be grouped together in large enough and consistent enough streetscapes in order to form a precinct of local significance. While there is no set definition of how large a precinct must be to warrant inclusion in the Heritage Overlay, the consultants followed the general approach that a precinct of buildings that are very 'typical' of their era should be larger than a precinct comprising an unusual grouping. (Kew Heritage Gap Study, p.5).

Mr Raworth considered that the surviving houses in the Precinct collectively are at best, good but unremarkable examples of Inter-war housing that have been included because of their age by default. Regarding the comparative analysis in the Kew Heritage Study, he considered the Oswin Street Precinct (HO157), Clutha Estate Precinct (HO525) and the Golf Links Estate (HO1) are comparative precincts insofar as they were wholly or largely developed in the Inter-war period. He found them to be much more cohesive, containing a

higher proportion of contributory places that gives a consistency to the streetscapes and a greater sense of a distinct precinct area.

Mr Raworth considered that the proposed Goldthorns Hill and Environs Precinct does not compare well with, and is not of 'equal or better' quality to, the three precincts in the comparative analysis.

Mr Raworth noted there are other existing precincts with the Heritage Overlay in Boroondara that are directly comparable to the Goldthorns Hill and Environs Precinct in terms of the era of development. These include:

- Hassett's Estate in Canterbury/Camberwell (HO191), comprising an intact and notable collection of prevailing styles from the 1920s to early 1940s
- Reid Estate in Balwyn (HO192), the large detached houses of which adopt a range of Inter-war styles and demonstrate a high quality of architectural design
- Holyrood Estate and Environs, Camberwell (HO228), an intact and consistent area of 1920s and 1930s housing
- Riverside Estate and Environs, Balwyn North (HO231), a cohesive Inter-war precinct of large detached houses built in various Inter-war styles of high quality.

Mr Raworth stated that these four precincts which are currently in the Heritage Overlay demonstrate Inter-war development in Boroondara better than the Goldthorns Hill and Environs Precinct because they are larger in scale and comprise more consistent streetscapes with a higher proportion of Contributory buildings.

Regarding boundaries and gateways, Mr Raworth considered the Precinct's eastern entry has a weak gateway experience. He explained that 31-37 Heather Grove are separated from the main body of Inter-war properties in the Precinct by a 1960s building and Victor Avenue itself and 97 Argyle Road provides limited connection between the areas, given its tall solid masonry fence and tennis court/garden area are located at the Precinct's entry.

Mr Raworth questioned why some properties such as the four in Heather Grove, as well as the five in Normanby Road have been included in the Precinct, while other comparable nearby Inter-war properties have been excluded. A 1945 aerial image shows that the streets surrounding the identified area were well developed at this time, and many of these properties remain, such as 25 and 29 Heather Grove, 48 and 50 Argyle Road and 6-16 Victor Avenue. He considered that this demonstrates the arbitrary nature of the Precinct's boundary when nearby comparable properties have been excluded.

Ms Schmeder considered the Goldthorns Hill and Environs Estate is the only precinct that integrates the entire Inter-war period between 1919 and the end of World War 2. She added that, while Boroondara has numerous valuable Inter-war precincts, this is the best example in Kew. She explained that a majority of Kew's heritage precincts focus on Victorian and Edwardian development. Of those purely Inter-war precincts in Kew, HO57 Oswin Estate (HO57) is generally homogenous comprising modest State Savings Bank houses and Clutha Estate (HO525) represents some of the later Inter-war development from the 1940s and 1950s illustrating continuity of design during that period. Ms Schmeder acknowledged that the Goldthorns Hill and Environs Estate Precinct is eclectic in the styles represented within it, but found that it demonstrated the entire Inter-war era.

Ms Schmeder explained the Precinct's boundary was chosen on the basis of the area with the highest concentration of fine and largely intact Inter-war and early Post-war houses. It was not selected based on estate or subdivision boundaries. She explained that, while the Goldthorns Hill Estate forms the heart of the Precinct, it extends beyond the original Estate's subdivision boundary, as indicated by "and Environs" in the precinct name. The history of the other subdivisions that also make up the Precinct – Monterey Estate, Normanby Heights Estate, and the Goldthorns House Estate – are discussed in the precinct history.

## **(ii) Discussion**

The Panel acknowledges that the Precinct was developed over the full term of the Inter-war period, between 1919 and the end of World War 2. It was not developed in a short period of time in a homogenous style, but instead developed over a few decades, thereby revealing an eclectic collection of dwellings of different styles. There are a number of very good examples of Modern, Old English and Bungalows in the Precinct.

The Panel considers that the central part of the Precinct is weak. Argyle Street is significantly compromised, and while the eastern end of Goldthorns Avenue is the most intact part of the Precinct, the western end has a low level of intactness. Both the Normanby Road properties and Heather Grove properties display a run of Inter-war buildings, however, they are visually disconnected from the Precinct. While some areas in the Precinct are strong, the configuration of these areas within the Precinct do not convey a high degree of integrity.

The Panel agrees with Mr Raworth that Inter-war precincts, particularly the Riverside Estate, provide a better example. The Thornton Estate, proposed to be introduced through the Amendment, is also a better example.

The Panel agrees that the Inter-war period was a time for experimenting with architectural styles and individual expression. That said, considering the cumulation of issues raised in submissions for the Precinct, the Panel considers that the subject area:

- is not sufficiently intact to justify the Heritage Overlay
- does not have the integrity for the community to understand its value.

The Panel finds that the Goldthorns Hill and Environs Precinct does not have the integrity to justify the Heritage Overlay for reasons outline above. This is heightened by the additional properties which should have been categorised as Non-contributory. These properties are considered in the following sub-chapters.

## **10.4 53 Argyle Road, Kew**

### **(i) Evidence and submissions**

The 53 Argyle Street owner supported the protection of some of the heritage of the area however they requested the listing of the front fence in the Heritage Overlay Schedule to be deleted as the front fence has been removed due to structural issues.

Ms Schmeder confirmed that the front fence had been lawfully demolished and agreed the proposed fence controls should be removed from the Heritage Overlay Schedule.

**(ii) Discussion**

Given the fence has been demolished at 52 Argyle Street, the Panel agrees that reference to it also be removed from the Heritage Overlay Schedule.

The Panel finds that, should 53 Argyle Street have been located in a heritage precinct:

- it should have been categorised as a Contributory property
- the Fence control should not have applied in the Heritage Overlay Schedule.

**10.5 65 Argyle Road, Kew****(i) Evidence and submissions**

The 65 Argyle Road owner objected to the property being categorised as Contributory to the Precinct. They submitted the dwelling has been extended to the side and rear, including changes to the roofline and, apart from the façade, many of the period features have been removed or altered. The submission considered the 1920s style façade does not have any distinguishing details.

Ms Schmeder explained that numerous architectural styles were popular during the Inter-war period and the diversity of styles seen in the Precinct was characteristic of all medium-to-large Inter-war era heritage precincts. She considered Inter-war buildings to be less ornate than Victorian or Federation buildings, however they have their own distinguishing details such as the dominant gabled forms of California Bungalows, the smooth curves of the Moderne, or the corbelled eaves of the Old English style.

Ms Schmeder acknowledged that a new rear garage at 65 Argyle Road was built around 2006, the attic storey and associated roof was extended to the rear around 2007, and a swimming pool was built around 2007. She stated that the alterations:

- are not visible from the street, apart from glimpses of the rear extension in oblique views
- do not impact on the property's Contributory category.

**(ii) Discussion**

The Panel agrees with Ms Schmeder that alterations to 65 Argyle Street are sympathetic and the building contributes to the Inter-war streetscape.

The Panel finds that, should 65 Argyle Street have been located in a heritage precinct, it should have been categorised Contributory.

**10.6 88 Argyle Road, Kew****(i) Evidence and submissions**

The 88 Argyle Street owner opposed the Heritage Overlay being applied the property and the proposed Significant category. The owner submitted that:

- all windows facing Argyle Road are aluminium and were replaced in the 1970s
- the second garage in Victor Avenue was constructed in the 1980s



- the retaining wall fence on Victor Avenue was demolished and replaced in 2017 following an emergency order.

Council submitted that, since exhibiting the Amendment, it proposed to recategorise the property from Significant to Contributory.

At Hearing, the owner explained that they removed the retaining wall and rebuilt it, there were issues with works on the neighbouring property that affected fencing and the tree, and that further work was needed on the garage. They submitted that it was premature to apply the Heritage Overlay, irrespective of the proposed recategorisation to Contributory.

Ms Schmeder noted the façade had been infilled the roof extended and the windows altered. She considered that the level of alteration justified the recategorisation from Significant to Contributory and as such the place should still be included in the Precinct and a Heritage Overlay as it still contributes to the architectural and historical significance of the Precinct.

#### **(ii) Discussion**

Given the changes made to the building, the Panel agrees that the property is no longer justified to be categorised as Significant. However even in its altered form, it is a Contributory element within an Inter-war streetscape.

The Panel finds that, should 88 Argyle Street have been located in a heritage precinct, it should have been categorised Contributory.

### **10.7 4 Goldthorns Avenue, Kew**

#### **(i) Evidence and submissions**

The 4 Goldthorns Avenue owner opposed the Heritage Overlay on the entire Precinct and objected to the property being categorised as Contributory. The submission questioned the veracity of the inspection for the Kew Heritage Study and considered that the place is not Inter-war.

In considering this submission, Ms Schmeder considered the architectural significance of the Precinct as defined in the Statement of Significance. In the section defining 'what is significant', it includes family homes built in the 1920s, 1930s and early 1940s in a mix of Inter-war domestic architectural styles including California Bungalows, Old English, Georgian and Mediterranean revival, and the Moderne style. She explained there was a high degree of continuity between the late Inter-war and early Post-war periods, with Old English and Moderne being two of the most popular domestic styles of both these periods and on this basis it is reasonable to categorise, as Contributory, early Post-war (c1945-1955) houses that illustrate these two styles of Inter-war origin.

Ms Schmeder confirmed that, having revisited the property that, while the house at 4 Goldthorns Avenue was built in the early Post-war period, its design is clearly Post-war in style and therefore does not represent the attributes that are sought to be protected through the Heritage Overlay. She recommended that both 4 Goldthorns Avenue and 61 Argyle Road be recategorised from Contributory to Non-Contributory.

Ms Schmeder stated that, as both properties do not contribute to the defined heritage value of the Precinct, there is no need to protect their associated front fences and garage (at 4 Goldthorns Avenue) in the Heritage Overlay Schedule, as these elements are not Contributory in their own right. However, given their location in the Precinct and abutting other contributory places both properties should remain within the Precinct.

**(ii) Discussion**

The Panel agrees with both parties that 4 Goldthorns Avenue is Post-war in its design and, while its scale, form and materials are sympathetic, it is not of the Inter-war period, nor does it display the Inter-war styles.

The Panel finds that, should 4 Goldthorns Avenue have been located in a heritage precinct, it should have been categorised Non-contributory.

## **10.8 14 Goldthorns Avenue, Kew**

**(i) Evidence and submissions**

The 14 Goldthorns Avenue owner opposed the property being included as Contributory. They submitted that the front fence had major alterations to enable the construction of a carport and therefore the fence is not in its original state and is not a contributory element to the property. They added that the only original feature remaining of the house is a portion of the façade and the external walls on the west side of the house.

Ms Schmeder confirmed that major alterations had been undertaken which have subsumed the front façade and a large carport was also constructed (requiring the enlargement of the driveway and partial demolition of the front brick fence).

Due to the extent of change to the house and fence, Ms Schmeder considered the property does not contribute to the Precinct. She supported that the property be recategorised to Non-contributory and the proposed front fence controls being removed from the Heritage Overlay Schedule.

**(ii) Discussion**

The Panel finds that the extent of change as a result of additions to the front of the building, the demolition of the fence and addition of the large carport and portico in front of the dwelling has substantially changed the appearance of the building and would not contribute an Inter-war streetscape.

The Panel finds that, should 14 Goldthorns Avenue have been located in a heritage precinct, it should have been categorised Non-contributory.

## **10.9 17 Goldthorns Avenue, Kew**

**(i) Evidence and submissions**

The 19 Goldthorns Avenue owner referred to 17 Goldthorns Avenue as an example where extensive demolition and building works were made to the building in 2010 where a significant proportion of the building was demolished, windows were placed in a different

location and no shutters reinstated, and the largely reconstructed building comprised different materials, proportions and roof profiles.

At the Hearing, Ms Schmeder initially considered the rendering did not compromise the contribution of the property to the Precinct. However, after considering the information presented at the Hearing, she found that the property was of marginal contribution.

**(ii) Discussion**

The property at 17 Goldthorns Avenue has been substantial redeveloped and, while the proportions of the building are sympathetic to the period and original style, the finish and architectural details do not meet the threshold of Contributory to the Precinct.

The Panel finds that, should 17 Goldthorns Avenue been located in a heritage precinct, it should have been categorised as Non-contributory.

## **10.10 19 Goldthorns Avenue, Kew**

**(i) Evidence and submissions**

The 19 Goldthorns Avenue owner did not oppose the Goldthorns Hill and Environs Precinct, however they opposed the property being categorised Contributory. They submitted that the landscape elements on the property including the pathway, fence, pillars and driveway are not original. They explained that the building was altered to make it fully accessible. The building was designed as a small single storey dwelling, however the 1960s second storey addition to the rear is visible from the street and would not comply with Council's site line diagrams in its own policy. The owner submitted that the second storey addition justifies the property being recategorised from Contributory to Non-contributory. They said that the timber window shutter is not original.

Ms Schmeder advised that she had revisited the property and confirmed the front fence pillars are a later addition, although they were constructed in the same stone facing as the original driveway and gates to the driveway and pedestrian entry had been removed. She considered the proposed front fence controls in the Heritage Overlay Schedule should not apply.

Ms Schmeder considered that one can still understand the original roof form of the house because the two-storey extension is entirely behind the ridge of the roof. She did not consider the upper level extension dominated the building to the extent that it would make the building Non-contributory. She considered that the property should remain Contributory.

**(ii) Discussion**

The Panel agrees with Ms Schmeder that, although the two-storey extension is large, it is entirely behind the ridge of the roof and in this context one can still understand the original roof form of the house. The Panel considers the property would Contribute to an Inter-war streetscape.

The Panel finds that, should 19 Goldthorns Avenue have been located in a heritage precinct:

- it should have been categorised as a Contributory property

- the Fence should not have been listed in the Heritage Overlay Schedule.

### **10.11 24 Goldthorns Avenue, Kew**

#### **(i) Evidence and submissions**

The 24 Goldthorns Avenue owner objected to the property being categorised Contributory. They submitted that the major alterations in the mid-1990s have altered the building's original appearance, including the front facade and all windows. The garage was rebuilt in 1995. They considered that these changes have compromised the integrity of the property.

The owner submitted that there are major issues with the foundations, causing internal and external wall cracking.

Ms Schmeder confirmed that building permit plans had been issued to construct new retaining walls and a front fence in 2006. She could not find permits for the 1995 alterations referred to by the owner and no evidence to support claims that the garage was rebuilt.

Ms Schmeder stated that the owner did not provide evidence that the building was in danger of collapse or needed to be largely rebuilt because of its poor condition. She stated that the issue of building condition should be considering during the planning permit application stage.

Ms Schmeder considered changes to the front façade to be minor and did not impact its Contributory category. She added that, while the carport/ pergola is a later alteration, the brick garage appears to be original, should be included as a Contributory element and should be included under the 'Outbuildings and Fences exempted' in the Heritage Overlay Schedule.

#### **(ii) Discussion**

The Panel agrees with Ms Schmeder that, although changes have been made to the façade of 24 Goldthorns Avenue, they are relatively minor and would not have impacted on its contribution to an Inter-war streetscape.

The Panel finds that, should 24 Goldthorns Avenue have been located in a heritage precinct:

- it should have been categorised as a Contributory property
- the fence should have been listed in the Heritage Overlay Schedule.

### **10.12 26 Goldthorns Avenue, Kew**

#### **(i) Evidence and submissions**

The 26 Goldthorns Avenue owner objected to the property being categorised Significant in the Precinct and submitted that:

- the dwelling, garage door and windows have been altered
- a "roof trench" has been rebuilt (1993), and the brick fence has been repaired with different materials and some windows are broken/need repair
- cracked internal and external walls have been repaired, some with different materials from the original.

Ms Schmeder considered the changes outlined by the owner were minor and do not detrimentally impact the property's significance.

Regarding the "roof trench", Ms Schmeder assumed that this referred to the gutters or roof valleys. In comparing the 1938 plans to the current form of the house, she noted no notable changes to the roof form or cladding. She considered that the gutters which had been replaced since 1938 (which is good maintenance practice), did not detract from the heritage significance of the dwelling.

Ms Schmeder considered the repointing in hard cement mortar above the doorway to the back yard to be a very minor change with little or no impact on the heritage value of the fence. She considered that no notable external alterations had been identified, or observed from the two street frontages of 26 Goldthorns Avenue. She considered that the property should continue to be categorised as Significant.

## **(ii) Discussion**

The Panel finds that the minor changes 26 Goldthorns Avenue would not have affected its contribution to an Inter-war streetscape or its category as Significant.

The Panel finds:

- Should 26 Goldthorns Avenue have been located in a heritage precinct it should have been Categorised as a Significant property.
- 26 Goldthorns Avenue be reassessed, independent of the Precinct, to determine if it has sufficient significance as an individual place to justify the Heritage Overlay.

## **10.13 31, 33, 35 and 37 Heather Grove, Kew**

### **(i) 31 Heather Grove – Evidence and submissions**

The 31 Heather Grove owner submitted the house lacks any unusual design elements or any stand-out architectural quality and the Study has failed to disclose two additional rooms with dormer windows at the front of the house, a skylight and TV antenna. The owner submitted that the original driveway has been replaced with a broader driveway, wrought iron gates have been removed, retaining walls constructed and the garage door has been replaced.

Ms Schmeder considered the house to be a very good example of the Old English style, featuring a prominent front gable with corbelled eaves and decorative brickwork, and a matching gabled entry porch. It is a representative example of this style, which was popular in the late Inter-war and early Post-war eras and the design quality is sufficient to be a contributory element in an Inter-war residential precinct.

Ms Schmeder acknowledged that two dormers were added to the front slope of the roof in 1998 and a two-storey rear extension was also constructed built at the same time, however its roof has been set back so that it is not visible from the street. While the dormers (and a skylight) are a non-original and visible addition, she considered they are small in scale in relation to the house as a whole and do not disrupt an understanding of the original roof form, architectural style or built era of the house and despite these alterations the house still contributes to the significance of the precinct.

Ms Schmeder considered the property had undergone minor changes to its presentation, however they do not impact its contributory quality in the Precinct. She found that, due to the alterations to the front fence, this element should not be subject to specific fence controls.

**(ii) 33 Heather Grove – Evidence and submissions**

The 33 Heather Grove owner submitted:

- The house is not architecturally distinguished and lacks any unusual design elements, nor is it as intact as the other houses in the precinct.
- The Kew Heritage Study has failed to disclose that the garage has little remaining integrity, is in a state of disrepair, is barely visible from the street, the door has been replaced.
- The front fence has little remaining integrity due to major cracks and impacts from tree roots.

Ms Schmeder considered the house is a substantial two-storey dwelling, integrating elements of Tudor Revival (front door) and Art Deco (balcony railing) styles. As one of the more substantial houses built in the late Inter-war period, it contributes to the significance of this Inter-war residential precinct.

Ms Schmeder considered the house is highly intact and retains all of its original details, such as the front door and sidelights, Art Deco metal balcony railing, and timber sash windows with horizontal glazing bars. She observed the garage is constructed of the same mottled blue/clinker brick as the house and appears to be original (apart from the door) and it was her opinion that it is appropriate to recognise it as an original design feature of the property.

Ms Schmeder found the poor condition of the front fence/retaining wall is clear from the street and is likely to need to be rebuilt in the short to medium term. Accordingly, she recommended that the fence control in the Heritage Overlay Schedule not apply.

**(iii) 35 Heather Grove – Evidence and submissions**

The 35 Heather Grove owner objected to the property being categorised Contributory. He submitted that the house lacks any unusual design elements or any stand-out architectural quality and the Kew Heritage Study fails to disclose that significant renovations have been undertaken. He explained that alterations which have overwhelmed the original architecture include:

- new kitchen and living room addition and ensuite
- original and smaller street facing windows replaced with larger French doors and modern windows
- second storey addition
- entry door into formal lounge at the front of the house, with steps removed
- exterior walls rendered/painted
- no longer any leadlight windows facing Heather Grove
- guttering replaced
- no evidence that the roof tiles are original
- two new window awnings

- garage and carport have been demolished and driveway replaced
- steel shed, water tanks, air conditioner and TV antenna are visible from the street
- brick fence, the picket fence and the driveway gates are:
  - not early or original
  - not representative of the Inter-war period
  - are high and incompatible with the predominance of brick (low and medium brick) fences in the rest of the precinct and make the dwelling difficult to see.

Ms Schmeder considered the building to be a typical late Inter-war house which illustrates the domestic architecture that was popular during this period. She advised that it is enough for the property to be representative of its time and architectural style and does not need to be a stand-out example. While there is a tall picket fence in front of the house, the elevated position of the house still makes it largely visible.

Ms Schmeder acknowledged that alterations included a rear dormer window to the existing attic storey, and the addition of a new room at the rear but considered these changes did not compromise the appearance of the house from the street. She noted that the sash windows to the recessed southern bay of the front façade were enlarged and replaced with French doors, the rear extension was rebuilt, and the existing garage was demolished. She considered the house to be sufficiently intact within the range acceptable for a Contributory building. She explained that the enlarged windows reduced the intactness of the front façade but their recessed location did not reduce the building's overall intactness.

**(iv) 37 Heather Grove – Evidence and submissions**

The 37 Heather Grove owner objected to the property being categorised as Contributory and being included in the Precinct. They considered that their house was not architecturally distinguished, lacked any unusual design elements, and was not intact compared to the other houses proposed in the Precinct. The owner submitted the Kew Heritage Study did not disclose that the house has been altered beyond that of a contributory building. Alterations included:

- the room at the south-western corner added 20 years ago, including flat roofed ensuite
- the dining room at the front of the house has been renovated and French doors, pergola and balcony added
- the carport and fascia boards eaves and external wooden fence are not original.

Ms Schmeder considered the house to be typical of its period and appropriate as a Contributory house in a heritage precinct. She considered the pergola and deck on the western side of the front façade did not impact the property's integrity. Ms Schmeder acknowledged the extension in the form of a new bedroom forms part of the front façade and was designed to fit in with the roof form and materiality of the original house. Ms Schmeder conceded that this is a major change to the presentation of the building, but as the original sections of the front façade remain largely intact, the house is still considered to contribute to the precinct both as an example of late Inter-war design and as an important visual link between Argyle Road and Heather Grove. Ms Schmeder recommended that this addition be clearly noted in the HO803 Citation.

Mr Raworth considered that 37 Heather Grove is not an intact example of an Inter-war building. He maintained that the addition at the east end of the facade has altered its main streetscape presentation, such that the symmetry of the building has changed, obscuring its original form.

**(v) Discussion**

The Panel considers that despite various changes made to the buildings the properties 31-37 Heather Grove are demonstrative of the Inter-war period.

The Panel finds that, should 31-37 Heather Grove have been located in a heritage precinct:

- they should have been categorised as Contributory properties
- the fences at 31 and 33 should not have been listed in the Heritage Overlay Schedule
- the side addition at 37 Heather Grove should have been noted in HO803 Citation.

#### **10.14 11 Lady Lochs Drive, Kew**

**(i) Evidence and submissions**

The 11 Lady Lochs Drive owner opposed 11 Lady Lochs Drive being included as a Contributory property in the Heritage Overlay.

The owner submitted that:

- the house was built in 1930s but it had significant additions in the early 1960s
- the proposed Precinct boundary has been extended to include properties which have little or no relevance to the heritage quality of the precinct
- the property was not part of the original Goldthorns Estate subdivision, but part of another subdivision
- 11 Lady Lochs Drive has been significantly altered, including additions and alterations, the front fence is not original and therefore not contributory.
- the property lacks historical characteristics and is not aesthetically important.

Ms Schmeder conceded that, within medium to large precincts, there are always some Non-contributory properties that will be included in the boundaries. While they may appear to have 'little or no relevance' to the heritage significance of the precinct, it is appropriate to keep them in the precinct so that any potential impact of their redevelopment can be managed. She added that, despite the demolition of 9 Lady Lochs Drive, the property at 11 Lady Lochs is not isolated from other Contributory properties.

Ms Schmeder considered 11 Lady Lochs Drive to be a largely intact example of a Moderne house exhibiting cutting-edge Functionalist design influence, making it an "ultra-modern" house of its day, and an excellent contribution to the Inter-war architecture of this precinct. Despite the addition of a sunroom in 1962, the house is still intact enough to contribute to the precinct. Despite being overpainted, she found the front brick fence to be an original element of the site.

Ms Schmeder maintained that 11 Lady Lochs Drive is correctly categorised as Contributory. She recommended that the HO803 Citation be updated to note that the sunroom was added in 1962 above the existing garage.



**(ii) Discussion**

11 Lady Loch Drive demonstrates a late Inter-war architectural style and the 1962 addition of the sunroom does not compromise the building's integrity.

The Panel finds that, should 11 Lady Lochs Drive have been located in a heritage precinct:

- it should have been categorised as a Contributory property
- the fence should have been listed in the Heritage Overlay Schedule
- the 1962 addition of the sunroom should have been noted in the HO803 Citation.

**10.15 Conclusions and recommendation**

The Panel concludes:

- Goldthorns Hill and Environs Precinct (HO803) does not meet the threshold of local heritage significance to justify the Heritage Overlay.
- Issues related to the Precinct's boundary and property categorisation are not relevant in an area which does not meet the threshold of local heritage significance.
- Properties at 20 Goldthorns Avenue, 26 Goldthorns Avenue and 97 Argyle Road which have been categorised as Significant, should be assessed through a separate process to determine whether they meet the local heritage threshold as individual places.

The Panel recommends:

**Abandon applying the Heritage Overlay to:**

- a) all properties proposed to be included in the proposed Goldthorns Hill and Environs Precinct (HO803).

## 11 Thornton Estate Residential Precinct (HO806)

### Exhibited Statement of significance



#### What is significant?

The Thornton Estate Precinct, which comprises 1-35 Thornton Street and 46-48 Stevenson Street, Kew, is significant. The Thornton Estate was subdivided in 1918. The houses were largely built between c.1925 and 1930, with the exception of 48 Stevenson Street, which was built c.1935-38.

The street plantings of uniformly spaced and pruned mature plane trees on the west side, and dense mature plantings on the east side. The lawn nature strip and concrete footpaths in the public domain contribute to the Precinct's significance.

The house, front fence, gateway, garden paths, and garage at 46 Stevenson Street is individually Significant. Original front fences at 48 Stevenson Street and 19 Thornton Street are contributory.

Non-original alterations and additions to the houses in the Precinct are not significant, including the second storey additions, garages, high brick front fences. Some of the front fences are sympathetic to the architectural style of the houses, but are not significant.

High brick front fences at 5 Thornton Street and lightweight modern palisade fences at 1 and 33 Thornton Street are not significant.

#### How is it significant?

The Thornton Estate is of local historic and architectural significance to the City of Boroondara.

#### Why is it significant?

The Thornton Estate Precinct is significant for its ability to demonstrate the continuing pattern of subdivision of large Victorian-era estates built along the south side of Studley Park Road, Kew, during the early Inter-war years. The Thornton Estate comprised 15 allotments subdivided from the former substantial home named Thornton. The subdivision remains legible because of the consistent streetscape character along its extent, created by the uniform and evenly planted street trees, lawn nature strips and early concrete footpath, and the consistency in architectural style of the houses (diverse forms of the Inter-war California Bungalow), set behind generally medium-height front fences in garden settings. **(Criterion A)**

Architecturally, the Thornton Estate Precinct is significant for the consistency of the architectural style of the houses, Inter-war California Bungalow. This is because the houses in the Thornton Estate were largely all built over a five-year time span, from c.1925-30; the exception is 48 Stevenson, built c.1935-38. This distinguishes the Thornton Estate Precinct from other Inter-war precincts which were generally built over longer time spans and thus represent a greater diversity of architectural styles. Even though each house is built to very distinctive designs, they display features typical of the California Bungalow idiom, including visually prominent roofs, many with visually prominent street facing gables, flat top chimneys, some houses with shingling (19 Thornton and 48 Stevenson streets), heavy masonry verandah piers and balustrading, and projecting timber

window frames, and geometric pattern leadlight glazing. **(Criterion D)**

Architecturally, 46 Stevenson Street is significant as an Inter-war Bungalow that exhibits many features typical of the Inter-war brick Bungalow style, a popular idiom for domestic architecture in the suburbs during the 1920s. Its significance is enhanced by the high degree of intactness of the house and its grounds (front fence, garden paths, gateway and gate, and garage) and the high quality of the detailing evident in these original features. The intactness of 46 Stevenson Street, and the integrity of the site as a whole, compares favourably with some of the best-known Inter-war landmark corner houses in Melbourne. **(Criterion D)**

The architectural significance of the Precinct is enhanced by the architectural quality and integrity of some of the contributory places. Some of the houses retain original associated built features, including the original garage that was an integral component of the original house design (at 46 Stevenson Street, noted above) and early and original front fences (46 and 48 Stevenson Street and 19 Thornton Street). **(Criterion D)**

## 11.1 Precinct assessment

### (i) The issues

The issues are:

- whether the Thornton Estate Residential Precinct (HO806) meets the threshold of local heritage significance to justify the Heritage Overlay
- whether 9, 11, 15, 17 and 19 Thornton Street proposed to be categorised Contributory represent the reasons why the Precinct is identified as significant.

Council did not propose any changes to the Precinct, including property categories, after exhibiting the Amendment.

### (ii) Evidence and submissions

All submissions received for the Thornton Estate Residential Precinct objected to the Precinct and the Heritage Overlay. The 11 Thornton Street owner submitted that there is no cohesive streetscape due to recent development and Stevenson Street is not related to Thornton Street. It was submitted that, of the 14 properties in Thornton Street:

- three are new or under construction (3, 15, 35) and are very different styles
- four (1, 9, 23 and 33) are under significant renovation
- two (27 and 31) are currently undergoing renovations
- two (5 and 11) have undergone some level of renovation.

They submitted that, due to the extent of change in the street, there is no point in having a Heritage Overlay. The submitter considered that the HO806 Heritage Citation significantly overstated the heritage integrity of the street and Precinct. They submitted that Criterion A and Criterion D had not been met because:

- it is a small street with four non-contributory dwellings, major renovations, a block of flats in a Non-contributory style and only one significant contributor to the precinct
- there are significant differences in fence styles and heights
- not all of the buildings are of Inter-war design, many have alterations and the extent of change of the buildings is not in the spirit of the Heritage Overlay.

The 17 Thornton Street owner considered that the short construction time span was not sufficient reason to apply the Heritage Overlay. They considered that most of the houses in the street lack integrity to justify controls because they have either been extensively altered or are new. Several submitters said that, since the Kew Heritage Study was completed, three houses (3, 15 and 35) were demolished, thereby compromising the Precinct.

The 19 Thornton Street owner submitted that Howard Street residents are seeking rear access to their lots through the Thornton Street Reserve which is contrary to the Victorian law.

Ms Schmeder considered that, despite the recent demolitions, the street still retains its *"distinctive subdivision pattern and its overall Inter-war bungalow character"* and presents as a *"cohesive whole."* She explained that there is no requirement for a heritage precinct to be of a particular size. She cited the HO590 Grange Avenue, Canterbury Precinct as an example of a precinct which contains only five houses (on one side of a street). Despite the presence of four Non-contributory properties, in the Thornton Estate Residential Precinct, she considered that the Precinct has a very strong Inter-war character. Ms Schmeder considered the current row of Inter-war properties and their setting across from a planted reserve (rather than a row of houses) still demonstrates the historical and architectural significance at a local level.

Ms Schmeder confirmed through Council's right-of-reply at the conclusion of the Hearing, having revisited the site after giving her evidence, she found that 33 Thornton Street should be identified as Contributory. Despite this finding, Council submitted that the property would remain Non-contributory in the Statement of Significance, given the progress of the Amendment to this stage. Council submitted that it may seek to alter the property's category in the future through a separate process.

Ms Schmeder noted that the Kew Heritage Study identified the Thornton Street reserve as an important feature in the Precinct but was not included in the Precinct. She explained that it was Council's policy to manage the heritage values of its trees, reserve and properties through a Council register. She said that the Reserve should be specifically listed in the list *'A.5 Council-managed places of potential heritage significance'* in the Kew Heritage Study.

### **(iii) Discussion**

The Panel agrees with Ms Schmeder that the Thornton Estate Precinct demonstrates consistent architectural styles, particularly the key features of Californian Bungalows as a result of the development of the subdivision in a short period of time. The Precinct has retained a reasonably high degree of integrity. Collectively, the properties present as a cohesive group of Inter-war houses that demonstrate the features identified in the Statement of Significance. Changes made to several properties have not negatively affected the Precinct's cohesiveness. The Precinct compares well to other Inter-war precincts identified in Kew, particularly the Banool Estate Precinct and Barry Street. It is a better example when compared with the proposed Clifton Estate Precinct and Goldthorns Hill Estate and Environs Precinct (noting that these two precincts demonstrate development over a greater period of time during the Inter-war period).

During its inspections, the Panel observed that 33 Thornton Street had been identified as Non-contributory however it displayed the characteristics of an intact two storey Inter-war villa. The Panel notes Ms Schmeder's post-evidence finding that the building should be Contributory. The Panel agrees with Council that the property's recategorisation should be pursued through a separate future process so that it does not delay the Amendment and to enable Council to notify the property owner of this new information.

The Panel acknowledges that the street reserve is an important and contributory feature in the Precinct and the Statement of Significance clearly states:

The street plantings of uniformly spaced and pruned mature plane trees on the west side, and dense mature plantings on the east side. The lawn nature strip and concrete footpaths in the public domain contribute to the Precinct's significance.

The exhibited Heritage Overlay maps the street reserve within the Precinct and therefore subject to the overlay's requirements. That said, the Panel considers that the reserve should be listed within the Heritage Study at 'A.5 Council-managed places of potential heritage significance' to provide a complete list of Council-managed places.

**(iv) Conclusion and recommendation**

The Panel concludes that the Thornton Estate Precinct (HO806) meets the threshold of local heritage significance to justify the Heritage Overlay.

**Amend the City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew to:**

- a) include in section A.5 *Council-managed places of potential heritage significance*, the Thornton Street Reserve and its infrastructure and associated plantings.

## **11.2 9 and 11 Thornton Street, Kew**

**(i) The issue**

The issue is whether it is appropriate and justified to include 9 Thornton Street as a Contributory property in the Thornton Estate Residential Precinct (HO806).

**(ii) Evidence and submissions**

The 11 Thornton Street owner objected to the property being included as Contributory in the Precinct. They submitted the heritage citation recognises the property is not individually significant and that it is an Inter-war Bungalow, common throughout Boroondara and beyond. They submitted that 11 Thornton Street and its duplex neighbour at 9 Thornton Street have no heritage integrity and are not intact due to alterations to the interior, exterior, landscaping and fencing.

Ms Schmeder agreed the semi-detached pair were not identified as individually significant but were considered Contributory to the Precinct that demonstrates the principal characteristics of a class of cultural places (Criterion D) and are "typical" buildings that make up a precinct that is significant. She considered the semi-detached pair that has been expertly designed to resemble a single-family attic-storey bungalow.

Regarding integrity, Ms Schmeder said that she reviewed previous building permit records to understand the extent of alterations that could impact on street views. Regarding 11 Thornton Street, Ms Schmeder advised she did not observe any external alterations to the house, apart from the possible window installation to the front gable. She advised that these balcony openings were often later infilled with a window without changing the opening size. She acknowledged that 9 Thornton Street had more alterations in the form of a small dormer added to the front the roof, and an upper storey to the rear wing. Ms Schmeder found that the alterations to both buildings did not compromise their heritage contribution on the streetscape. This includes any internal alterations.

**(iii) Discussion and conclusion**

The Panel finds that the changes made to both 9 and 11 Thornton Street do not diminish the contribution of the semi-detached pair to the Thornton Estate Residential Precinct.

The Panel concludes that it is appropriate and justified to include 9 and 11 Thornton Street as Contributory properties in the Thornton Estate Residential Precinct (HO806).

### **11.3 15 Thornton Street, Kew**

**(i) The issue**

The issue is whether it is appropriate and justified to include 15 Thornton Street as a Contributory property in the Thornton Estate Residential Precinct (HO806).

**(ii) Evidence and submissions**

The 15 Thornton Street owner considered that the property should be removed from the Precinct because it is a vacant site proposed to be categorised as Non-contributory.

Ms Schmeder stated that the building at 15 Thornton Street was demolished after the Kew Heritage Study was completed and is proposed to be categorised Non-Contributory. She considered that the Heritage Overlay should apply to the property because it is located well within the Precinct's boundary.

**(iii) Discussion**

During its inspections, the Panel observed a contemporary dwelling being constructed at 15 Thornton Street. It should remain as a Non-contributory property because it is positioned well within the Precinct and surrounded by Contributory properties.

**(iv) Conclusion and recommendation**

The Panel concludes that it is appropriate and justified to include 15 Thornton Street as a Non-contributory property in the Thornton Estate Residential Precinct (HO806).

**Amend the Statement of Significance for:**

- a) HO806 (Thornton Estate Residential Precinct) to recategorise 15 Thornton Street, Kew as Non-contributory.**

## **11.4 17 Thornton Street, Kew**

### **(i) The issue**

The issue is whether it is appropriate and justified to include 17 Thornton Street as a Contributory property in the Thornton Estate Residential Precinct (HO806).

### **(ii) Evidence and submissions**

The 17 Thornton Street owner objected to the property being included as Contributory in the Precinct. They questioned how the weatherboard dwelling is consistent with houses in the rest of the street that are predominantly brick Californian Bungalows and of *“unusual and distinctive designs”*.

Ms Schmeder stated that the combination of weatherboard and roughcast cladding as presented on 17 Thornton Street does not diminish the contribution the dwelling makes to the Precinct. She considered the dwelling strongly contributes to the Precinct with its pitched roof and gables, projecting window frames and windows and pillars, all typical features of the Californian Bungalow. She considered that the Citation, while it refers to brick Californian Bungalows, should be amended to also mention weatherboards.

### **(iii) Discussion**

The Panel finds that 17 Thornton Street is a highly intact example of a weatherboard Californian Bungalow that demonstrates the street’s development. The Panel agrees with Ms Schmeder to amend the citation to include weatherboard as an additional building material that contributes to the significance of the street.

### **(iv) Conclusion and recommendation**

The Panel concludes that it is appropriate and justified to include 17 Thornton Street as a Contributory property in the Thornton Estate Residential Precinct (HO806).

#### **Amend the Statement of Significance for:**

- a) HO806 (Thornton Estate Residential Precinct) to reference the contribution of weatherboard Californian Bungalows.**

## **11.5 19 Thornton Street, Kew**

### **(i) The issue**

The issue is whether it is appropriate and justified to include 19 Thornton Street as a Contributory property in the Thornton Estate Residential Precinct (HO806).

### **(ii) Evidence and submissions**

The 19 Thornton Street owner opposed the fence and property being included as Contributory in the Precinct. They submitted that the street tree destroyed the front fence and path and was responsible for cracks in the dwelling. They objected to the tree being included in the Heritage Overlay Schedule because it too is damaged.

Ms Schmeder considered that 19 Thornton Street is sufficiently intact to understand its Inter-war origins. She considered that the damaged fence contributes to the property and the street.

**(iii) Discussion**

The house at 19 Thornton Street is a single storey Inter-war era Bungalow with a hipped roof, projecting gable and arched porch, with double sashed original windows and exterior is a mix of brick and render. It is very intact and contributes to the street as an Inter-war dwelling.

The fence still retains its Inter-war style and, despite its damage, contributes to the property and the street. The exhibited Heritage Overlay Schedule does not propose to apply the tree controls to any property in the Thornton Estate Residential Precinct. The Heritage Overlay should apply to the entire property, in line with advice in Planning Practice Note 1.

**(iv) Conclusion**

The Panel concludes that it is appropriate and justified to include 19 Thornton Street as a Contributory property in the Thornton Estate Residential Precinct (HO806).



## 12 Other residential precincts

### 12.1 Iona Estate Residential Precinct (HO804)

#### Exhibited Statement of significance

##### What is significant?



The Iona Estate Precinct, Kew, comprising 1-9 & 2-10 Berkeley Court and 75-77 Studley Park Road, Kew, is significant. The Precinct is part of a late Inter-war subdivision located on the south side of Studley Park Road, called the Iona Estate, which was subdivided from the grounds of Iona, one of the large houses on the south side of Studley Park Road. The precinct comprises houses and gardens of a consistent type, designed in a variety of architectural styles fashionable in the Inter-war period. The residences were built in the Inter-war period over a very short time span, from c.1936-42. With only one exception, at 77 Studley Park Road, the houses are double-storey, and all houses are constructed of brick with generous setbacks, landscaped front gardens, many with original garages, some with original low masonry front fences.

The use of a small central court within the subdivision, to maximise the number of allotments, is also of note, with the court layout being a distinctive characteristic in this part of Kew, rather than the more common earlier linear street form. The lightly treed character and mown-lawn nature strips, typical of Inter-war streetscapes, and the bluestone gutters are also significant.

Original front fences at 77 Studley Park Road and 3, 7 Berkeley Court are contributory. The original garages at 77 Studley Park Road, 2, 3, 5 and 7 Berkeley Court are contributory. Non-original alterations and additions to the houses are not significant.

##### How is it significant?

The Iona Estate Precinct is of local historic and architectural significance to the City of Boroondara.

##### Why is it significant?

The Iona Estate Precinct is significant for its ability to demonstrate the continuing pattern of subdivision of large Victorian-era estates built along the south side of Studley Park Road, Kew during the Inter-war years. The 1936 'Iona Estate' subdivision comprised 15 allotments subdivided from the former estate of a large Victorian-era house 'Iona'. **(Criterion A)**

The subdivision is significant as an intact example of the late Inter-war subdivision pattern that used the small central court within the subdivision to maximise the number of allotments. The court layout is a distinctive characteristic in this part of Kew, considered a more economic use of space, rather than the more common and earlier linear street pattern. The same form is seen at the nearby Clutha Estate (HO525). Like at Clutha Estate, the court layout (Berkeley Court) of the Iona Estate was fully integrated into the initial subdivision plan.

##### **(Criterion A)**

Architecturally the Iona Estate Precinct is significant as a compact compendium of architectural styles fashionable in the late Inter-war period, which also retains a high level of intactness. Within the surrounding Kew neighbourhood, much of which was developed earlier, the precinct is readily appreciable as a late Inter-war subdivision because of its court layout, the open and lightly treed character of the streetscape with mown lawn nature strips and concrete paths, and because of the consistent building types and setbacks. A range of Inter-war period architectural styles is represented: Old English revival at 75 Studley Park Road and 1-2 Berkeley Court; Georgian revival at 4, 6 and 8 Berkeley Court; Moderne at 3, 5 and 7 Berkeley Court; American 'Cape Cod' at 10 Berkeley Court; and an Inter-war Mediterranean-influenced design at 9 Berkeley Court. The single-storey brick house at 77 Studley Park Road represents a transition from the Inter-war Art Deco and Moderne architectural styles. **(Criterion D)**

The architectural significance of the Precinct is enhanced by the integrity of many of the contributory places. Many of the houses retain original associated built features, including some original garages that were integral components of the original house designs (at 77 Studley Park Road and 2, 3, 5, and 7 Berkeley Court), early and original front fences (at 77 Studley Park Road and 3 and 7 Berkeley Court), and original driveways (at 2, 3, 5 and 9 Berkeley Court). Several of the gardens are original or of long standing (at 77 Studley Park Road and 1, 3 and 7 Berkeley Court). **(Criterion D)**

**(i) The issues**

The issues are whether it is appropriate and justified to:

- include 77 Studley Park Road as a Contributory property in the Iona Estate Residential Precinct (HO804)
- activate the Outbuildings and Fences control in the Heritage Overlay Schedule for the garage.

**(ii) Evidence and submissions**

The 77 Studley Park Road owner accepted Kew's and the Iona Estate's subdivision history in the Kew Heritage Study. She objected to the Heritage Overlay being applied to her property because:

- the building:
  - is single storey and was not designed by an architect, unlike the dominant number of two-storey buildings in the Precinct
  - is recognised for its Art Deco style, with no significant character when compared with existing Old English buildings such as others such as 75 Studley Park Road (existing individual heritage place) and 6, 8 and 10 Berkeley Court
- the garage has not been altered but does not present itself consistently with others in the Precinct
- it would conflict with the property's General Residential Zone and restrict future development.

Ms Schmeder stated that 77 Studley Park Road, including its garage, contribute to the historic and architectural significance of the Precinct. The building's single-storey form and the fact that it was not designed by an architect does not diminish its contribution to the Precinct. She explained that the HO804 Heritage Citation:

- states that *"the houses are predominantly large, double-storey brick dwellings, of high architectural quality and designed in a range of architectural styles"* and *"there is evidence that a number of the houses in the subject precinct were designed by architects"*
- does not emphasise the importance of two-storey buildings and do not suggest that all buildings were designed by an architect.

Ms Schmeder concluded that 77 Studley Park Road should be included as a Contributory property in the Precinct and that the Outbuildings and Fences control in the Heritage Overlay should be activated for the garage. The intact garage has been carefully designed into the house's roofline and represents the growing trend towards attaching a garage to the dwelling.

**(iii) Discussion**

The Panel considers 77 Studley Park Road to be an intact Inter-war building and agrees with Ms Schmeder that it contributes to the historic and aesthetic significance of the Precinct. The building does not need to be grand or be designed by a well-known architect to meet this threshold. As a Contributory property, 77 Studley Park Road forms an important entry to the Iona Estate Residential Precinct.

**(iv) Conclusions**

The Panel concludes that it is appropriate and justified to:

- include 77 Studley Park Road as a Contributory property in the Iona Estate Residential Precinct (HO804)
- activate the Outbuildings and Fences control in the Heritage Overlay Schedule for the garage.

## 12.2 May Street Precinct (HO805)

### Exhibited Statement of significance

<p><b>GRADING</b></p> <ul style="list-style-type: none"> <li>CONTRIBUTORY</li> <li>NON-CONTRIBUTORY</li> <li>EXISTING HERITAGE OVERLAY</li> </ul> <p><b>PRECINCT BOUNDARY</b></p>	<p><b>What is significant?</b></p> <p>The May Street Precinct, comprising 5-45 and 10-50 May Street; and 134-144 Wellington Street, Kew, is significant. It was subdivided as part of three different estates in 1885 and 1886. About half of the houses along May Street were built during the nineteenth century, and tend to be modest single-fronted houses, mostly of timber with a few brick examples. The second half were built mostly from 1910 to 1920, including the three semi-detached pairs on Wellington Street.</p> <p>The following properties are Non-contributory to the precinct: 25, 31, 33 &amp; 40 May Street. The remainder are Contributory.</p>
<p><b>How is it significant?</b></p>	
<p>The May Street is of local historical, architectural and aesthetic significance to the City of Boroondara.</p>	
<p><b>Why is it significant?</b></p>	
<p>The May Street Precinct is of historical significance as a tangible illustration of the late nineteenth-century subdivision pattern seen in Kew. The slow development of transport to the suburb meant that the area was characterised by large blocks of land and mansion estates for most of the century, with small suburban subdivisions occurring from the mid-1880s. May Street, which is only a single block long, illustrates this process as it was subdivided bit by bit, as part of three estates: Auburn Grange, Omnibus Reserve and Wellington Reserve estates. This piecemeal progression is demonstrated by the kink in the May Street roadway, which indicates the boundary between two of the estates. <b>(Criterion A)</b></p>	
<p>The precinct is of architectural significance for its collection of houses that represent the dwellings erected in the more modest parts of Kew during the late nineteenth and early twentieth centuries. These include a large collection of single-fronted Italianate timber cottages with typical features including hipped roofs with bracketed eaves, rendered chimneys with a cornice, simple front verandahs, and double-hung sash windows, some with sidelights. The Edwardian houses are Queen Anne in style and range from single-fronted cottages with a half-timbered front gable, to double-fronted samples with an asymmetrical façade. A number of early Inter-war houses have very similar designs, including the gable-fronted form and casement windows. <b>(Criterion D)</b></p>	
<p>The precinct is of aesthetic significance for a number of unusual or particularly ornate examples of Victorian and Edwardian dwellings, in particular the pair of bichrome brick semi-detached Victorian dwellings at 36 &amp; 38 May Street with raking parapets ornamented with blind Serlian arches, and the two pairs of semi-detached Edwardian Queen Anne timber dwellings at 138-144 Wellington Street which have elaborate timber fretwork, leadlight windows and half-timbered gables with an Art Nouveau influence. <b>(Criterion E)</b></p>	

**(i) The issue**

The issue is whether it is appropriate and justified to include 142-144 Wellington Street, Kew as Contributory properties in the May Street Precinct (HO805).

**(ii) Evidence and submissions**

The 142 Wellington Street owners opposed the Heritage Overlay being applied to the property because:

- the building's timber fretwork is noted as a key element, but is not original
- there is no decorative chimney at the front of the building, unlike other buildings at 138-140 and 144 Wellington Street.

The owners provided comparison photos to show that the timber fretwork was sympathetically replaced during a 2011 renovation. It is plainer than the original and that on other buildings on neighbouring properties.

Based on advice from their neighbours, they submitted that the decorative windows at 144 Wellington Street were installed in the 1990s when they purchased the property. They also sought to sympathetically match the windows with the originals.

Ms Schmeder stated that the semi-detached building was highly intact, and that 142-144 Wellington Street should be categorised as Contributory properties in the Precinct. She acknowledged the replaced fretwork and missing chimney at 142 and replaced windows at 144. She considered the extent of alterations to be acceptable and in keeping with the style and era of the houses.

**(iii) Discussion**

The Panel accepts Ms Schmeder's evidence that 142-144 Wellington Street are sufficiently intact to be categorised as Contributory properties in the May Street Precinct. The semi-detached building at 142 Wellington Street is highly intact and the timber fretwork has been sensitively replaced so that it appears close to its original state. The missing chimney may have been an issue if the Heritage Overlay was proposed to be applied to the property as an individual place. However, it continues to contribute to the Precinct without the chimney.

**(iv) Conclusion**

The Panel concludes that it is appropriate and justified to include 142-144 Wellington Street, Kew as Contributory properties in the May Street Precinct (HO805).

## 13 Individual Places

### 13.1 349 Barkers Road, Kew – Urangeline (HO807)

Exhibited Statement of significance	
	<b>What is significant?</b> <p>'Urangeline', originally known as 'Edzell' and later as 'Mildura', at 349 Barkers Road, Kew, is significant. The house was designed in 1883 by architectural practice Reed, Henderson &amp; Smart for Scottish-born solicitor James C Stewart, and erected in 1884. The house was later owned by grazier Alexander McEdward, who renamed it 'Mildura' (1888-99), and then pastoralist Thomas Rand (1899-1922) who gave it its present name. The property was then purchased by the Baptist Union to serve as the home for the newly established Carey Grammar School.</p> <p>The later additions to the north-west and north-east corners of the building are not significant.</p>
	<b>How is it significant?</b> <p>'Urangeline' is of local historical, aesthetic, technical (creative), social and associative significance to the City of Boroondara, and potentially to the State of Victoria.</p>
<b>Why is it significant?</b> <p>'Urangeline' is of historical significance for its association with Carey Baptist Grammar since 1922. The Baptist Union acquired the property that year to serve as the home of its new denominational school, which officially opened in February the following year. It has been associated with the school since that time. It is also of social significance to Carey Grammar students and alumni who hold strong associations with 'Urangeline'. <b>(Criteria A &amp; H)</b></p> <p>'Urangeline' is of creative significance as one of the very first, and the oldest surviving, example of the new Queen Anne style in the Melbourne metropolitan area. The style was strongly influenced by the English Domestic Revival designs by English architects Richard Norman Shaw and William Eden Nesfield, which in turn drew inspiration from picturesque English rural buildings and Tudor architecture. In Australia, the style was a reaction against what was considered 'sham' Victorian architecture, with cement render finishes and ornament singled out for special condemnation. Reed, Henderson &amp; Smart were responsible not only for introducing the Queen Anne style to Melbourne, but they also led the revival in the use of red face brick, of which 'Urangeline' is also a very early example. 'Urangeline' is of associative significance as a demonstration of the practice's seminal role during this period. <b>(Criteria F &amp; H)</b></p> <p>'Urangeline' exhibits a number of features that would come to characterise the Australian version of the Queen Anne style, which became so popular in the late 1890s and early 1900s. These include picturesque asymmetrical massing, the combining of medieval motifs (such as the gable above the entrance) with classical ones (such as the segmentally arched windows with keystones, and triangular pediment to the entrance tower), tuckpointed red face brick walls and chimneys with cement-render dressings, timber verandah detail including turned posts and balusters, and solid timber friezes, and the decorative margin glazing to the sash windows. <b>(Criterion E)</b></p>	

**(i) The issue**

The issue is whether the HO807 Heritage Citation accurately reflects the place at 349 Barkers Road, Kew.

**(ii) Evidence and submissions**

Carey Baptist Grammar School (Carey Grammar) support the Heritage Overlay being applied to the portion of land at 349 Barkers Road which includes the building 'Urangeline'. It requested that the HO807 Heritage Citation be revised to reflect current site conditions, including using and modifying buildings that have occurred over the years. These changes were included a heritage report prepared by Bryce Raworth and Associates with its submission to the exhibited Amendment. The report recommended deleting the reference to the verandah's 'turned posts' from the list of original features that contribute to its aesthetic significance.

At its 5 August 2019 meeting, Council resolved to change the Heritage Citation in response to Carey Grammar's submission. This version of the Citation:

- clarified that the building is significant to the extent of its original fabric
- correct references to the 'Baptist Union of Victoria' and 'Carey Baptist Grammar School'
- referred to non-significant later alterations and additions more generically
- revised in 'Why is it significant?' the relevant sentence to *"These include picturesque asymmetrical massing, ... tuckpointed red face brick walls and chimneys, turned timber verandah posts, and the decorative margin glazing to the sash windows."*

Council attached this version of the Heritage Citation to its Part B submission. On 23 October 2019, Carey Grammar advised Planning Panels Victoria that it no longer sought to be a party at the Hearing because Carey Grammar generally these supported changes. It withdrew as a party to the Hearing and therefore did not call its heritage expert, Mr Raworth, to present his evidence.

Ms Schmeder supported Carey Grammar's requested changes (except for the reference to the verandah posts) and the revised Citation. She explained that the reference should remain because, while most of the original posts have been replaced, the surviving timber posts to the north and two half-posts to the south return verandah are significant and should be recognised.

**(iii) Discussion, conclusion and recommendation**

The Panel acknowledges that Carey Grammar's issues regarding the Heritage Citation have been resolved through the revised version included in Council's Part B submission. It agrees with how Council has responded to issues raised in Carey Grammar's submission.

The Panel concludes that the HO807 Heritage Citation would benefit from revisions which more accurately reflect the place.


The Panel recommends:

**Amend the Heritage Citation for:**

- a) HO807 (349 Barkers Road, Kew – Urangeline) to include changes shown in Appendix E1.**



### 13.2 349 Barkers Road, Kew – William Carey Chapel (HO808)

Exhibited Statement of significance	
	What is significant?
	<p>'The William Carey Chapel' and its immediate grounds, 349 Barkers Road (off Daniell Place), Kew are significant to the City of Boroondara. The chapel is a post-war example of ecclesiastical building at a denominational school dedicated to the memory of alumnus lost to war. Designed by architects Cecil R. and Graham F. Lyons Pty Ltd, it possesses a high level of architectural integrity. It retains original landscaping elements externally, which are contributory to the place, including bluestone retaining walls, decorative boulders and a commemorative Lemon Corymbia Citriodora (Lemon scented Gum), and the William Carey Memorial: a bronze bas-relief image mounted on a boulder to commemorate the school's namesake.</p>
How is it significant?	
<p>'The William Carey Chapel' is of local historical, architectural and aesthetic significance to the City of Boroondara.</p>	
Why is it significant?	
<p>'The William Carey Chapel' (1969-71) is of historical significance as it is representative of an established pattern of construction of architect-designed memorial chapels at denominational schools, immediately following both World Wars, and the associated losses inflicted upon those school communities by such conflicts in the City of Boroondara. <b>(Criterion A)</b></p> <p>'The William Carey Chapel' is a significant example of ecclesiastical architecture that is representative of the design ethos, optimism and architectural modernisation expressed in post-war period. The design features honesty of structure and material, clean lines and an overall sense of innovation in design characteristic of this period. The entire chapel complex is of aesthetic significance as a complete example of largely intact building and its original landscaped setting, complete with commemorative plantings and memorial sculpture. <b>(Criterion D &amp; E)</b></p> <p>'The William Carey Chapel' is of social significance for its associations with the memory of former school alumni, known as 'Old Grammarians', lost in World War II and ongoing connections with the wider Carey Baptist Grammar School community. The site on which the chapel is constructed, and the chapel itself, have remained in the continuous occupation of Carey Baptist Grammar School, since the construction of the chapel in 1969-71, and these strong associations continue today. <b>(Criterion G)</b></p>	

**(i) The issue**

The issue is whether the HO808 Heritage Citation accurately reflects the place at 349 Barkers Road (William Carey Chapel).

In response to submissions to the exhibited Amendment, Council proposed changes to the HO808 Citation as attached to its Part A submission.

**(ii) Evidence and submissions**

Carey Baptist Grammar School (Carey Grammar) supported the Heritage Overlay being applied to part of 349 Barkers Road which includes the William Carey Chapel. However, it considered that the HO808 Citation had the following issues:

- The citation overstates the importance of the Chapel landscaping.
- The bas relief and timber crucifix are of limited value. The Chapel's roof structure is the element from which the building derives most of its architectural significance.
- The flat roofed narthex is an aesthetically unremarkable element of lesser significance and was altered in 2015.
- The tree controls for the Lemon Scented Gum should be removed. Arboricultural advice concludes that the Lemon Scented Gum is in poor health and there is insufficient evidence to support the tree's heritage significance that is a commemorative tree, part of the original landscaping of the Chapel or that it is important in exhibiting the particular aesthetic characteristics associated with the Chapel.

The submission was supported by a Heritage Assessment by Bryce Raworth Pty Ltd. The Assessment broadly supported the Heritage Overlay being applied to the William Carey Chapel.

At its 5 August 2019 meeting, Council resolved to change the HO808 Heritage Citation in response to Carey Grammar's submission. The revised version, as attached to Council's Part A submission, removed references to all landscape elements as being contributory elements, except for the William Carey Memorial, a bronze bas relief image mounted on a boulder.

On 23 October 2019, Carey Grammar advised Planning Panels Victoria that it no longer sought to be a party at the Hearing because Carey Grammar generally supported the changes. Accordingly, it did not call its heritage expert, Mr Raworth, to present his evidence.

Having reinvestigated the site, original plans and early images, Mr Stephenson agreed with removing identified landscaping elements and removing the tree controls for the Lemon Scented Gum. He confirmed the current bluestone paving and retaining walls, along with the bitumen pavements and the current location of the William Carey Memorial is all contemporary to the building's opening and since then the retaining walls have been altered, the location of the original crucifix has moved, the decorative boulders; associated with the 1971 lighting scheme, have been removed and the plantings round the William Carey Memorial are no longer extant. Mr Stephenson considered the alterations to the landscape diminished the integrity of the "as built" landscaping scheme, which is reflected in the revised HO808 Citation and Statement of Significance.

The Raworth Assessment considered the bas relief to have interpretive value but “*does not seem to be the work of such high artistic merit to warrant protection*”. Mr Stephenson considered memorials play an important part of the understanding of a place, and in this context the bas relief and associated boulder have a contributory value to the place.

Mr Stephenson agreed with Carey Grammar that the narthex is a section of the building that has lesser significance, especially when compared to the pyramid structure. However, the narthex formed part of the original design and despite changes made to it the remaining external form is still distinguishable and continues to serve the original double function of entry and linking point. He considered the narthex contributes to the site’s significance.

Mr Stephenson recommended the HO808 Citation, assessment of criteria and the Statement of Significance be amended to:

- remove all references to the Lemon Scented Gum (*Corymbia Citriodora*) being the commemorative planting
- identify those remaining original landscape elements
- identify those altered elements i.e. bluestone retaining walls and the crucifix
- identify the William Carey Memorial, the bas relief mounted on the boulder, sited to the north of the Chapel to be a contributory element
- identify the bluestone walls as being not significant elements.

### **(iii) Discussion**

The Panel has considered the evidence of Mr Stephenson and the findings of Mr Raworth through the Carey Baptist Grammar submission to the Amendment and notes that there is general consensus on both the significance of the place and the status of the landscape elements to the site.

The Panel agrees with all parties that the landscaping elements have changed over time and while the plantings and use of materials in the garden are consistent with the style, materials and era of the site’s development, they are not original and are a redesign. They are sympathetic elements but are not contributory elements in the context of defining the significance of the place and being reflected in the Statement of Significance.

The Panel agrees with Mr Stephenson regarding the contribution of the Memorial boulder and that it is part of the site’s story and is therefore a contributory element.

The Panel agrees that the revised Statement of Significance more accurately reflects the place.

### **(iv) Conclusion and recommendation**

The Panel concludes that the Heritage Citation for 349 Barkers Road (William Carey Chapel) would benefit from revisions which more accurately reflect the place.

The Panel recommends:

#### **Amend the Heritage Citation for:**

- a) **HO808 (349 Barkers Road, Kew – William Carey Chapel) to include changes shown in Appendix E2.**

**Amend the Heritage Overlay Schedule to:**

- a) not apply the tree controls for HO808 (349 Barkers Road, Kew – William Carey Chapel).**

### 13.3 315 Barkers Road, Kew (HO809)

#### Exhibited Statement of significance



#### What is significant?

The nine-roomed house at 315 Barkers Road, situated on land subdivided in 1903 from a 14-acre allotment owned by solicitor William Henry Wrixon, is significant. The house, built in a Queen Anne Style between 1903 and 1908, originally occupied by Barbara Ross Eady, and named Lindum is significant.

#### How is it significant?

The house at 315 Barkers Road is of local aesthetic and architectural significance to the City of Boroondara.

#### Why is it significant?

315 Barkers Road is a fine example of the Queen Anne style that is characterised by a complex, asymmetrical building form set below a steeply pitched hipped roof. 315 Barkers Road is a notable example of the Queen Anne style with a formal or symmetrical frontage but also exuding a highly picturesque and lively overall composition. This more formal approach is demonstrated through a number of houses in Boroondara, including those by noted architect Christopher Cowper. **(Criterion D)**

315 Barkers Road is of aesthetic significance for its characteristic features including its highly picturesque and cascading hipped roof form with dormer windows and a terra cotta tiled roof. The frontage is notable for its ox-bow arched parapet and central arched entrance between steeply pitched gable ends over bow windows. The west elevation is notable for its faceted verandah that once overlooked garden but is now curtailed in this regard by the limitations of a smaller site. The exceptionally tall, slender and well modelled chimneys complement the overall composition and are significant features in themselves. The combination of materials is highly characteristic of the style and, although now overpainted, the combination of rough cast render, timber shingles, brickwork and leaded glass to the main windows all contribute to the detail of this house.

The Canary Island palm *Phoenix Canariensis* is a tall and well formed specimen that adds to the garden setting. **(Criterion E)**

**(i) The issues**

The issues are:

- whether 315 Barkers Road, Kew has sufficient heritage significance to justify the Heritage Overlay (HO809)
- whether the HO809 Heritage Citation accurately reflects the property.

**(ii) Evidence and submissions**

The 315 Barkers Road owner objected to the Heritage Overlay being applied to the property. Specifically:

- the building is not a traditional Queen Ann style because it no longer has tuck pointed red brick
- the exterior would have been painted a different colour when it was built and in 1963
- there are many large cracks throughout the house
- the terracotta roof tiles are brittle and prone to breaking which results in leaks
- the upstairs wooden balcony is entirely rotted and needs to be replaced
- the first floor lathe, cement and plaster walls are prone to crumble and fall in large pieces due to deteriorated foundations
- the west verandah has lost its original outlook because the 1970s house on the next property is about one metre away
- the insurance company will not pay for repairs because of the building's condition
- it is not financially viable to upgrade the interior to modern living standards.

The owner considered that the HO809 Heritage Citation did not accurately describe the place by submitting:

- there is no room for a tennis court
- the front tree is a Cedar which is not well – not a Blue Spruce
- the outside toilet is 20 metres from the house and does not function.

Ms Schmeder agreed that the building's original tuckpointing and other cladding materials have been overpainted. This makes the brickwork harder to see and changes the original red colour scheme. She explained that this alteration was considered when the property was assessed as achieving sufficient local significance. She noted that the overpainting can be reversed because there are gentle methods to remove paint without damaging brick or tuckpointing.

Mr Schmeder consistently responded that building condition and maintenance are not relevant when considering whether the Heritage Overlay should be applied to the property. She noted that the submitter did not provide information to confirm that the building would need to be largely rebuilt or demolished because of its condition. She considered that the constrained western outlook, which is acknowledged in the Citation, does not negatively impact the building's heritage significance.

Mr Schmeder clarified that the Heritage Citation references a 1928 advertisement from *The Argus* newspaper which claims that the original property, before being subdivided, had room for a tennis court. The Citation itself does not make this claim.

Ms Schmeder agreed that the tree in the front garden:

- is a Blue Atlas Cedar, and not a Blue Spruce
- is in poor form, which is why it is not recommended for protection.

Council agreed with Ms Schmeder's evidence for 315 Barkers Road.

**(iii) Discussion**

The Panel has considered the issues of building condition and maintenance in Chapter 4 and does not repeat that discussion here.

The Heritage Citation notes that the 1928 advertisement claimed that the *"land had a 130-foot frontage to Barkers Road by a depth of 200 feet, which provided enough room for a tennis court on the premise"*. The Panel considers that this reference cannot be misinterpreted because the property's previous width of about 40 metres do not compare with its current width of about 23 metres. The property has retained its original depth.

The Panel agrees with the owner and Ms Schmeder that the heavily lopped and poorly formed tree in the front garden is a Blue Atlas Cedar.

**(iv) Conclusions and recommendation**

The Panel concludes:

- 315 Barkers Road, Kew has sufficient heritage significance to justify the Heritage Overlay (HO809).
- The HO809 Heritage Citation should be revised to better reflect the property.

The Panel recommends:

**Amend the Heritage Citation for:**

- a) HO809 (315 Barkers Road, Kew) to amend the species of the front garden tree from Blue Spruce to Blue Atlas Cedar.**



### 13.4 264 Cotham Road, Kew (HO813)

#### Exhibited Statement of significance



#### What is significant?

The residence at 264 Cotham Road, Kew, constructed in 1931 for the Howitt family, is significant to the City of Boroondara. The later fence, carport and rear additions are of no significance.

#### How is it significant?

264 Cotham Road, Kew is of local architectural and aesthetic significance to the City of Boroondara.

#### Why is it significant?

The dwelling is representative of the development of the Georgian Revival style in the 1920s and 30s and its popularity amongst the upper-middle classes as a result of the work of William Hardy Wilson and Professor Leslie Wilkinson. It is of importance as a fine and largely intact designer/builder example of the Georgian Revival style, with American Georgian Revival influences. The dwelling embodies the principal characteristics of the style. American Georgian Revival influences are noted in the deep eaves with modillions, central broken pediment, brick quoins and presentation of the central porch. The garden wall, with arched opening, in the side setback appears to be an early or original landscape feature, based on the comparable brick work detail construction with that of the house. Considering this, it is the only early landscape feature extant which assists in providing some understanding of the original landscape layout of the property. (Criteria D and E)



**(i) The issue**

The issue is whether 264 Cotham Road, Kew has sufficient heritage significance to justify the Heritage Overlay (HO813).

**(ii) Evidence and submissions**

The 264 Cotham Road owner objected to the Heritage Overlay being applied to the property because they considered it was not worthy of heritage protection. She acknowledged that the building was largely intact and submitted:

- 264 Cotham Road is a hybrid design by a designer builder, with little substance, and not truly representative of the Georgian Revival style
- the comparable examples in the HO813 Heritage Citation such as 'Ingoda' and 26 Mont Albert Road, Canterbury, were designed by architects
- the early landscape features, such as the garden arch, are not examples of the landscape at the time.

Mr Stephenson maintained that the property 264 Cotham Road has heritage value based on its representativeness (Criterion D) and aesthetic significance (Criterion E) to the City of Boroondara. He considered the dwelling displays the principal characteristics of the Georgian Revival style and therefore meets Criterion D. He considered the dwelling represents not only the development and physical attributes of the architectural style but also demonstrates the adoption of the style for the upper-middle classes; who saw the style as a way of presenting their position in society to others, and proves a way of life in the history of the municipality. Those principal characteristics are clear in the physical fabric of the place.

Mr Stephenson considered, for both representativeness and aesthetic significance, the house has been adequately identified to possess those key details as seen in the Georgian Revival style overlayed with American Georgian Revival influences. The Georgian details include the overall symmetrical composition, central pediment, repetitive fenestration, plain wall surfaces, and central entrance with side lights. The American influence is expressed in the monumental scale of the eaves, modillions, quoining and oversized porch. Mr Stephenson explained while the Georgian Revival style is the commonly known style, the American Georgian Revival was a later sub-class of the style influenced by the American culture entering Australia during this period. He considered both styles are important in understanding the evolution of domestic architecture and the overlay of American stylistic influences on to the more common Georgian Revival style is a visual demonstration of this evolution.

With regard to comparative analysis, Mr Stephenson looked at four examples, all within a Heritage Overlay, one of which is a direct benchmark with the American Georgian Revival. He considered that this established that the dwelling is an uncommon example of a relatively early Georgian Revival house, of which there are few examples that are individually significant in the Heritage Overlay within the City of Boroondara and therefore meets the threshold for heritage protection through its intactness, age, rarity and aesthetic quality. The dwelling is significant for its representativeness of the development of the Georgian Revival style and the aesthetic qualities that come with this style.

Mr Stephenson considered that the dwelling is highly intact and this distinguishes it when compared to other examples.

On the matter of the garden elements, Mr Stephenson considered the garden arch appears to be original and part of the landscape and garden setting of the house. He explained that garden gates were a feature of many Inter-war Georgian Revival, Spanish Mission and Mediterranean houses and gardens. The property's arch is characteristic of the style and period and should be included in any protection to ensure the intactness of the site is maintained.

**(iii) Discussion**

The Panel considers 264 Cotham Road to be a highly intact American Georgian Revival building and agrees with Mr Stephenson that it is representative of a domestic architecture that demonstrates the way of life of the upper-middle classes of Kew in the inter war period. The Panel considers that the site strongly contributes to the understanding of the evolution of domestic architecture styles as presented in its form.

**(iv) Conclusion**

The Panel concludes that 264 Cotham Road, Kew has sufficient heritage significance to justify the Heritage Overlay (HO813).

### 13.5 4 Edgecombe Street, Kew (HO816)

#### Exhibited Statement of significance



#### What is significant?

4 Edgecombe Street, named Burwood by the first owners and constructed around 1919, as one of four houses all built briefly after the construction of roadway in Edgecombe Street, is significant. Completed in Late Edwardian style with double gables, and first occupied by Rupert and Elsie Weeks who lived there for over 50 years, 4 Edgecombe Street is significant.

#### How is it significant?

4 Edgecombe Street is of local aesthetic and architectural significance to the City of Boroondara.

#### Why is it significant?

4 Edgecombe Street is a notable Edwardian house characterised by a symmetrical frontage and compact form. The familiar elements of red brick masonry, roughcast gables with timber strapping and shingles that are hallmarks of the Edwardian style are evident in 4 Edgecombe Street, as are the characteristic main windows with multiple sashes in bayed form, and a central brick arched entrance porch. It is also a highly intact example of an Edwardian house. **(Criterion D)**

4 Edgecombe Street is aesthetically significant for its symmetrical composition of projecting gables of roughcast render with vertical timber strapping framing a central semicircular brick arched and recessed porch. The pair of large canted bay windows dominating the front elevation are notable and feature unusual flared and shingled window hoods supported on ornate timber brackets. Aesthetically the house is complemented by the front door assemblage of half-glazed panelled door with side and top lights and the front window sashes of simple leaded glass design. The house is complemented by the central path and formal garden layout and plantings. **(Criterion E)**

**(i) The issues**

The issues are:

- whether 4 Edgecombe Street has sufficient local significance as an individual place to justify the Heritage Overlay (HO816)
- whether the HO816 Heritage Citation and Statement of Significance accurately reflect the place.

**(ii) Evidence and submissions**

The 4 Edgecombe Street owners objected to the property being categorised as Significant and to content of the HO816 Heritage Citation through two separate submissions. They raised general issues considered in Chapter 4 of this report and not repeated here.

**Significance**

The owners considered that 4 Edgecombe Street is not significant because:

- it has altered to the point where it no longer represents its era
- it is a small house 'dwarfed' between two modern and unsympathetic structures
- 60 to 70 per cent of the east side of Edgecombe Street is relatively modern.

They submitted that there are several 1970's-style cream brick veneers and at least one Mexican Hacienda-style house in the area as unique representations of their era. They could not reconcile how the small building at 4 Edgecombe Street could be considered significant when:

- there is a large Victorian house in Charles Street in the Heritage Overlay
- several large old properties in Kew were considered not significant enough for the Heritage Overlay.

Ms Schmeder considered 4 Edgecombe Street to be a significant, highly intact, well-designed and preserved 'middle class' Edwardian house which meets Criteria D and E and warrants the Heritage Overlay. She found no evidence that the building had been altered externally. She added that it is aesthetically significant for its symmetrical composition of gables, pair of large canted bay windows with unusual hoods and front door assemblage.

Ms Schmeder noted that the Heritage Overlay was not recommended for any other property in Edgecombe Street. She considered that this does not affect 4 Edgecombe Street because it is heritage significance as an individual place does not rely on its surroundings.

**Heritage Citation**

The owners requested that the name 'Burwood' be removed from the Statement of Significance because there is no evidence it was used, was not recognised by the two consecutive owners to date, and is not part of the assessment criteria.

The owners considered the Heritage Citation to be inaccurate. Specifically, the property's history is misleading and ambiguous because it incorrectly associates information about a significant property located on the same side of the street and merges all the information together.

The owners requested that the reference to Elsie Weeks in the Heritage Citation be deleted because the Certificate of Title includes Rupert Glendon Weeks as the sole proprietor. They

submitted that Mr Weeks was a clerk of no notoriety and the architect of the property is unknown due to insufficient significance.

Ms Schmeder stated that it is accepted practice to record the earliest historic name for a house or other place and to refer to it in a heritage citation. She considered it important to record them because house names were used instead of street numbers during the nineteenth century and early twentieth century.

Ms Schmeder agreed that the HO816 Heritage Citation should be corrected to:

- reference the Electoral roll as the historic source for the name 'Burwood'
- refer only to Rupert Weeks as the property owner
- include the address for the house 'Edgecombe' at 26 Edgecombe Street in the history section.

Council agreed with Ms Schmeder's evidence.

### **(iii) Discussion**

The Panel accepts Mr Schmeder's evidence for 4 Edgecombe Street. The highly intact building may be modest compared to grander homes, but it is comparable with other Edwardian houses in Boroondara with the Heritage Overlay. The building's symmetrical façade, comprising large gables with large hooded bay windows on either side of the central archway leading to the front entrance, contribute to its aesthetic values and heritage significance.

The Panel considers that Mr Schmeder's proposed changes to the Heritage Citation will add helpful context and will more accurately reflect its history.

### **(iv) Conclusions and recommendation**

The Panel concludes:

- 4 Edgecombe Street, Kew has sufficient local significance as an individual place to justify the Heritage Overlay.
- The HO816 Heritage Citation and Statement of Significance should be revised to add further context and more accurately reflects the place.

The Panel recommends:

#### **Amend the Heritage Citation for:**

- a) **HO816 (4 Edgecombe Street, Kew) reference the source of the historic name 'Burwood', delete reference to Elsie Weeks as early property owner, and note the address of the house 'Edgecombe' at 26 Edgecombe Street.**

### 13.6 3 Perry Court, Kew (HO819)

#### Exhibited Statement of significance



#### What is significant?

The former McDonald-Smith Residence at 3 Perry Court, Kew, designed by renowned architect, Kevin Borland, and constructed in 1969 is significant.

#### How is it significant?

The former McDonald-Smith residence is of local architectural, aesthetic and associational significance to the City of Boroondara.

#### Why is it significant?

The former McDonald-Smith residence is a good and intact example of late twentieth century domestic architecture, by one of the state's foremost architects of the time, Kevin Borland. The response to the suburban setting sits as an isolated example completed by Borland. **(Criterion D)**

The residence derives its aesthetic appeal from the Functionalist expression of the building, seen in the projecting and cantilevering stair hall and family room, and compiled with Brutalist effect. Inside the dwelling, significant timber features are utilised to define space and passage. Of the original interior cabinetry and joinery throughout the house, areas specifically in the double height stair-hall, separating the dining and living rooms and in the main bedroom, are of note. **(Criterion E)**

The former McDonald-Smith House is of associative significance for its connection with architect Kevin Borland whose innovative designs in both domestic and public architecture make him notable amongst the Melbourne architects of the second half of the twentieth century. He was a member of the design team for the Olympic Swimming Pool (1952, H1977) and, with Daryl Jackson, designed the Harold Holt Swim Centre (1968, H0069). Along with Borland's buildings at Preshil School (1962–72, H0072), his residential work includes the experimental Rice House (1953–4, H0123). **(Criterion H)**

**(i) The issue**

The issue is whether 3 Perry Court, Kew has sufficient heritage significance as an individual place to justify the Heritage Overlay (HO819).

**(ii) Evidence and submissions**

The 3 Perry Court owner objected to the Heritage Overlay being applied to the property because:

- the house is not historically significant as it was only built in 1960s
- its original appearance had been modified through alterations over the years
- the property is surrounded and dwarfed by new properties which downplay any possible historical impact
- there are major structural issues in the cantilever floor
- engineers have expressed doubts over the longevity of this structure.

Mr Stephenson considered that the 1960s construction date did not preclude the Heritage Overlay being applied to the property. He added that the assessment under the HERCON criteria revealed that 3 Perry Court is significant for representativeness (Criterion D), aesthetic significance (Criterion E), and associative significance (Criterion H). Mr Stephenson stated that the Heritage Council (among others) generally consider that *“a generation (or approximately 25-30 years) should pass after the creation of a place or object before that place or object is considered for any heritage listing at any level”*. He said the 1969 construction date makes the property open for consideration.

Mr Stephenson stated that the submitter did not provide additional information to support the claim that the building has been altered or is subject to structural issues. He found the dwelling to appear intact. Irrespective, he considered the structural condition of a house to be irrelevant when deciding whether to apply the Heritage Overlay.

He also found neighbouring properties to not be relevant for an individual property being assessed for a site-specific Heritage Overlay, unless they are being considered for a precinct-based Heritage Overlay.

He considered individually significant buildings should be exceptional examples of a particular building style when compared against other buildings of their type. A ‘significant’ heritage place is individually important in its own right and does not rely on its surroundings. He maintained that 3 Perry Court has sufficient heritage significance to justify the Heritage Overlay.

**(iii) Discussion**

There is no formal rule regarding the age of a structure before the Heritage Overlay can be applied. There are many examples where the Heritage Overlay has been applied to properties with Post-war era and more contemporary buildings. Irrespective, the dwelling at 3 Perry Court is 50 years old and therefore meets the “generation” test referred to by Mr Stephenson.

The Panel accepts the evidence of Mr Stephenson and finds that 3 Perry Court is a largely intact example of a modern suburban dwelling, designed by a prominent architect, Borland

and is representative of this class of development. Within its design features, it clearly demonstrates the features of Functionalist style and the Panel accepts the association of the architect Kevin Borland with the building meets Criterion H (Association).

The Panel notes that, within the Statement of Significance under Criterion E, many of the features that contribute to the significance of the place are internal. The Amendment does not propose internal controls for this building which means that these features will not be protected through the Heritage Overlay. While this may be a contradictory situation, the Panel accepts Council's position that it has chosen to use the internal controls provision sparingly and has not presented a case for internal controls.

The Panel notes from its site inspection that the building's brickwork was overpainted before the interim Heritage Overlay was introduced. While the painting is unfortunate, one can still read that it has a brick veneer finish and the painting does not detract from the significance of the place and the place retains its integrity.

**(iv) Conclusion**

The Panel concludes that 3 Perry Court, Kew has sufficient heritage significance as an individual place to justify the Heritage Overlay (HO819).



### 13.7 25 Queen Street, Kew (HO820)

#### Exhibited Statement of significance



#### What is significant?

The property at 25 Queen St, Kew with brick residence is significant. The single-storey villa was built in 1856 and first occupied by solicitor Frederick Bayne and his family. The villa has a gabled slate roof with front and side parapets. The rendered front façade has a Victorian Regency treatment.

#### How is it significant?

25 Queen Street is of local historic and architectural significance to the City of Boroondara.

#### Why is it significant?

The former 'Fernside' is historically significant for its capacity to represent an aspect of the pattern of settlement in the City of Boroondara. After the slow-moving first attempt at dividing one of the large Crown portions into small suburban lots at the Kew Estate, development of the area around Kew Junction in the mid-to-late 1850s was gradual and ad hoc. Some subdivisions produced larger lots on which the wealthy built mansions, such as the eight-acre lot for 'Roxeth'. There was also a scattering of lots of one or two acres which were taken up by owners with middling incomes. These houses, some weatherboard and others brick, typically had four to six rooms, and the lots on which they stood were big enough for orchards and gardens, stables and outhouses. Further development in the 1860s would involve filling in the interstices between these lots, and further subdivisions of the existing lots. **(Criterion A)**

While a number of large mansions survive, there are few of the modest middle-class dwellings left from the 1850s in Kew and in Boroondara more widely. Often, as one would expect in an increasingly prosperous suburb, those that survived were altered and extended later in the nineteenth century to make more substantial dwellings, overshadowing or eliminating the earlier fabric. The former 'Fernside' is unusual in that the integrity of the house has been maintained, with only small and sympathetic additions in the 1980s. The former 'Fernside' has lost the integrity of its original landscape, but that has happened to most of the other examples as well. **(Criterion B)**

The former 'Fernside' is architecturally significant as an intact Victorian Regency style villa from the 1850s. It exhibits typical features of the style such as a symmetrical form and placement of openings, a corniced parapet to the front, and a front verandah with an elegant convex hipped roof. **(Criterion D)**

**(i) The issue**

The issue is whether 25 Queen Street, Kew has sufficient heritage significance as an individual place to justify the Heritage Overlay (HO820).

**(ii) Evidence and submissions**

The 25 Queen Street owner did not agree with the property's heritage significance or its description in the HO820 Heritage Citation. He explained that the property is two-storeys (not single-storey) and has lost its architectural significance as an intact Victorian Regency style villa. He added that the two-storey extension is not sympathetic with the original building.

The owner agreed that the building has lost the integrity of its original landscape. The building's side elevation fronts Queen Street and the original landscaping is a car park. He submitted that the property should be recategorised from Contributory to Non-contributory.

Ms Schmeder acknowledged that the early house has an attic storey but did not consider this to be two-storeys. She explained that during an internal inspection of the building, she noticed a new window on the west side of the rear elevation which cannot be seen from the public realm. Ms Schmeder included these changes in a proposed revised Citation.

Ms Schmeder considered that the rear addition has been well considered and enabled the heritage building to retain its architectural significance. This was achieved through the addition being of a similar scale and having a minimal link to separate the building volumes. She concluded that these alterations have not diminished its significance where it no longer warranted the Heritage Overlay.

**(iii) Discussion**

The Panel found 25 Queen Street challenging to assess because it is a rarer early Victoria house which has lost its original setting and orientation. The 1903 plan in Figure 1 of the HO820 Heritage Citation show that the house fronted Cotham Road with a garden. The property's relatively large scale enabled outbuildings, including stables to the house's rear. Several subdivisions have hemmed the existing property between two storey attached commercial buildings to its north and west (formerly its front garden), a right-of-way abutting its southern boundary and two properties to its south (formerly its rear yard).

The Panel considers that the original building continues to be relatively intact. It agrees with Ms Schmeder that the rear additional has been sensitively designed to have minimal impact on the original building.

The question is whether the property has retained sufficient heritage significance, when considering its:

- reduced curtilage
- changed orientation, with its side elevation facing the street
- missing setting, including its original front garden and surrounding soft landscaping
- western elevation now abuts the eastern wall of the commercial building at 30 Cotham Road.

The Panel considers that the property borders on just having sufficient context to understand it as an early Victorian house. When viewed from the street, from the east and southeast, the building does not present itself as an early Victorian house. However, when viewed from the northeast, the building can be read in a three-dimensional form and original front facade. The Panel considers that the property meets Criterion E.

It is relatively rare to find surviving early Victorian houses in Kew. The Panel may have considered not recommending the Heritage Overlay if the house was a late Victorian house because it is unlikely that 25 Queen Street would have compared well with other examples which have retained their setting and orientation. The Panel therefore considers that the property meets Criteria A and B.

**(iv) Conclusion**

The Panel concludes that 25 Queen Street, Kew has sufficient heritage significance as an individual place to justify the Heritage Overlay (HO820).

### 13.8 13 Raheen Drive, Kew (HO821)

#### Exhibited Statement of significance



#### What is significant?

The residence Craigmill, at 13 Raheen Drive, Kew, including its original letterbox, is significant to the City of Boroondara. Constructed in 1969, the house and landscape were designed for Harold Stewart by renowned architect Neil Clerehan.

#### How is it significant?

Craigmill is of local architectural, aesthetic and associational significance to the City of Boroondara.

#### Why is it significant?

Craigmill is a key example of late twentieth-century domestic architecture by one of the foremost architects of the time, Neil Clerehan. The suburban response to privacy and horizontal treatment of the residence have been well executed and are characteristic features of his designs. **(Criterion D)**

The residence derives its aesthetic appeal from the raw expression of a refined and minimal material palette. Brick piers support the slender flat roof of the carport and dwelling, which sits recessed in the site allowing views across the roofline. Other features include the slender slot window openings in the brickwork, a slenderness translated into the proportions of the main entrance and the original letterbox, a reference to the residence. The restraint showed by Clerehan in his design caters to a clear plan and functional spaces whilst taking advantage of the environmental conditions of the north-facing site. **(Criterion E)**

Craigmill is of significance for its association with architect, Neil Clerehan, whose modernist designs in domestic architecture and public commentary for over three decades make him one of the most influential Melbourne architects of the post-war period. He has received a number of awards for his work and made significant contributions to the architectural profession in Victoria for a long period from the 1940s to the present day, through design (particularly the suburban house), publishing, writing and community work. In 2008, he was awarded an honorary Doctorate of Architecture from the University of Melbourne for significant contributions made to the community. **(Criterion H)**

**(i) The issue**

The issue is whether 13 Raheen Drive, Kew has sufficient heritage significance as an individual place to justify the Heritage Overlay (HO821).

**(ii) Evidence and submissions**

The 13 Raheen Drive owner opposed the Heritage Overlay being applied to the property because she considered that it did not reach the threshold of local significance based on the criteria of representativeness, aesthetic or special association.

The owner submitted that, although Neil Clerehan was a celebrated architect, most of his noted work was undertaken in the 1970s. Before 1970, three buildings were designed at 13 Raheen Drive, 8-11 Younger Street and 22 Riversdale Court, while another four houses in Boroondara were built between 1970 and 2005.

The owner considered that the scope of the Kew Heritage Study appears to be pre-1970 as no properties of heritage significance were found from the 1970s. She found no comparative analysis was undertaken of other Clerehan designs in his more prolific time of practice.

The owner submitted that Clerehan designed hundreds of houses and is likely to have been associated with thousands of houses over his long career but Craigmill does not appear to have been significant in his career. She submitted that the building is not identified in Harriet Edquist's essay "*Neil Clerehan: A Melbourne Practice*" in 'The Architecture of Neil Clerehan' and therefore cannot be considered a key example of his work. She added that Craigmill was designed and built at a time when Neil Clerehan was winning multiple awards for other houses and Craigmill is not in the same class as those. The book does not note Craigmill as one of his more notable houses he produced in the 1960s.

The owner explained that Clerehan's design techniques included front setbacks, very low walls and drives and paths constructed in the same materials. However, Craigmill is set back as far as possible, with a sizeable front garden and without very low walls and the drive is constructed in a different material (concrete) to the house (brick). The building does not include an internal courtyard and flood-to-ceiling glass windows which were common features of Clerehan's designs. She submitted that the architect himself was critical of the design in relation to the position of the carport.

The owner questioned Craigmill's aesthetic significance because it is the project's technical difficulty (slope of the property), rather than the aesthetic significance of the building that is evidenced.

She submitted that the house and its original design has been altered. This includes guttering changes, removed row of bricks, replaced original wooden metre box, added timber trellis to the original service yard retaining wall, and redesigned front garden. The original wooden letterbox referred to in the HO821 Statement of Significance had been replaced with a stainless steel one.

Mr Stephenson did not give weight to the limited mention of the property in publications. He explained that many properties being considered for the Heritage Overlay are not generally recognised in publications and that this is not justification to discredit the

residence's architectural quality. He considered that justification should always come from a rigorous understanding and analysis that accompanies any recommendation to pursue the Heritage Overlay.

Mr Stephenson acknowledged that neither the essay nor the book referred to by the owner specifically discusses Craigmill as an exemplar of Clerehan's work. He noted that it is listed in *"Selected works"* and a picture is included which confirms that the property has a degree of interest, if only to confirm it was the work of the prominent architect. Mr Stephenson explained that the term 'key example' in his heritage assessment has been used in the context of comparative analysis to identify that this property is a key example or demonstration of how Clerehan adapted his ideals to a new property and context. The term 'key example' has not been used in the context of the house being a key example of Clerehan's complete body of work.

Regarding Criterion D, Mr Stephenson considered the features such as the garden setbacks and low fencing to be:

- design elements that characterise Clerehan's work and demonstrate the architectural period referred to as the Late Twentieth-Century style and particularly Regionalism
- a style that is influenced by the qualities of the sites on which they were built and employed a built form and palette of 'natural' materials that allowed the building to sit comfortably in its setting.

Mr Stephenson considered the influence of the property in Clerehan's early work is seen through his employment of a large front setback, elongated forms that followed the site's topography, orientation to the north and a limited palette of materials. Mr Stephenson explained that Clerehan's later development in site-planning included reducing the front setback by bringing dwellings closer to the street, which reflected the clients desire for privacy and focussing internal arrangements on the private garden beyond. Despite the changing way his houses presented to the street, the form remained box-like, orientated to best capture the light and the material palette remained limited. Mr Stephenson considered that Craigmill illustrates the architect's early and later design approaches, which like many of Clerehan's houses during the 1960/70s, remained modest in their appearance.

Regarding comparative analysis, Mr Stephenson considered Craigmill, given its 1969 date, demonstrates the evolution of Clerehan's designs for a suburban setting and compares well to his other, more notable, examples of domestic architecture, including:

- the Flats at 8-11 Younger Court, Kew (Boroondara HO525)
- Box House, Heidelberg (Banyule HO1)
- the Fenner House which is on the Victorian Heritage Register (VHR H2350)
- Clerehan's own house at 96 Walsh Street, South Yarra (Melbourne HO443).

Mr Stephenson compared Craigmill to other Late Twentieth-Century places which are significant in the Yarra Boulevard Precinct, Kew (HO530) and 25 Studley Park Road, Kew (HO343). He considered that:

- the range of comparators provides depth to the assessment

- comparing Craigmill with properties that have been assessed and found to warrant the Heritage Overlay provides further evidence that it achieves the threshold of significance to justify the Heritage Overlay.

Mr Stephenson noted that only a small number of Clerehan buildings are protected through the Heritage Overlay in Boroondara.

Regarding Criterion E, Mr Stephenson noted that Craigmill was identified for its importance in exhibiting a particular aesthetic characteristic, not its technical achievement that comes under Criterion F. It demonstrates characteristics that are attributed to both Clerehan's architectural style and the wider Late Twentieth-Century style. These aesthetic qualities are noted in the HO821 Citation as being the raw expression of a refined and minimal material palette, the low-rise form that recesses into the site and orientated towards the north, the form and placement of windows and the proportions of the main entrance. Collectively, these elements clearly exhibit an aesthetic quality that has been found to compare equally to other notable designs by the architect and of the same period.

Mr Stephenson acknowledged that other Clerehan projects from this time may been more recognised through awards or by being included on the Victorian Heritage Register. He explained that this does not discredit Craigmill as a good example of the style in Boroondara. He observed that many non-award winning houses have been found to meet a threshold of local significance at the municipal level.

Mr Stephenson considered that the alterations raised in the submission have had little impact to the aesthetic significance of the place and its integrity and the elements of the original construction remain clearly understood.

Regarding Criterion H, Mr Stephenson agreed that Clerehan designed many houses, some important for different reasons such as innovative designs, applying detail or use of form, or because of the client. Having work from a prolific architect which is not ground-breaking or award-winning does not reduce its importance on other grounds or in the local context.

Ms Stephenson referred to the assessment which concludes that Craigmill is a key example of how Clerehan was able to adapt his ideals to a new property and context in the municipality. It does not state that the house is a key example of Clerehan's work. The comparative analysis determined that:

- there is little representation of Clerehan's work in Boroondara
- of those residential examples, Craigmill is one of his better examples
- Craigmill is a worthy representation of the architect and his work in the municipality.

Mr Stephenson stated that he reviewed the proposed change to the HO821 Citation which removes reference to the letter box which had been replaced. He did not believe that the replacement letterbox has negatively impacted the heritage value of the place.

### **(iii) Discussion**

It appears that 13 Raheen Drive (Craigmill) is not the best or a celebrated example of Mr Clerehan's work as evidenced in the publication *'The Architecture of Neil Clerehan'*. The Panel agrees with Mr Stephenson that Craigmill is a key example of design methodology in

transition in the works of an important architect and not necessarily the best example of his work. This nuance is not clearly explained in the HO821 Statement of Significance. The simple statement *“Craigmill is a key example of late twentieth-century domestic architecture by one of the foremost architects of the time, Neil Clerehan”*, does not adequately explain why this building is a key example and where it sits in the evolution of Mr Clerehan’s work.

The comparisons need not be made to his later works (after 1970s) in terms of which designs might be superior examples because the house illustrates the evolution of the architect’s development.

The Panel finds, given the setting, the design response and Craigmill’s resulting features clearly illustrate the design approach and style of Regionalism. Its style is comparable with Boroondara’s late twentieth century designs. The Statement of Significance does not specifically refer to this style or how the design responded to the property’s environmental conditions.

Associative significance is defined as *“Special association with the life or works of a person, or group of persons, of importance in our history”*. The Panel accepts Mr Stephenson’s evidence that Mr Clerehan is an important architect to Melbourne. However, the Statement of Significance for Criterion H does not specifically explain why it is significant that this particular building is associated with the architect, beyond the fact he designed it. Given his association with hundreds of buildings, this criterion could apply to hundreds of properties. The Panel accepts the Statement of Significance regarding Criterion H but it needs to further describe its context in the development of Mr Clerehan’s body of work.

The alterations made to Craigmill do not compromise its integrity, however the Statement of Significance should be updated to remove reference to the wooden letterbox which has been replaced by a contemporary steel letterbox.

The Panel finds that Craigmill is of local heritage significance, however the Statement of Significance should be revised to further detail why the place is significant.

#### **(iv) Conclusion and recommendation**

The Panel concludes that 13 Raheen Drive, Kew has sufficient heritage significance as an individual place to justify the Heritage Overlay (HO821).

##### **Amend the Heritage Citation for:**

##### **a) HO821 (13 Raheen Drive, Kew) to:**

- explain in *Why is it significant?* (Criterion D), why Craigmill is a ‘key example’, how it demonstrates the evolution of architect Neil Clerehan’s design methodology, and describe the influence of Regionalism and environmental conditions in its design
- remove in *Why is it significant?* (Criterion E) reference to the wooden letterbox
- explain in *Why is it significant?* (Criterion H) why the association between Neil Clerehan and Craigmill is significant.



### 13.9 35-37 Rowland Street, Kew (HO823)

#### Exhibited Statement of significance



#### What is significant?

The Duplex dwellings and front boundary wall and gates at 35-37 Rowland Street, Kew, built for Hugh Thompson in 1922-23, are significant to the City of Boroondara.

#### How is it significant?

35-37 Rowland Street, Kew, is of local historical, rarity and aesthetic significance to the City of Boroondara.

#### Why is it significant?

35-37 Rowland Street is important as a rare example of speculative housing development in Kew in the 1920s. It demonstrates an unusual duplex type of dwelling not often found in Kew during the period, providing an example of speculative development that was uncommon in Kew during the period. The duplex retains its original front boundary wall and mild steel gates, unifying the two dwellings to give the appearance of a single house. **(Criterion B)**

35-37 Rowland Street is a largely intact example of a single-storey brick duplex dwelling in the Californian Bungalow style. The Californian Bungalow was a common type in the suburbs during the 1920s. Here the typical features of the style (for instance, low-pitch roof with projecting eaves, roughcast walls over a brick plinth, and deep porches) have been applied to a duplex, along with several less common details. The narrow, elongated timber brackets supporting the porch and eaves and the T-Shaped expressed brick elements form the more notable features that are not commonly seen on residences of this type. Repetition of details in the chimney, front wall and gable end provide unity to the scheme, which is further enhanced by the intact front boundary wall and mild steel gates echoing details from the duplex. **(Criterion E)**

**(i) The issue**

The issue is whether 35-37 Rowland Street, Kew have sufficient heritage significance as an individual place to justify the Heritage Overlay (HO821).

**(ii) Evidence and submissions**

The 35 Rowland Street owner opposed the Heritage Overlay being applied to 35-37 Rowland Street. The owner submitted that:

- the original fence at 35 has been removed because it was unsafe and the fence at 37 is small and unsafe
- the gable is not special because it is plain and covered by old cement sheeting
- the timber beam at the front of 35, described in the Heritage Citation as having a Japanese style, is falling apart and is incomplete at one end
- the building has a common Californian bungalow style and have been altered from their original state
- the building does not meet any of the criteria specified in the Statement of Significance.

Mr Stephenson gave evidence that 35-37 Rowland Street have sufficient heritage significance to justify the Heritage Overlay. He recommended that the Heritage Citation and Statement of Significance be revised to acknowledge the front fence at 35 being demolished and replaced. He considered that the loss of the fence did not reduce the building's aesthetic significance (Criterion E). He noted that the remaining section of the wall provides enough detail to construct the missing section at a later date.

Ms Stephenson considered that the gable, which forms an intrinsic part of the Californian Bungalow, was typically infilled with timber shingles or cement sheeting with wide cover straps. He agreed that Californian Bungalows are not unusual, but found bungalow style duplexes to be rare, therefore warranting Criterion B.

Mr Stephenson also recommended changing the Heritage Citation to:

- replace the erroneous '11 Wellington Street, Hawthorn' with '11 Wellington Street, Kew'
- delete reference to 'historical' from the Statement of Significance section because Criterion A was not assessed.

Council agreed with Mr Stephenson's evidence for 35-37 Rowland Street.

**(iii) Discussion**

The Panel accepts Mr Stephenson's evidence for 35-37 Rowland Street. The properties meet Criteria B because Californian Bungalow duplexes are relatively rare in Kew and possess uncommon aspects of Boroondara's history. The two houses expressed as a single building exhibit aesthetic characteristics, including their low-pitch roofs, deep porches, and longer than usual timber beam. Both properties meet Criterion E.

The Panel notes that the erroneous reference to 'historical' in the 'How is it significant' section of the Heritage Citation has also been translated into the Statement of Significance proposed to be incorporated into the Planning Scheme.

**(iv) Conclusions and recommendations**

The Panel concludes:

- 35-37 Rowland Street, Kew have sufficient heritage significance as an individual place to justify the Heritage Overlay (HO821)
- The HO823 Heritage Citation and Statement of Significance should be revised to acknowledge the front fence being demolished and to correct errors.

The Panel recommends:

**Amend the Statement of Significance for:**

- a) **HO823 (35-37 Rowland Street, Kew), as shown in Appendix E3, to:**
- delete the reference to the 'historical' criterion in 'How is it significant?'
  - acknowledge that the front fence at 35 Rowland Street has been demolished.

**Amend the Heritage Citation for:**

- a) **HO823 (35-37 Rowland Street, Kew) to:**
- delete the reference to the 'historical' criterion in 'How is it significant?'
  - acknowledge that the front fence at 35 Rowland Street has been demolished
  - replace the erroneous '11 Wellington Street, Hawthorn' with '11 Wellington Street, Kew'.

### 13.10 28 Stevenson Street, Kew (HO824)

#### Exhibited Statement of significance



#### What is significant?

The Edwardian house, Canyonboon at 28 Stevenson Street Kew, built in 1909 on part of the estate of Leaghur, for pastoral expert and wool manager Ernest Jackson and his family, is significant.

#### How is it significant?

28 Stevenson Street Kew is of local aesthetic and architectural significance to the City of Boroondara.

#### Why is it significant?

28 Stevenson Street is a fine example of an Edwardian house with features such as the red brick chimneys and elaborate leaded windows, however it foreshadows the transition to the bungalow style through the lower pitch of the roof and a compact symmetrical form with a central recessed porch framed by a red brick arch. 28 Stevenson Street is a notable, early and highly intact example of a transitional house between the Edwardian and bungalow styles. **(Criterion D)**

28 Stevenson Street is aesthetically significant for its pair of non-matching front bow windows with leaded glass top lights. A feature is the extended eaves line above the windows and supported on triangular brackets with notched weatherboard spandrel above. Further significant features include the deep recessed porch with squared double posts and the original door set in a Chinese-arched door case with sidelights. Aesthetically the form of the house is enhanced by its terra-cotta tile hipped roof with simple finials and the two heavily sculpted red brick chimneys. Aesthetically 28 Stevenson Street is also significant for its sympathetic colour scheme and use of roughcast render to the upper walls with plain red face brick below. Significant features of the front garden include the mature Canary Island Palm Phoenix Canariensis and rubble edging along the front boundary with the name Canyonboon in moulded concrete set into one of the basalt stones. **(Criterion E)**

**(i) The issues**

The issues are:

- whether 28 Stevenson Street has sufficient local significance as an individual place to justify the Heritage Overlay (HO824)
- whether the HO824 Heritage Citation should be revised to clarify some of its content.

**(ii) Evidence and submissions**

The 28 Stevenson Street property owners opposed the Heritage Overlay being applied to the property. They submitted that the property does not meet Criteria D and E because:

- architect Christopher Cowper's particular building design which was adopted by others does not justify the Significant grading
- the property was compared with a narrow sample, comprising four disparate examples from different periods and context
- the bay windows, stucco detail, lead light windows and tall chimneys are widely used on buildings throughout Boroondara
- the building's combined Federation and Bungalow styled elements confuses its style and era
- the Citation confuses the period styles because it refers to common features found in Federation and Bungalow styles yet concludes that it is a movement away from the Edwardian house
- the building, as described in the Citation, may not be an experimental pre-first World War design with "*myriad of variations*" but rather a response to a shortage of building materials.

Ms Schmeder stated that the Heritage Overlay (HO824) should be applied to 28 Stevenson Street because it is an architecturally significant, accomplished and early example of the transition between the Federation and later Bungalow styles. She noted that there is always a continuum between architectural styles. She regarded the building to be a successful transition between the two styles which should not be considered lesser than a "*pure*" style.

Ms Schmeder said that the comparative analysis selected examples of similar scale but diverse form to show the period's diverse styles. She considered that the property meets Criteria D and E. She explained that the reference to Mr Cowper's design features being widely used in other houses helps to identify the house's particular style and is not in itself used to justify 28 Stevenson Street's significance.

Regarding the interchangeable use of terms, Ms Schmeder stated that 'Federation' and 'Bungalow' referred to architectural style whereas 'Edwardian' refers to the time period in the early twentieth century.

Ms Schmeder recommended that the HO824 Heritage Citation be revised to:

- use the terms Edwardian, Federation and Bungalow clearly and consistently
- clarify that the house is (rather than 'may be considered') an early example of this type.

Council agreed with Ms Schmeder's evidence for 28 Stevenson Street.

**(iii) Discussion**

The Panel accepts Mr Schmeder's evidence for 28 Stevenson Street. It is a highly intact Edwardian era building which successfully incorporates Federation and later Bungalow style features into its overall design. The Panel agrees with Ms Schmeder that it compares well with the other examples in the Citation, particularly 4 Edgecombe Street which forms part of the Amendment.

The HO824 Heritage Citation would benefit from changes which use the architectural styles and time period clearly and consistently and from clarifying that the house is an early example of this type.

**(iv) Conclusions and recommendation**

The Panel concludes:

- 28 Stevenson Street has sufficient local significance as an individual place to justify the Heritage Overlay (HO824).
- The HO824 Heritage Citation should be revised to clarify some of its content.

The Panel recommends:

**Amend the Heritage Citation for:**

- a) **HO824 (28 Stevenson Street, Kew) to reference 'Federation' and 'Bungalow' as styles and 'Edwardian' as an era and to clarify that the building is an early example of its type.**

### 13.11 71 Stevenson Street, Kew (H0825)

#### Exhibited Statement of significance



#### What is significant?

Surbiton at 71 Stevenson Street, Kew, a Victorian Italianate residence built in 1875 for John Charles Walter, Treasury officer, Solicitor and Proctor of the Supreme Court is significant. Walter also served as a Director of the Victorian Pyrites and General Smelting Company and on the general committee of the Homeopathic Hospital. Walter built Surbiton and lived there until it was sold in 1884 to Fitzroy timber merchant Anthony Bray Lindley. A subsequent owner was Western District squatter Walter George Simmons whose property holdings included Moreton Plains near Stawell and Nareeb Nareeb near Glen Thompson before relocating to Surbiton until 1905 when the property was again sold.

#### How is it significant?

Surbiton at 71 Stevenson Street Kew is of local historic, architectural and aesthetic significance to the City of Boroondara.

#### Why is it significant?

Surbiton at 71 Stevenson Street Kew is historically significant as a demonstration of early-mid Victorian residences before the boom of the 1880s and 1890s. Often referred to as mansions, their size and degree of refinement contrasted against the general scale of housing at the time. Surbiton reflects the history of Kew as a suburb of British expatriates who built their home and gardens to replicate those that they had left behind. The ownership of the 71 Stevenson Street reflects the status of Kew as a suburb for the well-off, whose professions included Government officials, merchants and pastoralists from the Western District of Victoria. **(Criterion A)**

Surbiton demonstrates the early-mid Victorian architecture of the Victorian Italianate and Renaissance Revival, reflecting the predominant architecture of the time in Britain. Like other residences of this decade, Surbiton is more refined in detail and form than Victorian Italianate houses of the 1880s and 90s, and relies on a classical vocabulary of low pitched hipped roofs, restrained use of bay windows, classical mouldings in stucco. **(Criterion D)**

Aesthetically Surbiton, designed by architects Dall and Roberts is significant for its Victorian Italianate design including a projecting front wing with canted bay window and a classically-derived three light window. The building is enhanced by the stucco finish and mouldings including eaves brackets, window mouldings and quoining; and its slate roof. Other notable features include the concave verandah features with cast iron posts and a fine frieze and brackets. The integrity and intactness of Surbiton (with the exception of the single-story extension to one side) contributes to its aesthetic values. **(Criterion E)**

**(i) The issues**

The issues are:

- whether 71 Stevenson Street has sufficient heritage significance as an individual place to justify the Heritage Overlay
- whether the Heritage Overlay is the appropriate planning provision to manage the identified heritage fabric
- whether the HO825 Heritage Citation accurately describes the property.

**(ii) Submissions**

The 71 Stevenson Street owners found it *“hypocritical and offensive”* that Council sought to protect the property’s heritage fabric after supporting a proposed townhouse development at 69 Stevenson Street, which will align close to the shared fence.

The owners considered that the property’s heritage significance should be protected, but not through the Heritage Overlay which requires Council to assess any permit application. The owners considered that the Heritage Overlay would give Council control of heritage matters related to their property. They did not want Council making such decisions.

The owners said that this placed them in a difficult position because they were not able to support or oppose the Amendment, as it related to their property.

At the Hearing, the owners provided considerable background and supporting information regarding 71 Stevenson Street and the approved development at 69 Stevenson Street. This included:

- a letter from Council dated 8 May 2007 to the owners advising that the Heritage Overlay has not been recommended for 71 Stevenson Street
- a citation prepared by Lovell Chen in 2005 which:
  - stated that the building’s intactness was fair
  - regraded the building from B (by Pru Sanderson in 1988) to C
- plans of the proposed development at 69 Stevenson Street
- Neighbourhood Character Statement and Design Guidelines for Precinct 15.

Following an invitation from the owners, the Panel conducted an unaccompanied on-site inspection of the property on 18 November 2019. The Panel’s observations aligned with how the owner’s described the building and property at the Hearing.

The owners requested that the Panel recommend to the Minister for Planning:

- to give them control of heritage matters regarding their property
- conduct an inquiry into Council and Victorian Civil and Administrative Tribunal processes, decisions and actions regarding 69 Stevenson Street.

The Panel asked the owners whether they were now in a position to either support or oppose the proposal to apply the Heritage Overlay to their property. They were provided time to speak with other family members who were not present at the Hearing, before confirming that they upheld their original position of not supporting or opposing the Heritage Overlay. The owners reiterated that 71 Stevenson Street needs to be protected, subject to not being controlled by Council. They explained that the proposed development at 69 Stevenson Street was more than twice the height of the existing dwelling on that



property, with insufficient setback between the built form and the heritage building at 71 Stevenson Street.

The owners also criticised the accuracy of the HO825 Citation and previous citation prepared by Lovell Chen.

### **(iii) Evidence**

Ms Schmeder recommended that the Heritage Overlay be applied to 71 Stevenson Street. She considered it to be one of a small number of surviving substantial mid-Victorian houses in Boroondara.

Ms Schmeder stated that the 2005 citation does not explain why Lovell Chen believed that the original building had a two-storey verandah which was later replaced by a single storey verandah. She explained that she had not been on site so she could not examine the verandah close up to determine its likely built date. She found no flashing line above the first-floor windows to support claims that there was a two-storey verandah. Ms Schmeder said that, even if the front verandah was not original, it was in keeping with the building's era and would not negatively affect its local historical, architectural and aesthetic significance.

Ms Schmeder recommended that the Heritage Citation be revised to note the possible rebuilding of the front verandah. She proposed that the relevant paragraphs be replaced with:

71 Stevenson Street has a high degree of integrity with few visible alterations to the exterior. Building permit plans from 1984 (No. 1057) note a "proposed verandah" in the form of the current single-storey front verandah, suggesting it has been reinstated or replaced in-kind. The long-term owners, however, maintain that the verandah has not been replaced. Certainly its detail is in keeping with the 1870s. The site includes a contemporary masonry front wall and metal gates. The house still retains garden to one side of the house, the front and rear following the sub-division of the site. Amongst other trees within the garden, there is a large cypress tree at the front of the site and another to the rear.

...

Other notable features include the concave verandah features with cast iron posts and a fine frieze and brackets (note that this may have been rebuilt).

She explained that Context conducted further research into the social history of the place in response to issues raised in the owner's submission. The research found links to Shirley Austin Nicholas, the second wife of George Nicholas (co-founder of the Aspro company), and the University of Melbourne. She recommended that the Heritage Citation be revised to include this social history. New information included, among other changes:

The 10-roomed house was again offered for sale in 1952, by which time it had been divided into two flats and was tenanted (Argus, 29 March 1952:25; Age, 18 March 1952: 10; Age, 27 March 1952:12). In June 1952, it sold to Shirley Austin Nicholas (CT V.6441 F.009). Shirley Austin Nicholas (nee Alcock) was the second wife of George Nicholas, founder of the Aspro company with his brother Alfred. She was a charitable patron, benefactor of the Hephzibah Menuhin Memorial Scholarship, offered by the University of Melbourne's Conservatorium of Music from 1980. George Nicholas' son and daughter had married the famous musicians brother and sister Yehudi and Hephzibah Menuhin (Age, 15 May 1998:16). It appears that Shirley Nicholas did not reside at 71 Stevenson Street, as her address was given as Toorak in 1954

(Advertiser, 9 Sep 1954:1), while the Moss family (Herbert and Ruth) were noted as living at 71 Stevenson Street in 1953 (Argus, 26 Jun 1953:10), and Daphne Forsyth in 1956 (Age, 16 Mar 1956:6).

In 1957 Shirley Nicholas transferred the property to the University of Melbourne, possibly as a charitable donation. They subdivided and sold off the land comprising what is now 69 Stevenson Street in 1958 and the current extent of 71 Stevenson Street in 1960 (CT V.6441 F.009). The house at 71 Stevenson Street was sold to Francis Patrick Donovan, a university professor, and his wife Maria. It is likely Francis was employed by the University of Melbourne, as they financed his mortgage (CT V.8280 F.845). It appears that they did not reside at 'Surbiton', as a J.D. O'Sullivan was resident in 1965 and the property was listed as "apartments" in 1970 (S&McD 1965, 1970). In 1970 the property was advertised as being suitable for two families and so remained divided into two separate living quarters (Age, 3 October 1970: 29). It did not sell until 1981, to the current (2019) owners (CT V.8280 F.845), who re-established 'Surbiton' as a single-family home.

Ms Schmeder considered that the proposed development at 69 Stevenson Street would not impact on its integral heritage value. She did not comment on issues associated with decisions and processes related to the approved development at 69 Stevenson Street because they were not heritage matters.

Council agreed with Ms Schmeder's evidence for 71 Stevenson Street. At its 5 August 2019, it resolved to make significant changes to the HO825 Heritage Citation.

#### **(iv) Discussion**

The Panel has reviewed all information provided by the 71 Stevenson Street owners.

At the Hearing, it explained to the owners that the Panel was considering whether 71 Stevenson Street has sufficient heritage significance to justify the Heritage Overlay. The Panel acknowledges that the owners, from their perspective, have had a negative experience in recent years. However, the information about the neighbour's property or its associated processes are not relevant when considering whether 71 Stevenson Street has sufficient heritage significance to justify applying the Heritage Overlay.

The Victoria Planning Provisions include the Heritage Overlay which is used in planning schemes throughout Victoria for identifying and managing heritage places. The Panel considers that it is well beyond the scope of the Amendment to amend the Heritage Overlay or another State planning provisions to divert planning control to an individual property owner. Irrespective, section 25(3) of the Act states:

A panel must not make a recommendation that an amendment be adopted with changes to the terms of any State standard provision to be included in the planning scheme.

While section 25A(1) enables the Panel to make such a recommendation to the Minister for Planning, there was insufficient justification presented at the Hearing to support a state-wide change which would affect most Victorian planning schemes.

A Planning Panel Hearing is not the forum to request an inquiry into Council and Victorian Civil and Administrative Tribunal processes, decisions and actions. The *Planning and Environment Act 1987* does not include statutory mechanisms for such an inquiry.

The Panel's role is to consider whether the Heritage Overlay should be applied to the property. Having considered all relevant submissions and evidence, the Panel accepts Mr Schmeder's evidence that 71 Stevenson Street has sufficient heritage significance to be considered for the Heritage Overlay.

Like Ms Schmeder, the Panel:

- could not see any flashing or markings to suggest that there was originally a two-storey verandah
- is not certain why Lovell Chen believed that there was originally a first-floor verandah.

The Panel is confident that the verandah is in its original form and there is no obligation to pursue unsupported statements which claim otherwise. The Heritage Citation should only include plausible and supported information. Therefore, it should exclude the possibility of the front verandah being rebuilt.

The Panel then turned its mind as to whether the future development at 69 Stevenson Street will enable 71 Stevenson Street to have sufficient curtilage. Planning Practice Note 1 advises that the Heritage Overlay should apply to the entire extent of an urban property. The eastern elevation of the building at 71 Stevenson Street is close to the fence abutting 69 Stevenson Street. Generally, a deeper setback back may increase the appreciation of the building. However, the Panel notes that the eastern elevation is the plainest of all elevations and was used to direct services such as downpipes. The generous setbacks from the front façade and western elevation create sufficient curtilage to provide a three-dimensional appreciation of the building from the public realm.

#### **(v) Conclusions and recommendation**

The Panel concludes:

- 71 Stevenson Street has sufficient heritage significance as an individual place to justify the Heritage Overlay.
- The Heritage Overlay is the appropriate planning provision to manage the identified heritage fabric.
- HO825 Citation would benefit from including further social history information, deleting the erroneous reference to a side extension and deleting reference to the possibility of the front verandah being rebuilt.

The Panel recommends:

##### **Amend the Heritage Citation for:**

###### **a) HO825 (71 Stevenson Street, Kew) to:**

- include new research on Shirley Austin Nicholas, the second wife of George Nicholas (co-founder of the Aspro company), and the University of Melbourne, as resolved at the 5 August 2019 Council meeting
- delete the erroneous reference to a side extension
- delete reference to the possibility of the front verandah being rebuilt.

### 13.12 96 Stevenson Street, Kew (HO826)

#### Exhibited Statement of significance

##### What is significant?



The Carmelite Monastery Melbourne, 96 Stevenson Street, Kew, is significant. It was established on previously undeveloped land in Stevenson Street in the late 1920s. The land was part of the 'Stevenson Heights Estate' of 1927, subdivided from earlier large estates that were part of Crown Allotment 76. Significant buildings, designed in 1928 by architect William Patrick Conolly, include the Romanesque Revival Church, the Spanish Mission style Cloister and cottage, and other built elements, including the perimeter wall and Spanish baroque gateway. The grounds are also significant, including the organisation of space into ornamental and productive

gardens, the existing pathway layout, early concrete paths with rolled concrete edges, and mature trees in particular the row of *Cupressus sempervirens*, which was part of the original planting scheme, and other mature vegetation (including mature conifers, *Quercus palustris*, *Betula pendula*, *Ulmus* sp, *Cinnamomum camphora*, *Grevillea robusta*, *Cordyline australis*). The subdivision pattern reflected in the perimeter wall is also significant.

The later brick buildings, which were not extant in the 1930s, are not significant. Newly brick-paved surfaces, although not an unsympathetic introduction to the Inter-war garden, are not significant. The tennis court is not significant.

##### How is it significant?

The Carmelite Monastery Melbourne at 96 Stevenson Street, Kew, is of local historic, aesthetic, and associative significance to the City of Boroondara.

##### Why is it significant?

Historically, the Carmelite Monastery Melbourne as a whole, including its subdivision, Romanesque revival Church, Spanish Mission Cloister, cottage, gateway, perimeter wall, and the grounds are significant as a highly intact and well-maintained architect-designed monastic complex, in continuous use by the Carmelite nuns as a contemplative cloistered community since it opened in 1929.

##### (Criterion A)

The Carmelite Monastery Melbourne subdivision is significant for the evidence it provides of the early pattern of subdivision in this part of Kew in 1927 from larger estates with individual mansions. The Monastery was established on previously undeveloped land in Stevenson Street in the late 1920s, on cleared land in between the estates of 'Mount Royal' and 'Mooroolbeck'. The land was originally part of Crown Allotment 76, the original grant of John Bakewell, which was subdivided into irregular shaped parcels of land. The irregular east boundary of the Carmelite Monastery and the boundary wall remain as tangible evidence of this irregularity in the earlier subdivision. **(Criterion A)**

The Monastery provides evidence of the sustained and influential presence of religious orders in Boroondara from the nineteenth century and well into the twentieth, particularly evident in Kew, whose histories became entwined with the histories of local schools, hospitals and welfare institutions founded and maintained by them. Unlike some religious orders, that were active and

influential in the community, however, the Carmelites are distinguished as an enclosed religious order. However, the inclusion in the monastery of a public Oratory meant the community was welcomed to their Masses. The grounds and the spatial arrangement of the site into cloistered and publicly accessible spaces provide important evidence of the cloistered lifestyle of the Carmelite nuns, and the relationship between the nuns and the community. **(Criterion A)**

The Church at the Carmelite Monastery Melbourne is significant as one of a number of Roman Catholic buildings established in Kew in the Inter-war period that were built in the Romanesque Revival architectural style. Opened in 1921, the Sacred Heart Church on Cotham Road, Kew, is an earlier and grander example of the Romanesque revival style used for Roman Catholic Buildings, than the Church at the Carmelite Monastery. Both churches are associated with church architect William Patrick Conolly who was responsible for the completion of the Sacred Heart Church. The Church at the Carmelite Monastery Melbourne was designed by Conolly seven years later in 1928. Two years after that, Conolly designed the VHR listed third Church at St John's, East Melbourne; likewise a grander building than the Carmelite Church but in the same Romanesque architectural style. Two decades earlier, in 1907-08, Conolly had designed another grand Catholic Church in the Romanesque revival style in regional Victoria, in Benalla. **(Criterion D)**

The Church at the Carmelite Monastery Melbourne is therefore significant as representative of Conolly's early twentieth century church architecture in Victoria the Romanesque style, which perhaps reached its zenith in the St John's Church example in East Melbourne of 1930. Characteristic features of the style that are represented by the Carmelite Monastery church include: the semi-circular arch openings for the main entry (a simplified Romanesque portal with paired colonnettes) and for the plate tracery windows on the east and west elevations; the circular rose window and the Machicolation motif on the masonry band above it on the principal elevation. The siting of the Church on a relatively high ground, the higher eastern side of the site, is also characteristic of Romanesque Revival architecture. The striking and elaborate interior decoration of the Church, overseen by Conolly and completed in 1931, is also highly intact and well maintained. **(Criterion D)**

The Cloister, Cottage, boundary wall and gateway are also significant as highly intact Monastic buildings designed in 1928 by Conolly. These other Monastic buildings, Conolly designed in the Spanish Mission architectural style. The terracotta tiled roofs of the Cloister and Cottage, small-paned timber framed windows in arched openings, and the rough rendered walls are all characteristic of the style. The buildings are physically and stylistically linked by the use of Inter-war Mediterranean revival architectural styles (Spanish Mission and Romanesque), and are unified by the consistency of the rough render finish to the walls. The buildings are highly intact and well maintained. **(Criterion D)**

The grounds of the Monastery are significant for their high degree of intactness, integrity and as typical Inter-war and monastic gardens. The original grounds are highly intact, and appear to retain a very high proportion of their original layout, organisation of space, circulation patterns, and planting. The organisation of the grounds into discrete garden rooms, the combination of formally laid out ornamental gardens and productive gardens, some of the plant species (especially conifers, Mediterranean Cypress, Golden Elm, camellias), and the concrete paths with rolled concrete edges are characteristic of Inter-war gardens. The layout of the cloister garden is a centuries-old characteristic of cloister gardens; square in plan and divided equally into four sections by two intersecting paths that meet at a central focal point (usually a statue, planting, or fountain). A single tree is planted in each of the four sections. **(Criterion D)**

The Carmelite Monastery Melbourne has potential for strong or special associations with the Carmelite nuns who reside there, the broader Carmelite community, and the congregation. **(Criterion G)**

The Monastery is significant for its association with Catholic Archbishop Daniel Mannix (1864-1963), who performed the foundation stone ceremony for the new Carmelite Monastery in July 1928, the cloistering ceremony on the Monastery's opening day on 19 May 1929, and a dedication ceremony for the set of mosaic Stations of the Cross in April 1933. **(Criterion H)**

**(i) The issue**

The issue is whether the HO826 Heritage Citation should be revised to describe 96 Stevenson Street in more detail.

**(ii) Evidence and submissions**

Mr Quinn supported the Heritage Overlay being applied to 96 Stevenson Street and requested that the following information be added to the HO826 Heritage Citation:

- the front metal gate is about 10 years old
- the concrete paving was laid around the 1970s to the 1980s
- only a few of trees on the subject land predate the 1960s.

Ms Schmeder agreed that the front gates are contemporary in style and noted that the arched gateway is original. She explained that she assumed that the concrete paths were original because they are clearly visible in aerial photos taken in 1930 and 1945. She agreed to change the Heritage Citation to note that the front metal gate is not significant and that the concrete paths have been replaced.

Ms Schmeder did not agree with the request regarding the trees. She explained that the trees were assessed based on historic aerial photos and views from outside the walls. There was no evidence to confirm that the trees were planted in the 1960s.

Council agreed with Ms Schmeder's evidence for 96 Stevenson Street.

**(iii) Discussion**

The Panel considers that the HO826 Heritage Citation would benefit from further description. The Panel observed the metal front gates during its inspections and agrees with Ms Schmeder's observation that they are modern replacements. There should be no change regarding the trees because there is no evidence to confirm their planting date. On her same advice, reference to the concrete paths being replaced should only be included if it can be confirmed through reliable evidence, as suggested by the submitter.

**(iv) Conclusion**

The Panel concludes that HO826 Heritage Citation should be revised to describe 96 Stevenson Street in more detail.

The Panel recommends:

**Amend the Heritage Citation for:****a) HO826 (96 Stevenson Street, Kew) to note that:**

- the modern metal entrance gates are not significant
- the original concrete paving has been renewed subject to being confirmed through reliable evidence.

### **13.13 Walmer Street Yarra River footbridge**

#### **(i) The issue**

The issue is whether it is appropriate and justified to apply the Heritage Overlay to the Walmer Street Yarra River footbridge.

#### **(ii) Evidence and submissions**

Ms Brown prepared a comprehensive submission which she presented at the Hearing. She considered that the Kew Heritage Study omitted the Walmer Street Yarra River footbridge which was constructed in 1890. Accordingly, she requested that:

- the Kew Heritage Study be revised to include a heritage assessment of the footbridge which recommends that the Heritage Overlay be applied
- the Amendment be revised to apply the Heritage Overlay to the footbridge.

Ms Brown submitted that the replacement bridge's design was approved in 2016 without a heritage assessment. She considered the bridge to be historically significant because it was used to deliver water to the botanical gardens and hydraulic lifts in Melbourne's city. She added that the bridge's appearance reflects its original 1890 design and is strongly connected to its landscape. The bridge provides a 'canopy walk' through row of mature plane trees along Walmer Street with a picturesque view across a bend in the Yarra River through its design of low-key proportions.

Ms Brown criticised Council for not including public infrastructure within the scope of the Kew Heritage Study.

Ms Schmeder and Mr Stephenson did not respond to this submission in their evidence.

Council submitted that it had a longstanding commitment to replace the existing bridge due to public safety. It explained that Council and City of Yarra advocated for a replacement bridge because the existing structure is failing and does not relevant safety standards. This resulted in VicRoads leading the project. Accordingly, Council considered it not necessary to further investigate the bridge's potential heritage significance.

#### **(iii) Discussion**

The Panel acknowledges that the Walmer Street Yarra River footbridge was considered through a separate process, led by a State Government agency. Whether the footbridge should have been assessed through the Kew Heritage Study was relevant during the first stage of the process.

Ultimately, it appears that virtually no heritage fabric is likely to survive because the bridge is structurally unsound. Council should consider assessing the footbridge through a separate process to determine:

- whether existing structural material should be reused in an artistic installation near the replacement bridge
- whether a commemorative plaque is appropriate to signify the place.

The Panel makes no formal recommendation because this matter is beyond the scope of the Amendment. However, public infrastructure is integral to understanding Boroondara's

development, as identified in the Thematic Environmental History, and is a typology that should be assessed in the future.

**(iv) Conclusions**

The Panel concludes:

- The Kew Heritage Study should not include a heritage assessment of the Walmer Street Yarra River footbridge at this stage.
- It is not appropriate or justified to apply the Heritage Overlay to the Walmer Street Yarra River footbridge through the Amendment.



## Appendix A Submitters to the Amendment

No.	Submitter	No.	Submitter
1	Tiffany Lee	29	Martin and Luisa Drullo
2	Hayden Llewellyn	30	Geoffrey Gidley
3	Peter Smith	31	Department of Transport
4	James Reimers	32	Howard Steer
5	Penelope Hundt	33	Adele Ray
6	May Chuah	34	Anthony Miller
7	Michael Cohn	35	Jasper Coghlan
8	Kathy Aves	36	Jayantha Weeraratne
9	Rhodos Properties Pty Ltd	37	Robert Goff
10	Merrilyn Beeny	38	Josie Duncan
11	Mary Drost OAM	39	Lola Webber
12	Damien & Emma Farrell	40	Douglas Pattenden
13	Jeanette Goff	41	Laurie Duncan
14	Roslyn Gilchrist	42	Joseph Nguyen
15	Alistair Malcolm	43	Angela Lajic
16	Jinmei Chen	44	Miriam Miles
17	Jinmei Chen	45	Tiara Lee
18	Tim Herbert	46	Henry Cheng
19	Baker Hamdi	47	Robert Porter
20	Anthony Quinn	48	Aliya Porter
21	Owen Roodenburg	49	Charles Le Feuvre
22	Clive Dossetor	50	Penny Brown
23	Lynn Dossetor	51	Brendan and Carol Ellis
24	Elizabeth and Leigh Maddison	52	Barbara Dodson
25	Juan Wei	53	Katie Whitecross
26	Margaret Coghlan	54	Daniel and Babsie Lam
27	Terrance Dohnt and Sally Clarke	55	Alistair Malcolm
28	Margaret Havlik	56	Nadia Peters

No.	Submitter	No.	Submitter
57	Fiona Green	76	Thea Widmer
58	Jenny Giavris	77	Dr Sandra Close and James Pollock
59	Eileen Khoo and Anthony Poon	78	Cameron and Samantha Pollock
60	James Woodburn	79	Giles Pollock
61	Trinidad James	80	Grenville Buildings Pty Ltd
62	Taryn Sobel	81	Anastasia de Castella
63	Eleanor Lam	82	Patrick and Mary Courtney
64	Eleanor Lam	83	Russell Jackson
65	Morgan Livingstone	84	Michael Archdeacon
66	Jasmin Verginis	85	R Allen
67	Julie and Peter Ruffy	86	Malcolm Trebilco
68	Dan Church	87	Emily Martin
69	Penny Church	88	Robin Kelly
70	Susan Iled	89	Elaina Cortez
71	Franca Tripodi	90	Helena Eldred
72	Madeleine Porter	91	Lily Galli
73	Martin Pirrie	92	Joseph Indomenico
74	Andrea Mileo	93	Lan Nguyen and Hung Truong
75	Joseph Scalzo	94	Aaron and Susan Lane

## Appendix B Parties to the Hearing

Submitter	Represented by
Boroondara City Council	John Rantino of Maddocks, called expert evidence on: <ul style="list-style-type: none"> <li>- heritage from Natica Schmeder of Context Pty Ltd</li> <li>- heritage from Mark Stephenson of Trethowan Architecture</li> </ul>
Department of Transport	Iain Lawrie
Anthony Miller	
Mary Drost OAM	
Fiona Green	
Geoffrey Gidley	
Jasper Coghlan	
Penny Brown	
Rhodos Properties Pty Ltd	Jonathan Clonaridis
Helena Eldred	
Barbara Dodson	Roslyn Dodson
Howard Steer, Adele Ray and Madeline Porter	Howard Steer
Aliya and Robert Porter, Aaron Lane and Michael Archdeacon	Aliya Porter
Lynn Dossetor, Emily Martin, Josie Duncan and Lola Webber	Lynn Dossetor
Clive Dossetor and Dan Church	Clive Dossetor
Merrilyn Beeny	
Andrea and Michael Mileo	
Brendan and Carol Ellis	
Jenny Giarvis	
Martin Pirrie	Stephen Pirrie with John Briggs
14 Bradford Avenue owners	Mark Stanojevic of ASK Planning, called expert evidence on heritage from Bryce Raworth of Bryce Raworth Pty Ltd
Henry Cheng	Nicholas Crawford of TP Legal, called expert evidence on heritage from Bryce Raworth of Bryce Raworth Pty Ltd
James Woodburn	
Dr Sandra Close and James Pollock	
Alistair Malcolm	

## Appendix C Document list

No.	Description	Provided by
<b>10 October 2019</b>		
1	Part A submission	Council
2	Expert evidence – Natica Schmeder	Council
3	Expert evidence – Mark Stephenson	Council
4	Expert evidence – Nigel Lewis	Council
5	Expert evidence (Carey Baptist Grammar School) – Bryce Raworth	Ms Sobel of Urbis
6	Expert evidence (14 Bradford Avenue) – Bryce Raworth	Mr Stanojevic
7	Expert evidence (31-37 Heather Grove) – Bryce Raworth	Mr Crawford
<b>17 October 2019</b>		
8	Photos – Site inspection	The Panel
9	Signed permission to present on behalf of 13 Raheen Avenue owner	13 Raheen Avenue owner's daughter
10	Amended citation for William Carey Chapel, 349 Barkers Road	Mr Stephenson
11	Map of Grange Road area showing development over last 50 years	27 Stoke Avenue owners
12	Revised Summary and Precinct Gradings schedule	27 Stoke Avenue owners
13	Sands and McDougall Directories	27 Stoke Avenue owners
<b>21 October 2019</b>		
14	Submission – Department of Transport	Mr Lawrie
15	Submission – 19 Goldthorns Avenue	19 Goldthorns Avenue owners
16	Submission – 24 Florence Avenue	24 Florence Avenue owners
17	Submission – 4 Bradford Avenue	4 Bradford Avenue owner
18	Letter from Council to Minister for Planning – Interim Control request (Amendment C288)	4 Bradford Avenue owner
19	Extract from Urban Planning Special Committee meeting 5 August 2019	4 Bradford Avenue owner
20	Clause 22.03 – Heritage Policy	4 Bradford Avenue owner
21	Extract from Council Agenda 26 June 2018, pages 221-222	Ms Brown
22	Photos of Walmer Street footbridge and environs	Ms Brown

No.	Description	Provided by
23	Submission – 13 Raheen Drive	13 Raheen Avenue owner's daughter
<b>23 October 2019</b>		
24	Signed permission to present on behalf of other parties	7 Bradford Avenue owner
25	Submission	7 Bradford Avenue owner
26	Submission	1 Bradford Avenue owner
27	Signed permission to present on behalf of other parties	1 Bradford Avenue owner
28	Submission	18 Bradford Avenue owner
29	Signed permission to present on behalf of other parties	18 Bradford Avenue owner
30	Victorian Heritage Database Report for Neville House	18 Bradford Avenue owner
31	Submission	18 Bradford Avenue owner
32	Signed permission to present on behalf of other parties	18 Bradford Avenue owner
33	Submission – 14 Florence Avenue	14 Florence Avenue owner
34	Submission – 2-4 Barrington Avenue	2-4 Barrington Avenue owner
35	Previous heritage advice from Mr Willingham dated 17 October 2008 and 24 June 2018	2-4 Barrington Avenue owner
36	Submission – 1 Florence Avenue	1 Florence Avenue owner
37	Submission – 16 Florence Avenue	16 Florence Avenue owner
38	Photos of 16 Florence Avenue	Mr Briggs
<b>6 November 2019</b>		
39	Part B submission with the following Statements of Significance (with tracked changes): <ul style="list-style-type: none"> <li>- Bradford Estate Precinct (HO798)</li> <li>- Goldthorns Hill &amp; Environs Precinct (HO803)</li> <li>- 349 Barkers Road (part) (HO807)</li> <li>- William Carey Chapel (HO808)</li> </ul>	Council
40	Letter – Council to the Department of Environment, Land, Water and Planning responding to authorisation issues, 5 October 2018	Council
41	Ms Schmeder's response to Panel questions	Council
42	Submission – 3 Goldthorns Avenue	3 Goldthorns Avenue owner
43	Submission – 14 Bradford Avenue	Mr Stanojevic

No.	Description	Provided by
<b>7 November 2019</b>		
44	Submission – 31-37 Heather Grove	Mr Crawford
45	Photos – Goldthorns Hill & Environs Precinct area	Mr Crawford
46	Submission – 71 Stevenson Street	71 Stevenson Street owners
47	Statements of Significance for proposed precinct extensions: Barrington Avenue (HO142), Barry Street (HO143), Glenferrie Road (HO150), Sackville Street (HO162), Kew Junction Commercial (HO520), High Street South Residential (HO527)	Council
48	Mr Lewis' response to a Panel question and Statement of Significance for the Bradford Estate Precinct with tracked changes	Council
<b>18 to 27 November 2019</b>		
49	Comments regarding the Hearing version of the Bradford Estate Precinct with tracked changes from 12 parties (18 to 25 November)	Various parties
50	Response to comments in Document 49 (27 November)	Council

## Appendix D Procedural matters

### Withdrawn appearance

The following parties were scheduled to appear at the Hearing but later withdrew:

- Carey Baptist Grammar School (withdrew on 22 October 2019)
- Mr Hamdi (withdrew on 31 October 2019).

### Privacy

The Panel sent a letter dated 14 August 2019 to submitters which stated:

Submissions and other information presented throughout the process, including the Hearing, will be treated as public documents. Please note the attached *Privacy Collection Notice*.

The Privacy Collection Notice details how personal information will be managed throughout and beyond the Panel process. Under the heading, *How will my contact information be used?*, it states:

We will use your contact address to contact you. We will provide your email or postal address to participants in the Hearing so that they can share reports and submissions unless you tell us otherwise.

The letter provides a link to the Planning Panels Victoria online Request to be Heard form which states upfront:

At the end of the form, please ensure you have read the Privacy Collection Notice before ticking the checkbox confirming you understand the notice and submitting this form.

Future correspondence will be emailed to the provided email address.

Just above the online form's 'Submit' button is a statement in red text which states:

Please read the Privacy Collection Notice before ticking the checkbox below and submitting this form. You will be unable to submit the form without agreeing to the Privacy Collection Notice.

The statement has a link to the Privacy Collection Notice to remind the reader of its details. The 'Submit' button does not work until the '*I have read and understand the privacy collection notice*' has been ticked. At the Directions Hearing, nobody raised the issue of other parties using their contact detail to allow Council and other parties to share information directed by the Panel such as expert reports.

One party alleged that Planning Panels Victoria had breached "*Victoria State Privacy Legislation*" and requested that her email address be removed from the distribution list. The reissued timetable excluded their contact detail. The submitter later requested that Planning Panels Victoria remove email addresses of all parties from the distribution list of this and all future matters.

### Panel response

The Panel has followed Planning Panel Victoria's standard privacy procedures and met its obligations under relevant legislation. Nobody requested to have their email address omitted from the distribution list before it was sent to all parties. Following the late request, the party's email address was promptly removed from the list to meet its preference.

## Appendix E    Panel preferred version of the Statements of Significance

Tracked Added

~~Tracked Deleted~~



## E1 HO807 – Urangeline

### Urangeline (former Edzell, Mildura) Statement of Significance

<b>Heritage Place:</b>	349 Barkers Road (part) Kew	<b>PS ref no:</b>	HO807
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#### What is significant?

'Urangeline', originally known as 'Edzell' and later as 'Mildura', at 349 Barkers Road, Kew, is significant [to the extent of its original fabric](#). The house was designed in 1883 by architectural practice Reed, Henderson & Smart for Scottish-born solicitor James C Stewart, and erected in 1884. The house was later owned by grazier Alexander McEdward, who renamed it 'Mildura' (1888-99), and then pastoralist Thomas Rand (1899-1922) who gave it its present name. The property was then purchased by the Baptist Union [of Victoria](#) to serve as the home for the newly established Carey [Baptist](#) Grammar School.

The later [alterations and additions](#) ~~to the north-west and north-east corners of the building associated with its institutional use~~ are not significant.

#### How is it significant?

'Urangeline' is of local historical, aesthetic, technical (creative), social and associative significance to the City of Boroondara, and potentially to the State of Victoria.

#### Why is it significant?

'Urangeline' is of historical significance for its association with Carey Baptist Grammar [School](#) since 1922. The Baptist Union [of Victoria](#) acquired the property that year to serve as the home of its new denominational school, which officially opened in February the following year. It has been associated with the school since that time. It is also of social significance to Carey [Baptist](#) Grammar [School](#) students and alumni who hold strong associations with 'Urangeline'. (Criteria A & H)

'Urangeline' is of creative significance as one of the very first, and the oldest surviving, example of the new Queen Anne style in the Melbourne metropolitan area. The style was strongly influenced by the English Domestic Revival designs by English architects Richard Norman Shaw and William Eden Nesfield, which in turn drew inspiration from picturesque English rural buildings and Tudor architecture. In Australia, the style was a reaction against what was considered 'sham' Victorian architecture, with cement render finishes and ornament singled out for special condemnation. Reed, Henderson & Smart were responsible not only for introducing the Queen Anne style to Melbourne, but they also led the revival in the use of red face brick, of which 'Urangeline' is also a very early example. 'Urangeline' is of associative significance as a demonstration of the practice's seminal role during this period. (Criteria F & H)

'Urangeline' exhibits a number of features that would come to characterise the Australian version of the Queen Anne style, which became so popular in the late 1890s and early 1900s. These include picturesque asymmetrical massing, the combining of medieval motifs (such as the gable above the entrance) with classical ones (such as the segmentally arched windows with keystones, and triangular pediment to the entrance tower), tuckpointed red face brick walls and chimneys ~~with cement-render dressings, turned timber verandah detail including turned posts and balusters, and solid timber friezes,~~ and the decorative margin glazing to the sash windows. (Criterion E)

#### Primary source

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 4: Kew*

## E2 HO808 – William Carey Chapel

### William Carey Chapel Statement of Significance

<b>Heritage Place:</b>	349 Barkers Road (part) Kew	<b>PS ref no:</b>	HO808
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#### What is significant?

'The William Carey Chapel' and its immediate grounds, 349 Barkers Road (off Daniell Place), Kew are significant to the City of Boroondara. The chapel is a post-war example of ecclesiastical building at a denominational school dedicated to the memory of alumnus lost to war. Designed by architects Cecil R. and Graham F. Lyons Pty Ltd, it possesses a high level of architectural integrity. ~~Contributory landscape elements of the place comprise its informal quality with use of native plantings typical of the period, decorative boulders, a commemorative Corymbia Citriodora (Lemon Scented Gum) and the William Carey Memorial: a bronze bas-relief image mounted on a boulder to commemorate the school's namesake.~~

The William Carey Memorial, a bronze bas relief image mounted on a boulder to commemorate the school's namesake is a contributory landscape element.

~~The bluestone retaining wall is not significant. It retains original landscaping elements externally, which are contributory to the place, including bluestone retaining walls, decorative boulders and a commemorative Lemon Corymbia Citriodora (Lemon scented Gum), and the William Carey Memorial: a bronze bas-relief image mounted on a boulder to commemorate the school's namesake.~~

#### How is it significant?

'The William Carey Chapel' is of local historical, architectural and aesthetic significance to the City of Boroondara.

#### Why is it significant?

'The William Carey Chapel' (1969-71) is of historical significance as it is representative of an established pattern of construction of architect-designed memorial chapels at denominational schools, immediately following both World Wars, and the associated losses inflicted upon those school communities by such conflicts in the City of Boroondara. (Criterion A)

'The William Carey Chapel' is a significant example of ecclesiastical architecture that is representative of the design ethos, optimism and architectural modernisation expressed in post-war period. The design features honesty of structure and material, clean lines and an overall sense of innovation in design characteristic of this period. The entire chapel complex is of aesthetic significance as a complete example of largely intact building, ~~and its original landscaped setting,~~ complete with ~~commemorative plantings and~~ memorial sculpture. (Criterion Criteria D & E)

'The William Carey Chapel' is of social significance for its associations with the memory of former school alumni, known as 'Old Grammarians', lost in World War II and ongoing connections with the wider Carey Baptist Grammar School community. The site on which the chapel is constructed, and the chapel itself, have remained in the continuous occupation of Carey Baptist Grammar School, since the construction of the chapel in 1969-71, and these strong associations continue today. (Criterion G)

#### Primary source

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 4: Kew*

## E3 HO – 35-37 Rowland Street Kew

### 35-37 Rowland Street Kew Statement of Significance

<b>Heritage Place:</b>	35-37 Rowland Street Kew	<b>PS ref no:</b>	HO823
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#### What is significant?

The Duplex dwellings and front boundary wall and gates at 35-37 Rowland Street, Kew, built for Hugh Thompson in 1922-23, are significant to the City of Boroondara.

#### How is it significant?

35-37 Rowland Street, Kew, is of local ~~historical~~, rarity and aesthetic significance to the City of Boroondara.

#### Why is it significant?

35-37 Rowland Street is important as a rare example of speculative housing development in Kew in the 1920s. It demonstrates an unusual duplex type of dwelling not often found in Kew during the period, providing an example of speculative development that was uncommon in Kew during the period. The duplex ~~partially~~ retains its original front boundary wall and mild steel gates, ~~unifying the two dwellings to give the appearance of a single house~~. (Criterion B)

35-37 Rowland Street is a largely intact example of a single-storey brick duplex dwelling in the Californian Bungalow style. The Californian Bungalow was a common type in the suburbs during the 1920s. Here the typical features of the style (for instance, low-pitch roof with projecting eaves, roughcast walls over a brick plinth, and deep porches) have been applied to a duplex, along with several less common details. The narrow, elongated timber brackets supporting the porch and eaves and the T-Shaped expressed brick elements form the more notable features that are not commonly seen on residences of this type. Repetition of details in the chimney, front wall and gable end provide unity to the scheme, which is further enhanced by the ~~intact~~ remnant front boundary wall and mild steel gates echoing details from the duplex. (Criterion E)

#### Primary source

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 4: Kew*

**Attachment 2: Amendment C294 - Kew Heritage Gap Study  
Summary of Panel recommendations and officers' response**

Individually significant places .....	2
349 Barkers Road, Kew - 'Urangeline' .....	2
349 Barkers Road, Kew - 'William Carey Chapel' .....	2
315 Barkers Road, Kew - 'Lindum' .....	3
4 Edgecombe Street, Kew - 'Burwood' .....	3
13 Raheen Drive, Kew - 'Craigmill' .....	3
35 to 37 Rowland Street, Kew - 'Duplex' .....	5
28 Stevenson Street, Kew - 'Canyanboon' .....	5
71 Stevenson Street, Kew - 'Surbiton' .....	6
96 Stevenson Street, Kew - 'Carmelite Monastery Melbourne' .....	6
Bradford Estate Precinct .....	7
Clifton Estate Residential Precinct .....	9
Cotham Village Commercial Precinct .....	11
Goldthorns Hill and Environs Precinct .....	12
Thornton Estate Residential Precinct .....	15
Glenferrie Road Precinct Extension .....	16
Sackville Street Precinct Extension .....	16

**Note: Recommendations have been ordered alphabetically by individual place, precinct and precinct extension**

Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
<b>Individually significant places</b>		
<b>349 Barkers Road, Kew - 'Urangeline'</b>		
<p>Amend the Heritage Citation in the City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew for HO807 to:</p> <ul style="list-style-type: none"> <li>include changes shown in Appendix E1.</li> </ul> <p><b>[Recommendation 5.c)]</b></p>	<p>The Panel's recommendation is consistent with Council's submission to the Panel and the recommended changes to the Amendment and the Kew Heritage Gap Study endorsed by the UPSC on 5 August 2019.</p> <p>The Panel acknowledges the issues raised by Carey Grammar have been resolved through a revised heritage citation tabled as part of Council's submission at the hearing. The changes generally relate to:</p> <ul style="list-style-type: none"> <li>the description of the 'Urangeline' building; and</li> <li>the expression of the school's name.</li> </ul> <p>The Panel agrees the heritage citation will benefit from the revisions as they more accurately reflect the place.</p>	<p><b>Adopt Amendment C294 as recommended by Panel.</b></p>
<b>349 Barkers Road, Kew - 'William Carey Chapel'</b>		
<p>Amend the Heritage Overlay Schedule to:</p> <ul style="list-style-type: none"> <li>not apply the tree controls for HO808.</li> </ul> <p><b>[Recommendation 2.]</b></p> <p>Amend the Heritage Citation in the City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew for HO808 to:</p> <ul style="list-style-type: none"> <li>include changes shown in Appendix E2.</li> </ul> <p><b>[Recommendation 5.d)]</b></p>	<p>The Panel's recommendations are consistent with Council's submission and the expert evidence by Council's heritage expert at the hearing.</p> <p>Following the meeting of the UPSC on 5 August 2019 but prior to the Panel hearing, there were further discussions with the submitter and investigations were undertaken by officers and Council's expert in relation to:</p> <ul style="list-style-type: none"> <li>the location of the Lemon Scented Gum; and</li> <li>landscaping elements surrounding the chapel.</li> </ul> <p>The Panel agrees with all parties that the landscaping elements, including the Lemon Scented Gum, have changed over time and that the revised Statement of Significance tabled as part of Council's submission more accurately reflects the place.</p> <p>The Panel recommends tree controls should not apply, which is also consistent with Council's submission.</p>	<p><b>Adopt Amendment C294 as recommended by Panel.</b></p>

Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
<b>315 Barkers Road, Kew - 'Lindum'</b>		
<p>Amend the Heritage Citation in the City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew for HO809 to:</p> <ul style="list-style-type: none"> <li>amend the species of the front garden tree from Blue Spruce to Blue Atlas Cedar.</li> </ul> <p><b>[Recommendation 5.e)]</b></p>	<p>The Panel's recommendation is consistent with Council's submission to the Panel and the recommended changes to the Amendment and the Kew Heritage Gap Study endorsed by the UPSC on 5 August 2019.</p> <p>The Panel accepts Council's submission that the species of the front garden tree should be amended from Blue Spruce to Blue Atlas Cedar.</p>	<p><b>Adopt Amendment C294 as recommended by Panel.</b></p>
<b>4 Edgecombe Street, Kew - 'Burwood'</b>		
<p>Amend the Heritage Citation in the City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew for HO816 to:</p> <ul style="list-style-type: none"> <li>[include] the source of the historic name 'Burwood.'</li> <li>delete reference to Elsie Weeks as early property owner.</li> <li>note the address of the house 'Edgecombe' at 26 Edgecombe Street Kew.</li> </ul> <p><b>[Recommendation 5.f)]</b></p>	<p>The Panel's recommendation is consistent with Council's submission to the Panel and the recommended changes to the Amendment and the Kew Heritage Gap Study endorsed by the UPSC on 5 August 2019.</p> <p>The changes outlined in Council's submission include:</p> <ul style="list-style-type: none"> <li>a reference to source of the historic name of the place 'Burwood';</li> <li>the deletion of an early property owner (who was, in fact, the wife of the owner); and</li> <li>additional information pertaining to a nearby dwelling.</li> </ul> <p>The Panel accepts Council's evidence and considers the proposed changes to the Heritage Citation will add helpful context and more accurately reflect the history of the place.</p>	<p><b>Adopt Amendment C294 as recommended by Panel.</b></p>
<b>13 Raheen Drive, Kew - 'Craigmill'</b>		
<p>Amend the Heritage Citations in the City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew for HO821 to:</p> <ul style="list-style-type: none"> <li>explain in <i>Why is it significant?</i> (Criterion D), why Craigmill is a 'key example', how it demonstrates the evolution of architect Neil Clerehan's design methodology, and describe the influence of</li> </ul>	<p>The Panel agrees Craigmill is of local heritage significance, however recommends the Statement of Significance be further revised to detail why the place is significant.</p> <p>The submitter opposed the Heritage Overlay being applied to the property on the basis of it not reaching the threshold of local significance having</p>	<p><b>Adopt Amendment C294 as recommended by Panel.</b></p>

Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
<p>Regionalism and environmental conditions in its design.</p> <ul style="list-style-type: none"> <li>remove in <i>Why is it significant?</i> (Criterion E) reference to the wooden letterbox.</li> <li>explain in <i>Why is it significant?</i> (Criterion H) why the association between Neil Clerehan and Craigmill is significant.</li> </ul> <p><b>[Recommendation 5.g)]</b></p>	<p>regard to the criteria of representativeness, aesthetic, or special association.</p> <p>The submitter acknowledged Clerehan was a celebrated architect, but most of his noted work was undertaken in the 1970s. The owner submitted Clerehan designed hundreds of houses and was likely to be associated with thousands, but Craigmill was not significant in his career and did not appear in an essay on his work. The owner also submitted Clerehan's key design technique, such as front setbacks, low walls and internal courtyards were not evident at Craigmill. The panel did not accept these submissions and agrees Craigmill is of local heritage significance.</p> <p>In relation to Criterion D, the Panel accepts the evidence of Council's heritage expert that Craigmill is a <i>key example of design methodology in transition in the works of an important architect and not necessarily the best example of his work</i>. However, the Panel considers that the Statement of Significance does not adequately explain why the building is a key example and where its sits in the evolution of the architect's work.</p> <p>The Panel also agrees, given its setting, the design response and resulting features clearly illustrate the design approach and style of Regionalism. However, the Panel considers that the Statement of Significance does not specifically refer to this style or how the design responds to the property's environmental conditions.</p> <p>In relation to Criterion E, the Panel agrees the alterations made to Craigmill to not compromise its integrity, and agrees the Statement of Significance should be updated to remove the reference of a wooden letterbox which has been replaced. This is consistent with Council's submission and the evidence of Council's heritage expert to the Panel.</p> <p>In relation to Criterion H, the Panel accepts Council's submission and Council's heritage expert evidence that the architect is important to Melbourne. However, as with the other criteria, the Panel considers the Statement of Significance does not specifically explain why this particular building is associated with the architect, beyond the fact he designed it. The panel recommends the Statement of Significance needs to further describe its context in the development of the architect's body of work.</p>	

Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
<b>35 to 37 Rowland Street, Kew - 'Duplex'</b>		
<p>Amend the Statement of Significance for HO823, as shown in Appendix E3, to:</p> <ul style="list-style-type: none"> <li>delete the reference to the 'historical' criterion in 'How is it significant?'</li> <li>acknowledge that the front fence at 35 Rowland Street has been demolished.</li> </ul> <p><b>[Recommendation 3.c)]</b></p> <p>Amend the Heritage Citations in the City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew for HO823 to:</p> <ul style="list-style-type: none"> <li>delete the reference to the 'historical' criterion in 'How is it significant?'</li> <li>acknowledge that the front fence at 35 Rowland Street, Kew has been demolished.</li> <li>replace the erroneous '11 Wellington Street, Hawthorn' with '11 Wellington Street, Kew'.</li> </ul> <p><b>[Recommendation 5.h)]</b></p>	<p>The Panel's recommendation is generally consistent with Council's submission to the Panel and the recommended changes to the Amendment and the Kew Heritage Gap Study endorsed by the UPSC on 5 August 2019.</p> <p>Through the review of the submission received during the exhibition process, Council had identified a number of minor errors in the heritage citation. The correction of these errors formed part of Council's submission to the Panel. The front fence had also been lawfully demolished prior to exhibition.</p> <p>The Panel accepts the revisions proposed by Council to the heritage citation to correct the administrative errors and acknowledge the demolition of the front fence.</p>	<p><b>Adopt Amendment C294 as recommended by Panel.</b></p>
<b>28 Stevenson Street, Kew - 'Canyanboon'</b>		
<p>Amend the Heritage Citations in the City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew for HO824 to:</p> <ul style="list-style-type: none"> <li>reference 'Federation' and 'Bungalow' as styles and 'Edwardian' as an era and to clarify that the building is an early example of its type.</li> </ul> <p><b>[Recommendation 5.i)]</b></p>	<p>The Panel's recommendation is consistent with Council's submission to the Panel and the recommended changes to the Amendment and the Kew Heritage Gap Study endorsed by the UPSC on 5 August 2019.</p> <p>Through the review of the submission received during the exhibition process, Council's expert made modifications to the heritage citation to avoid confusion about the use of architectural styles and eras. The Panel agrees the heritage citation will benefit from changes which use the architectural styles and time period clearly and consistently. The Panel</p>	<p><b>Adopt Amendment C294 as recommended by Panel.</b></p>



Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
	also agrees the citation will benefit from changes which clarify the house is an early example of its type.	
<b>71 Stevenson Street, Kew - 'Surbiton'</b>		
<p>Amend the Heritage Citations in the City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew for HO825 to:</p> <ul style="list-style-type: none"> <li>include new research on Shirley Austin Nicholas, the second wife of George Nicholas (co-founder of the Aspro company), and the University of Melbourne.</li> <li>delete the erroneous reference to a side extension.</li> <li>delete the reference to the possibility of the front verandah being rebuilt.</li> </ul> <p><b>[Recommendation 5.j)]</b></p>	<p>The Panel agrees Surbiton is of local heritage significance and the Panel's recommendation is generally consistent with Council's submission to the Panel and the recommended changes to the Amendment and the Kew Heritage Gap Study the UPSC endorsed on 5 August 2019.</p> <p>The Panel agrees the heritage citation will benefit from including further social history information outlined in Council's submission. The Panel also agrees the erroneous reference to a side extension should be deleted.</p> <p>In relation to the front verandah, Council's expert obtained documentary evidence indicating the front verandah had been rebuilt or reinstated, however did not have the opportunity to examine the verandah up close. Even if the verandah had been rebuilt, Council's expert still considered the house to be of architectural significance, but noted the possible replacement of the verandah in a revised heritage citation.</p> <p>In their submission to the Panel, the submitters advised they had reconstructed the verandah based on historical research.</p> <p>The Panel is confident the <i>verandah is in its original form and there is no obligation to pursue unsupported statements which claim otherwise</i>. Subsequently, the Panel recommends the heritage citation be amended to delete reference to the possibility of the front verandah being rebuilt. Having heard the submissions of the property owners in relation to the front verandah, officers agree with the recommendation of the Panel.</p>	<b>Adopt Amendment C294 as recommended by Panel.</b>
<b>96 Stevenson Street, Kew - 'Carmelite Monastery Melbourne'</b>		
<p>Amend the Heritage Citations in the City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew for HO826 to note that:</p>	<p>The Panel's recommendation in relation to the metal entrance gates is consistent with Council's submission to the Panel and the recommended changes to the Amendment and the Kew Heritage Gap Study endorsed by the UPSC on 5 August 2019. In relation to the concrete paving, the submitter believed the concrete paving had been laid around the 1970s-</p>	<b>Adopt Amendment C294 as recommended by Panel.</b>

Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
<ul style="list-style-type: none"> <li>the modern metal entrance gates are not significant.</li> <li>the original concrete paving has been renewed subject to being confirmed through reliable evidence.</li> </ul> <p><b>[Recommendation 5.k)]</b></p>	<p>80s. Council's expert assumed the concrete paths were original as they were clearly visible in aerial photographs taken in 1930 and 1945, and they have a form (rolled edge) that is typical of the interwar period.</p> <p>The Panel recommends <i>reference to the concrete paths being replaced should only be included if it can be confirmed through reliable evidence.</i></p> <p>Council's heritage expert maintains the position that the layout of the concrete paths is original, as evidenced by photographs. However, reference to the paths themselves being 'early' has been removed from the heritage citation as it has not been confirmed they have been renewed.</p>	<p><b>In relation to the concrete paths, update the heritage citation to remove reference to the paths being 'early' but maintain their layout is original.</b></p>
<b>Bradford Estate Precinct</b>		
<p>Abandon applying the Heritage Overlay to:</p> <ul style="list-style-type: none"> <li>properties on the west side of Bradford Avenue, 20 Bradford Avenue, 12 Stoke Avenue and 365 Cotham Road, Kew</li> </ul> <p><b>[Recommendation 1.b)]</b></p>	<p>The Panel's recommendation is not entirely consistent with Council's submissions to the Panel and the evidence provided by Council's heritage expert.</p> <p>Based on the resolution of the UPSC on 5 August 2019, Council argued the eastern side (Nos. 2-18) as well as Nos. 7-15 on the western side be included in the Heritage Overlay. Council's Strategic Planning Department engaged a heritage expert to provide expert evidence in support of this position at the hearing. Context had recommended for the entire precinct to be removed from the amendment.</p> <p>Council's heritage expert argued the precinct did not lack architectural cohesion and architectural eclecticism is a distinctive characteristic of the Interwar period. Council's expert argued there are very few areas in Kew that have large sequences of Interwar development, and that Bradford Estate is one of the earliest examples in Boroondara. While it was regrettable the 'gateway' buildings at the southern end of the street were lost, the proportion of contributory properties in the central portion was high.</p> <p>Submissions opposing the Heritage Overlay considered that there had been many changes to Bradford Avenue and it is no longer intact as a</p>	<p><b>Reject the Panel's recommendation to abandon applying the Heritage Overlay for the properties on the western side of Bradford Ave (Nos.7 to 15).</b></p> <p><b>Adopt Amendment C294 as resolved by the UPSC on 5 August 2019.</b></p>
<p>Amend the Statement of Significance for HO798 to:</p> <ul style="list-style-type: none"> <li>include only the east side of Bradford Avenue, Kew and to note the origins of the original subdivision from a nursery (Criterion A).</li> </ul> <p><b>[Recommendation 3.a)]</b></p>		

Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
	<p>precinct. This was both in terms of the demolitions in the street, and the intactness and integrity of the remaining dwellings.</p> <p>In addition, submitters supporting the Heritage Overlay presented new evidence at the hearing on the horticultural origins of the precinct arguing this aspect enhances the precinct's significance. Council's expert reviewed and agreed with the new evidence, and conceded the assessment under Criterion A should have been amended to note the association with the nursery industry.</p> <p>In relation to Criterion A, the Panel agrees with submitters and subsequently Council's heritage expert that the origins of the subdivision arising from the nursery are significant and that the heritage citation needs to be updated accordingly.</p> <p>In relation to the architectural cohesion of the precinct, the Panel agrees with Council's heritage expert that it is found in the dominance of inter-war styles which presents as an eclectic combination. The Panel finds there is a high degree of architectural cohesion on the east side of Bradford Avenue comprising:</p> <ul style="list-style-type: none"> <li>• Arts and Crafts bungalows with an attic or second storey (4, 6, 14 and 18)</li> <li>• Mediterranean Revival villas (8, 10)</li> <li>• Cream brick flats at 2 Bradford distinct in form and materiality – late Inter-war (1942).</li> </ul> <p>However, the Panel also finds this sense of cohesion is not experienced on the western side of Bradford Avenue. It finds the west side has been severely impacted by demolitions and this entire side of the road should be excluded from the precinct.</p> <p>The Panel considers the Heritage Overlay should not apply to the west side of Bradford Avenue as a means of controlling the style of future development. This is because little original stock remains, and there has already been substantial development along this side of the road.</p>	

Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
	<p>Council's heritage expert has reviewed the Panel's recommendation and justification for the exclusion of the properties on the western side of Bradford Avenue and disagrees with the Panel.</p> <p>Council's heritage expert is not convinced by the Panel's view. As Bradford Avenue is relatively narrow, the contributory houses on the east side have a close relationship with those opposite, in contrast with many other heritage precincts restricted to one side of the street. Council's heritage expert is of the view that there is a need to protect the overall heritage values of the street and the context of the significant sequence on the eastern side. Council's expert reiterates there are only two non-intrusive non-contributory dwellings in the sequence on the west side.</p> <p>Based on Council's heritage expert advice, officers therefore do not accept the Panel's recommendation. Instead, officers recommend that Amendment C284 be adopted with the Bradford Estate included as resolved by the UPSC on 5 August 2019 by including the properties on the eastern side and western side (7 to 15) in the Heritage Overlay as part of the Bradford Estate Precinct.</p>	
<b>Clifton Estate Residential Precinct</b>		
<p>Abandon applying the Heritage Overlay to:</p> <ul style="list-style-type: none"> <li>all properties proposed to be included in the proposed Clifton Estate Precinct.</li> </ul> <p><b>[Recommendation 1.c)]</b></p>	<p>The recommendation to remove the Clifton Estate Residential Precinct from the Amendment is inconsistent with Council's submissions to the Panel and Council's heritage expert's evidence.</p> <p>Council's heritage expert presented evidence at the Panel to support the inclusion of the precinct in the Heritage Overlay, arguing the precinct is worthy of protection for its high architectural quality. Council's expert submitted that the numerous architectural styles, features and building types present in the precinct were constructed during the Inter-war period which is a period characterised by great eclecticism in domestic design and many popular styles. Council's expert also submitted that Inter-war-era heritage precincts very rarely contain just one style, and the Clifton Estate is an example of this.</p> <p>In contrast a number of property owners made submissions against the application of the Heritage Overlay based on a lack of visual cohesion and</p>	<p><b>Adopt Amendment C294 as recommended by Panel.</b></p> <p><b>Assess 3-5, 6, 7 and 8 Florence Avenue to determine whether they meet the threshold as individually significant places through a separate process. Add properties to Council's 'possible heritage' GIS layer.</b></p>

Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
	<p>lack of dwelling size, quality and uniformity of the streetscape from No. 10 northwards. The submitters were critical of the identification of the precinct following the preliminary consultation period rather than as part of the original draft Study. Opposing submitters argued this limited their opportunity to submit to preliminary consultation. Other submitters argued that other mechanisms, such as single dwelling covenants are more appropriate to limit inappropriate development.</p> <p>In considering the submissions the Panel has decided the precinct does not meet the threshold of local heritage significance to justify inclusion in the Heritage Overlay.</p> <p>Specifically, the Panel has formed the view that while the Clifton Estate Residential Precinct has been identified as historically significant as part of the subdivision of a larger estate, the Panel finds this to be the case with all of the streets surrounding Florence Avenue. The Panel also finds it difficult to understand the context of the original subdivision.</p> <p>The Panel does not consider the mix of styles in the street deliberately eclectic compared to the Reid or Riverside Estates and finds the precinct weak. The Panel finds <i>'although the street has an attractive character, as a precinct, it does not hold together and is difficult to read as a precinct of historical and aesthetic significance as compared with other surrounding streets in this part of Kew'</i>.</p> <p>The Panel concludes the emphasis placed on the subdivision and development of 'gracious allotments' is only evident in the early interwar properties at the southern end of the street, comprising Nos. 3-5 and 6-8. The Panel suggests these properties warrant further assessment for potential individual heritage significance through a separate process.</p> <p>The Panel acknowledges most of the properties on the eastern side are of the interwar period, and that 1, 14, 16 and 24 Florence Avenue are reasonably intact and would have met the tests of being considered contributory. However, the Panel does not find the precinct exhibits the integrity or reaches the threshold of cultural heritage significance to justify the Heritage Overlay.</p>	

Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
	<p>Council's heritage expert has reviewed the Panel's recommendations and justification for not including the Clifton Estate Precinct in the Heritage Overlay.</p> <p>While Council's heritage expert considers the proposed precinct to have a very good selection of interwar dwellings, they agree with the Panel's conclusions the proposed precinct does not stand out as a cohesive entity in its context. Setting aside the Panel's discussion whether the precinct is 'deliberately eclectic' or not, Council's heritage expert agrees the proposed Clifton Estate Precinct is less consistent in dwellings and allotment size. The fact the precinct was only identified and investigated after preliminary consultation based on feedback by a resident further highlights it does not stand out in sufficiently enough to warrant heritage protection.</p> <p>Based on the advice by Council's heritage expert officers accept the Panel's recommendation that the precinct does not meet the threshold to justify the Heritage Overlay.</p> <p>Officers recommend that Amendment C294 be adopted without the Clifton Estate Residential Precinct as recommended by the Panel.</p>	
<b>Cotham Village Commercial Precinct</b>		
<p>Amend the Heritage Citation for HO802 to:</p> <ul style="list-style-type: none"> <li>• recategorise 99 Cotham Road, Kew as a Non-contributory property</li> <li>• replace the relevant description with "The two double-storey shops at 97 and 101 Cotham Road, Kew are separated by a single storey brick shop with roof concealed behind a parapet. The front windows have been replaced".</li> </ul> <p><b>[Recommendation 5.b)]</b></p>	<p>The recommendation by the Panel to downgrade 99 Cotham is not consistent with Council's submission at the hearing and the evidence by Council's heritage expert.</p> <p>Council's heritage expert argued that the building warrants a 'contributory' grading. While acknowledging the building's steel windows have been replaced, Council's heritage expert considers this to be only a minor change. The building was constructed as a place of business for dentists RH and RW Towns between 1938 and 1940, and still serves as a dental surgery today. The strongest architectural feature is the flat, concrete hood which stretches across the façade above the window and door lintels. Council's expert further acknowledges the black paint colour makes the architectural expression of the building difficult to read; however this is not a permanent change and should not be taken into</p>	<p><b>Adopt Amendment C294 as recommended by Panel.</b></p>

Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
	<p>account when assessing the contribution the building makes to the interwar character of the precinct.</p> <p>The Panel does not accept the evidence by Council's heritage expert. The Panel has formed the view that the <i>'façade at 99 Cotham Road has been altered to the point where it cannot be recognised as an Inter-war property which contributes to the Precinct. Consistent with the owner's submission, its smaller modern windows and minimal details appear to have been purpose designed for the dental surgery'</i>. The Panel recommends the property be downgraded to 'non-contributory'.</p> <p>Officers consider the building difficult to identify as an interwar property. The single storey form and modest concrete hood do not contribute to the precinct to the extent the detailing and features of surrounding buildings contribute. The continued use of the building as a surgery is interesting, but not guaranteed in perpetuity, nor is it linked to any of the criteria identified to justify the inclusion of the place in the Heritage Overlay. Officers agree the property at 99 Cotham Road should be downgraded to 'non-contributory'.</p> <p>The recommended changes to the description of 97, 99 and 101 Cotham Road are consistent with Council's submission. Council presented a revised heritage citation at the hearing based on advice from Council's heritage expert. The Panel agrees the Heritage Citation should be updated to more accurately describe 91, 99 and 101 Cotham Road.</p>	
<b>Goldthorns Hill and Environs Precinct</b>		
<p>Abandon applying the Heritage Overlay to:</p> <ul style="list-style-type: none"> <li>all properties proposed to be included in the proposed Goldthorns Hill and Environs Precinct.</li> </ul> <p><b>[Recommendation 1.d)]</b></p>	<p>The Panel's recommendation to remove the Goldthorns Hill &amp; Environs Precinct is not consistent with Council's submission and the evidence presented by Council's heritage expert.</p> <p>Council's heritage expert presented evidence to support the inclusion of the precinct in the Heritage Overlay arguing it was the only precinct that integrates the entire interwar period between 1919 and the end of World War 2 and that it was the best example in Kew. However, prior to and during the hearing process it became obvious a number of properties needed to be downgraded to 'non-contributory' due to changes being</p>	<p><b>Adopt Amendment C294 as recommended by Panel.</b></p> <p><b>Assess 20 and 26 Goldthorns Avenue and 97 Argyle Road through a separate process to determine whether they meet the threshold as</b></p>

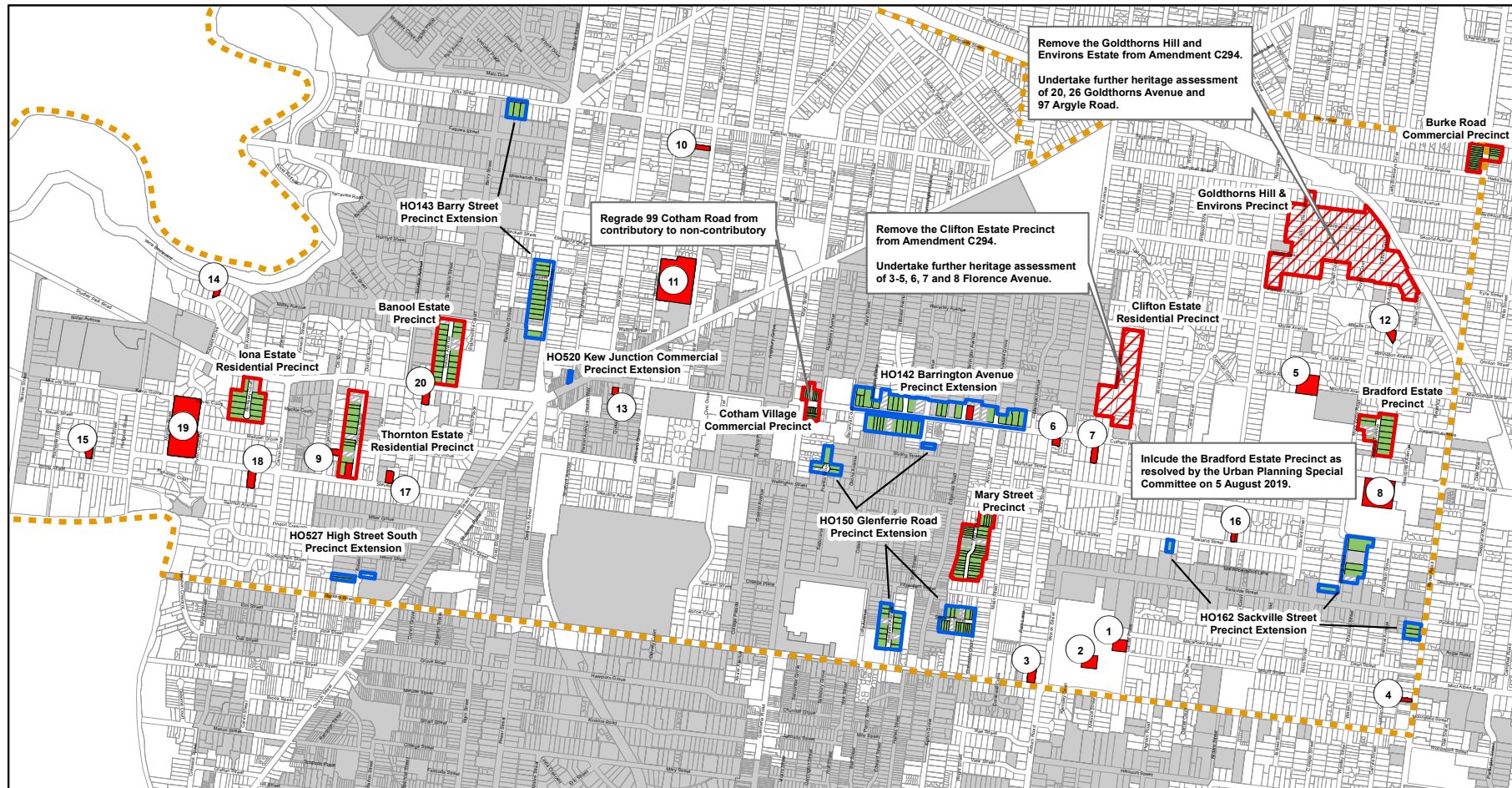
Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
	<p>more extensive than originally thought. This is discussed in more detail below.</p> <p>A number of property owners opposed the application of the Heritage Overlay to the precinct based on there being differing and unremarkable examples of interwar housing, alterations and additions to specific dwellings, and significant changes to the streetscape that had occurred over time.</p> <p>The Panel does not accept the evidence by Council's heritage expert.</p> <p>The Panel acknowledges the precinct was developed over the full term of the interwar period thereby reveals an eclectic collection of dwellings of different styles. The Panel also notes a number of very good examples of Modern, Old English and Bungalows are found in the Precinct.</p> <p>However, overall the Panel has formed the view that the subject area <i>'is not sufficiently intact to justify the Heritage Overlay'</i>, and <i>'does not have the integrity for the community to understand its value'</i>.</p> <p>Specifically, the Panel finds the central part of the precinct weak. With Argyle Road significantly compromised and the western end of Goldthorns Avenue exhibiting a low level of intactness. This is due to the concentration of non-contributory places in these areas. While the Panel recognises Normanby Road and Heather Grove display a run of interwar dwellings, the Panel considers these to be visually disconnected from the precinct. This leads the Panel to conclude <i>'while some areas in the precinct were strong, the configuration of these areas within the precinct do not convey a high degree of integrity'</i>. The Panel considers Riverside Estate and Thornton Estate Precinct to be better examples.</p> <p>In its conclusions the Panel notes the properties at 20 and 26 Goldthorns Avenue and 97 Argyle Road, which have been categorised as Significant, should be assessed through a separate process to determine whether they meet the local heritage threshold as individual places. While not strictly a recommendation, officers agree with this position and will seek a resolution from the UPSC in relation to the commencement of further strategic work and a subsequent planning scheme amendment.</p>	<p><b>individually significant places. Add properties to Council's 'possible heritage' GIS layer.</b></p>



Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
	<p>Officers find the Panel's reasoning that the community cannot understand the precinct's value curious and difficult to reconcile with other recommendations and previous Panel findings. Specifically, it is difficult to ascertain how the community's ability to understand the heritage value is to be measured? Is it based on the number of objecting submissions or some other measure? Does the community extend beyond the immediately affected property owners and occupiers as well as neighbours? The Panel fails to answer these important issues and questions that would allow officers to fully understand the argument and conclusion reached. The Panel's argument, by extension, would also mean that there is no need for a heritage expert to provide any recommendations on whether a place meets at least one of the HERCON criteria. In the Panel's view the ultimate test is 'understanding' of the values by the community. Officers find it hard to believe that this is what the Panel is intending. Officers therefore do not accept this as a valid reason not to include the precinct in the Heritage Overlay.</p> <p>However, irrespective of any concerns regarding the Panel's discussion of the community's understanding of the precinct's heritage value, Council's heritage expert agrees with the Panel's reasoning regarding the precinct's intactness and integrity. Council's heritage expert concurs with this recommendation, and notes that when initially assessed in 2017, there were far fewer 'non-contributory' graded properties in the precinct, particularly in its 'heart' along Argyle Road. In response to further investigation in response to submissions during preliminary consultation and the amendment exhibition process, a large number of 'contributory' properties were downgraded from 'contributory' to 'non-contributory' and two from 'significant' to 'contributory'. There were further downgradings due to the inclusion of some post-war houses that did not share the significant interwar aesthetic that were also downgraded to 'non-contributory'.</p> <p>Finally, new evidence was presented both during and after the panel hearing that demonstrated there were further alterations to some houses previously considered largely intact. Many of the alterations in this precinct were done in keeping with the materials and forms of the original house, so were not discernible during the study site visits (where properties are viewed from the footpath). While still visually impressive, the heritage</p>	

Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
	<p>consultant concedes that the proposed precinct is far less intact than was thought when it was initially identified and assessed.</p> <p>Based on the advice by Council's heritage expert, officers accept the Panel's recommendation. The precinct does not exhibit the intactness to justify inclusion in the Heritage Overlay due to the configuration of the precinct and the location/concentration of non-contributory properties. This position has been very carefully balanced against the high quality of heritage places across the remainder of the precinct, including the eastern end of Goldthorns Avenue, Normanby Road and the Heather Grove/Argyle Road vicinity.</p> <p>On balance officers consider it justified to adopt Amendment C284 without the Goldthorns Estate and Environs Precinct as recommended by the Panel.</p>	
<b>Thornton Estate Residential Precinct</b>		
<p>Amend the Statement of Significance to:</p> <ul style="list-style-type: none"> <li>• recategorise 15 Thornton Street, Kew as Non-contributory.</li> <li>• reference the contribution of weatherboard Californian Bungalows.</li> </ul> <p><b>[Recommendation 3.b)]</b></p>	<p>The Panel's recommendation is consistent with Council's submission to the Panel and the recommended changes to the Amendment that were endorsed by the UPSC on 5 August 2019.</p> <p>The Panel agrees 15 Thornton Street, Kew should be re-graded non-contributory due to the demolition of the existing dwelling.</p> <p>The Panel agrees the contribution of weatherboard Californian Bungalows (sic) should be referenced in the Statement of Significance. This is also consistent with Council's submission to the Panel which acknowledges the weatherboard cladding of No. 17 Thornton Street.</p>	<b>Adopt Amendment C294 as recommended by Panel.</b>
<p>Amend the City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew, to:</p> <ul style="list-style-type: none"> <li>• include in section A.5 Council-managed places of potential heritage significance, the Thornton Street Reserve and its infrastructure and associated plantings.</li> </ul>	<p>The Panel recommends the Thornton Street Reserve be listed within the Heritage Study at 'A.5 Council-managed places of potential heritage significance' to provide a complete list of Council-managed places. The recommendation is consistent with Council's evidence, however in Council's submission it was clarified the reserve is already proposed for inclusion in the Heritage Overlay and was exhibited as such.</p>	<b>Adopt the amendment without the Panel's recommendation in relation to the Thornton Street Reserve. Retain the Thornton Street Reserve in the Heritage Overlay as</b>

Panel recommendation	Panel hearing summary and officers' response	Officers' recommendation
<b>(Recommendation 4)</b>	<p>It is important to note the list of Council-managed places is for places of <i>potential</i> heritage significance that will undergo a full heritage assessment in the future. As the Panel acknowledges, <i>the street reserve is an important and contributory feature in the Precinct and the Statement of Significant clearly states:</i></p> <p><i>The street plantings of uniformly spaced and pruned mature plane trees on the west side, and dense mature plantings on the east side. The lawn nature strip and concrete footpaths in the public domain contribute to the Precinct's significance.</i></p> <p>As the heritage significance of the reserve has been assessed as part of the Thornton Estate Precinct and subsequently reviewed by the Panel, officers consider its inclusion in the Heritage Overlay appropriate. As the reserve's heritage value will be protected in the Heritage Overlay, it is not necessary to list it with the potential heritage places managed by Council as well.</p>	<b>part of the Thornton Estate Precinct.</b>
<b>Glenferrie Road Precinct Extension</b>		
<p>Amend the Heritage Citation in the City of Boroondara Municipal-wide Heritage Gap Study Volume 4. Kew for HO150 to:</p> <ul style="list-style-type: none"> <li>remove 11 and 12 Rossfield Avenue, Kew from the reference to houses with a two-storey extension.</li> </ul> <p><b>[(Recommendation 5.a)]</b></p>	<p>The Panel's recommendation is consistent with Council's submission to the Panel and the recommended changes to the Amendment that were endorsed by the UPSC on 5 August 2019.</p> <p>The Panel agrees the heritage citation should be revised to accurately reflect that 11 and 12 Rossfield Avenue are single storey buildings.</p>	<b>Adopt Amendment C294 as recommended by Panel.</b>
<b>Sackville Street Precinct Extension</b>		
<p>Abandon applying the Heritage Overlay to:</p> <ul style="list-style-type: none"> <li>3 Grange Road, Kew</li> </ul> <p><b>[Recommendation 1.a)]</b></p>	<p>The Panel's recommendation is consistent with Council's submission to the Panel and the recommended changes to the Amendment and the Kew Heritage Gap Study the UPSC endorsed on 5 August 2019.</p> <p>The Panel agrees 3 Grange Road has been altered to the extent where it no longer contributes to the precinct.</p>	<b>Adopt Amendment C294 as recommended by Panel.</b>



Study Area

Recommended Precinct Boundary

Recommended Precinct Extension

Precincts Recommended for deletion

Existing Heritage Overlay

#### Recommended Property Grading

Significant  
 Contributory  
 Non-contributory

#### Recommended Precincts

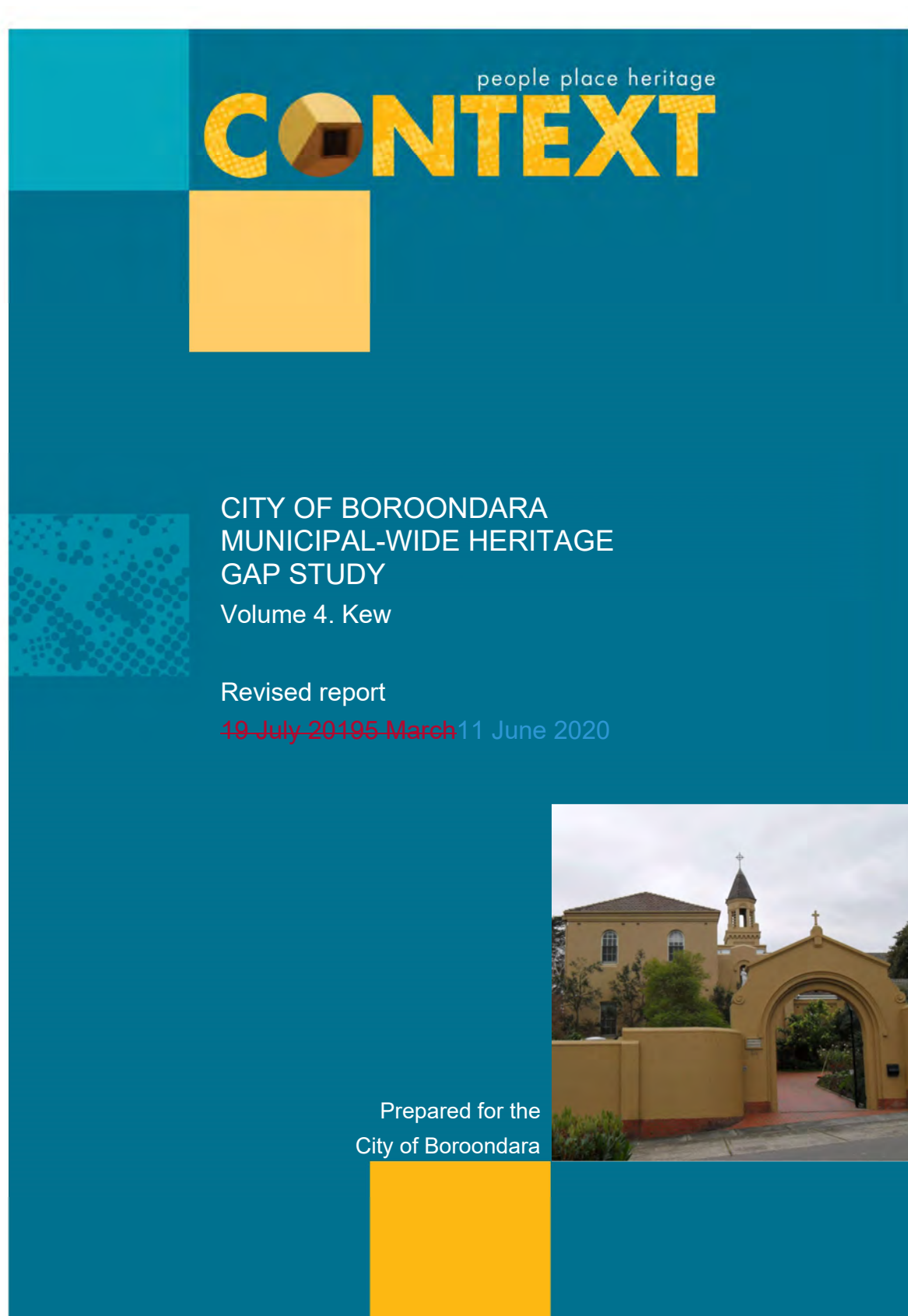
Banool Estate Precinct  
 Bradford Estate Precinct  
 Burke Road Commercial Precinct  
 Cotham Village Commercial Precinct  
 Iona Estate Precinct  
 Mary Street Precinct  
 Thornton Estate Residential Precinct

#### Recommended Precinct Extensions

Barrington Avenue Precinct Extension (HO143)  
 Barry Street Precinct Extension (HO143)  
 Glenferrie Road Precinct Extension (HO150)  
 High Street South Precinct Extension (HO527)  
 Kew Junction Commercial Precinct Extension (HO520)  
 Sackville Street Precinct Extension (HO162)

#### Recommended Individual Heritage Places

1. 349 Barkers Road (part), Kew
2. 349 Barkers Road (part), Kew
3. 315 Barkers Road Kew
4. 1139-1141 Burke Road Kew
5. 301 Cotham Road (part), Kew
6. 230 Cotham Road, Kew
7. 264 Cotham Road, Kew
8. 370-376 Cotham Road (part), Kew
9. 4 Edgecombe Street, Kew
10. 59 Pakington Street Kew
11. 20 Peel Street, Kew
12. 3 Perry Court, Kew
13. 25 Queen Street, Kew
14. 13 Raheen Drive, Kew
15. 6 Reeves Court, Kew
16. 35 to 37 Rowland Street, Kew
17. 28 Stevenson Street, Kew
18. 71 Stevenson Street Kew
19. 96 Stevenson Street, Kew
20. 31 Studley Park Road, Kew



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**Project Team:**

Natica Schmeder, Associate

Louise Honman, Director

Chairim Byun, Consultant

Christina Dyson, Senior Consultant

Robin Ballinger, Senior Consultant

Bruce Trethowan, Trethowan Architecture

Mark Stephenson, Trethowan Architecture

Aaron Lougoon, Trethowan Architecture

Sam Nichols, Trethowan Architecture

Dr Peter Mills, Historian

**Report Register**

This report register documents the development and issue of the report entitled *City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 4 Kew* undertaken by Context Pty Ltd in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue Date	Issued to
2112	1	Background report, draft	12 September 2017	Jo Liu
2112	2	Full report	9 October 2017	Jo Liu
2112	3	Full report, final	27 October 2017	Jo Liu
2112	4	Revised report	28 March 2018	Jo Liu
2112	5	Revised report - post Amendment C294 authorisation	21 January 2019	Amanda Seymour
2112	6	Revised – post consultation	5 July 2019	Lucy Johnson
2112	7	Revised – post consultation	19 July 2019	Lucy Johnson
2112	8	Revised – post C294 panel	5 March 2020	Amanda Seymour
2112	9	Revised - Post C294 Panel	30 April 2020	Christian Wilmsen
2112	10	Revised - Post C294 Panel	11 June 2020	Christian Wilmsen

**Context Pty Ltd**

22 Merri Street, Brunswick VIC 3056

Phone 03 9380 6933

Facsimile 03 9380 4066

Email [context@contextpl.com.au](mailto:context@contextpl.com.au)

Web [www.contextpl.com.au](http://www.contextpl.com.au)



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	<del>Clifton Estate Residential Precinct</del>	76
	Cotham Village Commercial Precinct	92
	<del>Goldthorns Hill &amp; Environs Precinct</del>	108
	Iona Estate Residential Precinct	139
	May Street Precinct	150
	Thornton Estate Residential Precinct	170
	HO142 Barrington Avenue Precinct extension	183
	HO143 Barry Street Precinct extension	193
	HO150 Glenferrie Road Precinct extension	203
	HO162 Sackville Street Precinct extension	224
	HO520 Kew Junction Commercial Heritage Precinct <del>revised citation – extension to include 137-139 High Street, Kew</del>	235
	HO527 High Street South Residential Precinct <del>revised citation – extension to include 1-3 and 4 Bowen Street, Kew</del>	279
	Urangeline, 349 Barkers Road, Kew	293
	William Carey Chapel, 349 Barkers Road, Kew	313
	315 Barkers Road Kew	339
	1139-1141 Burke Road Kew	348
	301 Cotham Road (part), Kew	358
	230 Cotham Road, Kew	373
	264 Cotham Road, Kew	390
	283 Cotham Road, Kew	406
	370-376 Cotham Road, Kew	423
	4 Edgecombe Street, Kew	431
	59 Pakington Street Kew	439
	20 Peel Street, Kew	447
	3 Perry Court, Kew	467
	25 Queen Street, Kew	483
	13 Raheen Drive, Kew	501
	6 Reeves Court, Kew	517
	35 – 37 Rowland Street, Kew	530
	28 Stevenson Street, Kew	546
	71 Stevenson Street Kew	555
	96 Stevenson Street, Kew	566
	31 Studley Park Road, Kew	589



## EXECUTIVE SUMMARY

### Introduction

The City of Boroondara contains an extensive range of heritage assets including Victorian, Federation, interwar and post-war dwellings, commercial buildings and precincts, and a range of public buildings and features such as bridges, railway stations, community buildings, churches, parks and gardens. Many of these places are of aesthetic, social, historic, cultural, technical or spiritual significance to the municipality. Around 10,000 properties throughout the municipality are already protected by the Heritage Overlay in the Boroondara Planning Scheme.

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out as a very high priority action the preparation of the Municipal-Wide Heritage Gap Study (MWHGS). The MWHGS involves the assessment of all properties outside the existing Heritage Overlay in Boroondara. Suburb assessments for Canterbury, Camberwell, Hawthorn and Kew are being undertaken in the 2016/17 financial year. Suburb assessments for Ashburton, Glen Iris, Hawthorn East, Kew East and Mont Albert are to be completed in the 2017/18 financial year. Note that Balwyn, Balwyn North, Deepdene and Surrey Hills are not included in the scope of the MWHGS as these suburbs have already been assessed.

This report covers the suburb assessment for Kew (excluding Kew East, which will be the subject of the next part of the Study). It includes an overview of the methodology, findings and recommendations, as well as citations for nominated individual properties and precincts.

### Key Findings

The key findings of the 'City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 4 Kew' are:

- There are ~~eight~~ ~~six~~ heritage precincts assessed to be of local significance (see Appendix A.1).
- There are extensions to six existing HO precincts (see Appendix A.2).
- There are 21 individual heritage places assessed to be of local significance (see Appendix A.3).
- There are two places ~~and two~~ precincts that were initially identified and subsequently researched but not recommended for the Heritage Overlay as they do not meet the threshold for local significance (Appendix A.4).

### Recommendations

It is recommended that the Boroondara City Council:

- Adopt the 'City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 4 Kew (2017)' and include it as a Reference Document in the Planning Scheme;
- Implement the 'City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 4 Kew' (2017) by:
  - Adding the precincts assessed as being of local significance, listed in Appendix A.1, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the precinct citations. The extent of registration is the whole of the precinct as shown on the precinct plans. The precinct plans identify Significant, Contributory and Non-contributory places within the precinct boundaries.
  - Adding the precinct extensions, listed in Appendix A.2, to the six existing HO precincts.

- 
- Adding the places assessed as being of local significance, listed in Appendix A.3, to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries shown in the place citations.

## 1 INTRODUCTION

### 1.1 Background and brief

The City of Boroondara contains an extensive range of heritage assets including Victorian, Federation, interwar and post-war dwellings, commercial buildings and precincts, and a range of public buildings and features such as bridges, railway stations, community buildings, churches, parks and gardens. Many of these places are of aesthetic, social, historic, cultural, technical or spiritual significance to the municipality.

The *Planning and Environment Act* 1987 places an obligation on municipal councils 'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or other of specific cultural value'. Consistent with this objective, the City of Boroondara has prepared numerous heritage studies that identify places of heritage significance.

As a result of these studies, approximately 10,000 properties throughout the municipality are currently included in the Heritage Overlay to the Boroondara Planning Scheme, either as individually significant places or as part of larger heritage precincts.

In addition, Council commissioned a Thematic Environmental History for the municipality, which was completed by heritage consultancy Built Heritage in 2012. It provides a detailed overview of the history of Boroondara, illustrating how different themes have shaped the development of the City. The Thematic Environment History identifies buildings and features that relate to each theme and provides recommendations for future heritage investigations.

In the past few years, Council has commissioned further area studies of two entire suburbs – Balwyn (incorporating Balwyn North and Deepdene) and Surrey Hills – as well as studies of smaller areas and individual places. Heritage Overlays in Surrey Hills have recently been gazetted through Amendment C177 to the Boroondara Planning Scheme (13 July 2017).

Council adopted an updated Heritage Action Plan (HAP2016) on 2 May 2016. The HAP2016 sets out a very high priority action being the preparation of the Municipal-Wide Heritage Gap Study (MWHGS). The MWHGS involves the assessment of all properties outside the existing Heritage Overlay in Boroondara. The suburb assessments for Canterbury, Camberwell and Hawthorn were undertaken in the 2016/17 financial year. The suburb assessments for Kew, Ashburton, Glen Iris, Hawthorn East, Kew East and Mont Albert are to be completed in the 2017/18 financial year.

The scope of the MWHGS does not include the following:

- Balwyn, Balwyn North, Deepdene and Surrey Hills, as these suburbs were the subject of recent heritage studies completed in 2012 (Balwyn, incorporating Balwyn North and Deepdene), and 2013 & 2014 (Surrey Hills);
- Properties and areas that are already included in the Boroondara Heritage Overlay, or are currently subject to a planning scheme amendment to introduce the Heritage Overlay; and
- Properties already investigated in detail and determined to not meet the threshold for inclusion in the Heritage Overlay.

This report covers the assessment of the suburb of Kew. It contains an overview of the methodology, findings and recommendations, as well as citations of places and precincts identified as being of local significance.

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## 1.2 Study area

The study area for this assessment is the suburb of Kew (excluding Kew East).

A map is shown below indicating the suburb's boundaries (dotted line) and the current extent of the Heritage Overlay (shaded).

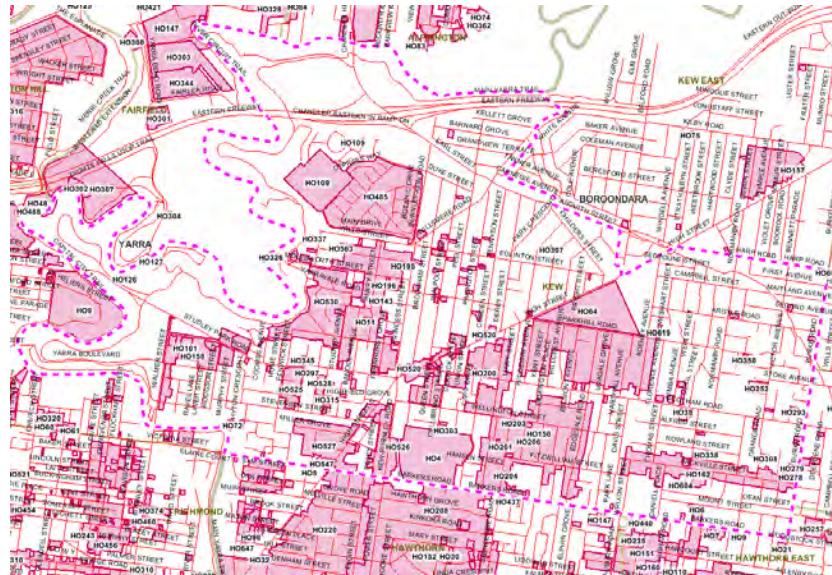


Figure 1. Map of Kew (with surrounding suburbs) showing current extent of the Heritage Overlay (shaded). (Source: Land Channel, 2017)

Kew has extensive coverage of the Heritage Overlay in the north-western corner of the suburb, and the central area to the south of High Street, but it is sporadic outside of these areas with only small precincts and/or individual places in the Heritage Overlay.

Prior to Council amalgamation, Kew and Kew East formed the City of Kew, comprising what is now the north-western section of the City of Boroondara. The eastern half of Kew is roughly rectangular, bound by Harp, Burke and Barkers roads, while the boundaries of the western half follow the serpentine path of the Yarra River. The hilly nature of the area along the river is one of the defining characteristics of Kew, with the most challenging sites not developed until the post-war era in what is now the Yarra Boulevard Precinct (HO530). In its building stock, the oldest areas - centred around Kew Junction - are a mix of Victorian and Edwardian dwellings, in contrast to the overarching Victorian character of neighbouring Hawthorn. This central area is surrounded by areas of consistent interwar development in the south-west and north-east corners of the suburb. Overall, the size and quality of houses of all eras in Kew is high.

## 1.3 Previous heritage studies

Heritage places and precincts in Kew (and Kew East) have previously been identified and assessed in a series of heritage studies, only one of which has investigated the suburb as a whole. This was the first study, the 'Kew Urban Conservation Study' carried out by Pru Sanderson Design Pty Ltd and completed in 1988. The 1988 study recommended six large HO precincts (then known as Urban Conservation Areas), all of which are residential. In addition, citations were prepared for A grade places (State significance), and record sheets prepared for B grade places (locally significant). Lists of C grade places (Contributory) were also prepared.

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

While all of the precincts recommended by the 1988 study were implemented at the time, all of them were residential in character, and it was not until many years later that one of Kew's commercial areas was added to the Heritage Overlay (Kew Junction). Most B graded places outside of the HO precincts were not given protection at the time.

Since then, there have been a number of heritage studies following on the unimplemented recommendations of the 'Kew Urban Conservation Study', as well as those delineating new HO precincts, which have led to additional places and precincts being added to what is now the Boroondara Heritage Overlay:

- 'Review of B-graded buildings in Kew, Camberwell and Hawthorn' by Lovell Chen, 2007, revised 2009;
- 'Assessment of Heritage Precincts in Kew' by Lovell Chen, 2011, revised 2013;
- 'Kew Junction Commercial Heritage Study' by Lovell Chen, 2011, revised 2013;
- 'Kew and Hawthorn Further Heritage Investigations – Assessment of Specific Sites' by Lovell Chen, 2012, revised 2014.

There have also been a number of assessments of individual places and precincts carried out by Context Pty Ltd as part of ongoing heritage advice to the City of Boroondara's Strategic Planning Department since 2012.

#### 1.4 Study limitations

The key limitations of the MWHGS are:

- Places were only investigated externally and most often from the public domain only, meaning that often only the front façade and partial side elevations were viewed.
- The Study does not address pre-contact indigenous heritage, or places specifically of natural heritage.
- The Study does not assess places of potential heritage significance on Council-owned land. This, and the alternative mechanism chosen, is discussed further in section 3.4.

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## 2 APPROACH AND METHODOLOGY

### 2.1 Introduction

The 'City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 4 Kew' (the 'Kew Study') was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (rev. 2013) and the Victoria Planning Provisions Practice Note No. 1 'Applying the Heritage Overlay' (2015) (the 'Practice Note').

*The Burra Charter* was written by the heritage professional organisation, Australia ICOMOS, in the 1970s, and has been revised several times since, most recently in 2013. This document established so-called 'values-based' assessment of heritage places, looking at their social, aesthetic, historic and scientific values. Since that time, standard heritage criteria have been based on these values. In the late twentieth century, the most commonly used standard criteria were the Australian Heritage Commission (AHC) criteria for the Register of the National Estate.

The AHC criteria have since been superseded by the Heritage Council Criteria for the Assessment of Cultural Heritage Significance (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008, and are substantially based on the AHC criteria. The Practice Note recommends the use of the HERCON criteria for carrying out heritage assessments. They are set out in section 2.4.5.

The Study was carried out generally in accordance with the set of tasks defined in Council's Brief. The consultants recommended a small number of changes and additions to the methodology set out in the Brief, which were agreed by Council.

The consultant team was led by Context Pty Ltd ('Context'), with support from Trethowan Architecture & Design ('Trethowan'). Context's team project managed the entire study process, carried out the initial suburb survey, assessed all precincts and extensions of potential heritage significance and assessed half of the individual places. Context Pty Ltd also prepared this background report. Trethowan's team assessed the other half of the individual places of potential heritage significance. The individual places were divided between the consultant teams by built-era, to make comparative analysis easier. Context assessed mainly Victorian and Edwardian-era places, while Trethowan assessed most of the interwar and post-war places.

### 2.2 Stage 1 - Preliminary identification of places

#### 2.2.1 Desktop and community identification of places

Places of potential heritage significance worthy of further investigation were identified from a range of written sources. Primary among them is the Boroondara Thematic Environmental History (Built Heritage, 2012), which discusses many places that illustrate the municipality's development over the years, as well as providing a list of exemplars to illustrate each historical theme. This document consolidates extensive research into Boroondara's history, and is a very useful starting point for desktop research.

Other sources consulted were:

- Individual places assessed by previous heritage studies but not introduced into the Heritage Overlay. For the Kew Study, this meant the 'Kew Urban Conservation Study' (P Sanderson, 1988);
- List of potential heritage places recorded by successive Boroondara Heritage Advisors as places worthy of further investigation;
- National Trust of Australia (Victoria) Register and property files;

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- Thematic and typological studies including 'The motor garage and service station in Victoria: a survey' (Catrice & Summerton, 1997) and 'Survey of Post-War Built Heritage in Victoria' (Heritage Alliance, 2008 & Built Heritage, 2010);
- The Small Homes Service of the Royal Victorian Institute of Architects, *Modern Houses in and around Melbourne*, 1955;
- The Royal Australian Institute of Architects' list of notable buildings;
- Research by the Studley Park Modern community group.

Prior to commencement of the MWHGS, Council contacted community organisations with an interest in heritage and asked for their nominations of places that may be of local heritage significance. In particular, they were asked to identify places that might be difficult to identify as being of significance in a survey from the public domain. For example, places of historical or social (but not architectural) significance, or places hidden by fences or foliage. Council had also been keeping record of spontaneous community nominations from recent years.

### 2.2.2 Preliminary survey

The first stage of the Kew Study was a survey of the entire suburb, with the exception of those areas already in the Heritage Overlay.

The survey was carried out by bicycle and on foot to ensure that each individual property could be viewed and considered for its potential heritage value. Properties of potential individual significance were noted and photographed, and streetscapes with consistent and intact built form were noted on a map as potential precincts. Groups of buildings adjoining an existing precinct of a seemingly similar character were also noted as potential precinct extensions. Properties and precincts that had been identified from previous sources, as discussed in section 2.2.1, above, were given special consideration.

At the close of the survey, a short-list of places of potential individual significance was prepared and potential precinct areas mapped. These were places regarded, for example, to be of very high design quality, quite unusual in design, particularly early or rare for the suburb, and/or likely to illustrate an important historical theme (as set out in the Thematic Environmental History 2012). In identifying potential precincts, areas containing a high density of potential Contributory and Significant places in cohesive streetscapes that demonstrate a shared theme or themes (e.g., residential development of a similar built date or building type) were chosen.

Because of redevelopment and alterations, there are many individual buildings and small groups of places that are of the same type (e.g., built era, design quality, intactness) as those found in the precinct areas assessed in Stage 2 of the Kew Study, but they were not recommended for further assessment or protection in the Heritage Overlay. This is because buildings that are not individually significant in their own right must be grouped together in large enough and consistent enough streetscapes in order to form a precinct of local significance. While there is no set definition of how large a precinct must be to warrant inclusion in the Heritage Overlay, the consultants followed the general approach that a precinct of buildings that are very 'typical' of their era should be larger than a precinct comprising an unusual grouping.

The Stage 1 survey revealed that in the northern part of Kew and the south-west corner of the suburb, south of Studley Park Road, there are large areas of late interwar housing, many of the dwellings substantial in size. These areas had suffered a degree of redevelopment and alteration, though a few core areas were largely intact. In the older areas of Kew, it was noted that the smaller precincts recommended in the 1988 Kew study often kept closely to the corridor of a central street, leaving out adjacent buildings of the same era and quality (and often the same designer). In such cases, where there were continuing streetscapes extending beyond the precinct boundaries, potential precinct extensions were noted.

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### 2.2.3 Preliminary assessment

Following the preliminary survey, the consultants came together in June 2017 for 'comparative workshops'. The Context consultant who had carried out the fieldwork presented images and information (age, intactness, reasons for significance) about the individual places and precinct areas of potential significance.

During the workshops each individual place and precinct was discussed and a decision was made whether to recommend it for full assessment in Stage 2, delete it from the list, or carry out a small amount of research to confirm that it should be assessed (e.g., to confirm intactness, age or other historical facts).

Two workshops were carried out: one at Context, and the other at the Trethowan office to review the interwar and post-war places.

The shortlists of places and precincts to assess were created on the basis of these workshops.

### 2.2.4 Reporting preliminary recommendations

Reporting for Stage 1 of the Kew Study comprised a letter with a table setting out the individual places and precincts recommended for further assessment in Stage 2, and the reasons they were considered to be of potential heritage significance. Photos of each individual place were also provided, as well as draft precinct maps indicating the proposed boundaries and gradings of properties within them.

Context presented the findings of Stage 1 and recommendations for the scope of work for Stage 2 at a meeting with the Strategic Planning Department in late June 2017. This was followed by visits to all precinct areas identified. Once the proposed places and precincts for assessments were approved by the Strategic Planning Department, Stage 2 began.

## 2.3 Stage 2 – Assessment and reporting

### 2.3.1 Locality and thematic histories

A contextual history for Kew was prepared, covering its nineteenth and twentieth-century periods of development of various kinds (residential, commercial, community). This locality history was edited for use as the introduction to each citation, leaving only the pertinent sections to provide context to each place history.

In some cases, a thematic history was added as well when this was considered more appropriate to understand the context of a given place. For example, thematic histories of state schools and religious orders were prepared for the relevant citations.

### 2.3.2 Place and precinct histories

Individual histories were prepared for each individual place and precinct.

For individual places, answers to fundamental questions such as when a place was created/built, for whom, by whom (builder and designer), for what purpose, and how did it change over time (both physically and in use). Where an associated person, e.g., owner, architect, builder, was found to be important in Kew or a wider area, biographical information on that person was also included.

For precincts, the histories covered the background to the original subdivision and/or most important period(s) of development, the chronology of development (construction) in the precinct, details of any properties considered to be particularly important, any particularly important people associated with its foundations (e.g., developers, architects, builders, important early residents), and changes to the precinct over time.

Researchers drew upon the following primary and secondary sources:

- Building permit index cards and associated plans. The City of Boroondara retains some records from the former City of Kew. In some cases, records from as early as the 1930s



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survive, but most material is post-WWII in date and only a small proportion of plans survive.

- Previous heritage studies and the 2012 Thematic Environmental History
- Local histories
- Certificates of title
- Rate books
- Public building files (held at the Public Records Office of Victoria)
- Parish plans
- Trove and Newspapers.com newspaper searches
- State Library of Victoria online collections of historic maps, plans and photos
- City of Boroondara online collection of historic photos
- Miles Lewis' Australian Architectural Index and Melbourne Mansions index
- University of Melbourne archives
- Sands & McDougall street directories

When the building permit records did not record the name of the original building designer, as was often the case for pre-WWII places, tender notices were searched in newspapers around the time of construction and/or Property Service Plans were purchased from Yarra Water, but this did not always yield results, even when a building was clearly designed by an architect.

### 2.3.3 Site visit and documentation

Each place and precinct was visited again during Stage 2 for a more detailed inspection and recording (in notes and photographs). This visit informed the subsequent preparation of the description, as well as the grading of properties within precincts.

A description of each individual place and precinct was prepared. For individual places, this set out the context (wider setting), the elements of the site (e.g., fence, garden, outbuildings), the size and massing of the building, its materials, its stylistic influence(s), features of note, any alterations and poor condition if noted.

Descriptions of precincts included a broad description of the precinct and its context, street layout, garden setbacks, scale of development, and the types of buildings within it. Generally, there was a discussion of the different built eras and building types, as well as particularly important properties.

### 2.3.4 Comparative analysis

Comparative analysis is an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. The 'Applying the Heritage Overlay' Practice Note (2015) advises that:

*... some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.*

Comparative analysis is considered particularly important in deciding if a place is of architectural significance or of rarity value in a given area, but can be applied to most place types to determine their relative importance in a locality or wider area.

For the purposes of the Kew Study, the suburb of Kew was considered the minimal scope for comparative analysis to establish local significance, but in most cases comparisons were sought

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more broadly from within the City of Boroondara, or even farther afield where pertinent comparisons were not found within the municipality.

In this process, similar places and precincts (in terms of built-date, building type, and/or use/theme) already included in the Boroondara Heritage Overlay were used as 'benchmarks' to provide a basis for comparison. Potential heritage places and precincts were compared according to a range of criteria, including how well they represented a historical theme, their architectural design quality, intactness and rarity.

When the place or precinct under assessment was considered to be of equal or better quality than the 'benchmarks' it was judged to meet the threshold of local significance and considered worthy of inclusion in the Boroondara Heritage Overlay.

Places that were found to be of a lesser quality than the 'benchmarks' were not recommended for inclusion in the Heritage Overlay.

### 2.3.5 Assessment against criteria

In accordance with the 'Applying the Heritage Overlay' Practice Note (2015), heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Boroondara, but this is not essential to meet the Local Significance threshold.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

*Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).*

*Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).*

*Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).*

*Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

*Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

*Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

*Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

*Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

In the context of this suburb assessment, where the criteria say 'our cultural or natural history', it should be understood as 'Kew's or Boroondara's cultural or natural history'.

For each individual place and precinct, a discussion was prepared for each of the criteria that they were considered to meet the threshold of local significance. In some cases, this discussion concluded that the place did not meet the threshold for that criterion, and was thus only of 'local interest'.

### 2.3.6 Statement of significance

For each individual place or precinct found to meet the threshold of local significance for at least one of criteria, a statement of significance was prepared, summarising the most important facts and the significance of the place/precinct.

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Each statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (rev. 2013); using the HERCON criteria, and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the 'Applying the Heritage Overlay' Practice Note (2015), namely:

*What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.*

*How is it significant? - A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.*

*Why is it significant? - This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.*

### 2.3.7 Gradings within precincts

Once it was established that an identified heritage precinct satisfied one or more of the HERCON criteria at a local level (through comparative analysis), each property in the identified precinct was given a heritage grading.

Consistent with the 'Applying the Heritage Overlay' Practice Note (2015) and Boroondara's Heritage Policy (Clause 22.03) the following gradings were attributed to properties in the heritage precincts:

- *Significant - 'Significant' heritage places are of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. 'Significant' graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.*
- *Contributory - 'Contributory' heritage places contribute to the cultural heritage significance of a precinct. Contributory heritage places are not considered to be individually important places of State, municipal or local cultural heritage significance in their own right, however when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.*
- *Non-contributory - 'Non-contributory' places are those within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.*

Whether a place is 'Significant', 'Contributory' or 'Non-contributory' to a precinct depends on the reasons the precinct is of heritage significance, as expressed in the Statement of Significance.

A 'Significant' grading was attributed to buildings in a precinct that exhibit particular architectural merit or other distinguishing characteristics, and which have a comparatively high level of external intactness.

A 'Contributory' grading was attributed to buildings of any era, i.e., Victorian, Edwardian, interwar or post-war, which follow standard designs. The majority of buildings in precincts have a Contributory grade. In some instances, an altered building (new windows, change in roof cladding, overpainting, verandah rebuilt, minor additions) may still be considered 'Contributory' if its connection to the themes of the precinct can still be understood. In

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addition, a very important building – that would otherwise be Significant – might be altered to a greater extent but still contribute to the significance of the precinct.

A ‘Non-contributory’ grading was attributed to buildings that have no association with the significance of the heritage place, or places that would otherwise be considered ‘Contributory’ but have been substantially altered to the point that their origins and relationship to the precinct’s significance are no longer legible.

The grades of all properties in a precinct area are documented and listed in a Gradings Schedule at the end of each precinct citation.

It is important to note that buildings of a Contributory quality that are located outside of a defined heritage precinct cannot be protected by the Heritage Overlay, as they do not meet the threshold of local heritage significance as individual heritage places in their own right.

### 2.3.8 Mapping and curtilages

The ‘Applying the Heritage Overlay’ Practice Note (2015) states in regard to mapping:

*The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a ‘curtilage’ and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).*

*However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.*

On this basis, there are three types of mapping for places and precincts recommended by the Kew Study:

- Individual places to be mapped to the extent of the title boundaries. The majority of individual places are to be mapped in this way.
- Individual places for which a Heritage Overlay extent is recommended which is less than the extent of the title boundaries, or for those elements located in road reserves (e.g., trees, monuments). This type of mapping, and the associated curtilages, are discussed below.
- Precincts, which cover multiple properties. Precinct maps have been prepared, which show the Significant, Contributory and Non-contributory places within each and the recommended precinct boundary. A map is included at the start of each precinct citation. Similar maps are also provided for each proposed precinct extension, which shows the grading of properties in the extension and how it relates geographically to the current precinct boundaries.

#### *HO curtilages*

As noted above, when a place of heritage significance is included in the Heritage Overlay with a boundary less than the cadastral boundaries, additional land is included around the element of heritage significance. This land is known as the curtilage.

Inclusion of a curtilage is recommended by the Practice Note in order to: *retain the setting or context of the significant building, structure, tree or feature* and to *regulate development (including subdivision) in close proximity to the significant building, tree or feature.*

The precise areas recommended for HO protection are described in each place citation and aerial photos showing the proposed boundaries for places with a curtilage are found in Appendix B of this report. An example is provided below, showing the extra land (the ‘curtilage’) around a heritage building that is recommended for inclusion in the Heritage Overlay.

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 2. Proposed curtilage for Urangeline and William Carey Chapel, in yellow, within Carey Grammar at 349 Barkers Road, Kew.

Urangeline and William Carey Chapel at Carey Grammar, 349 Barkers Road, and Grange Hill at 301 Cotham Road have been mapped with a curtilage that is less than the title boundaries but that will ensure that the significant features and views from the public domain are protected.

### 2.3.9 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the 'Applying the Heritage Overlay' Practice Note (2015).

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place or precinct, including:

- External Paint Controls – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
- Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.

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- Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.
- Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.
- Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.
- Incorporated Plan has been adopted for the place/precinct – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct, or provide specific guidance in managing a complex site.
- Aboriginal heritage place – note that Aboriginal heritage significance was not assessed as part of the Canterbury Study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected have also been indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree Controls: *Yes – English Oak*.

#### 2.3.10 Proposed precinct extensions

In the course of the Stage 1 survey of Kew, a number of properties and streetscapes were identified that adjoined existing HO precincts and that contained development that is very similar in its built-era, design quality and intactness to that found in the existing precinct.

The existing citations for the precincts were then reviewed to determine whether these adjoining streetscapes would contribute to the significance of the precinct, as defined by the existing statement of significance. Windscreen surveys were also made through the precincts to confirm that the proposed extensions were of a similar character and quality to the existing precinct areas. In terms of 'quality', the mix of building types, built-eras, level of design pretension, intactness of buildings, and proportion of Non-contributory properties were all taken into account.

In the event that the additional streetscapes did closely correspond with the valued character of the adjoining HO precinct, the following steps were taken to document the proposed precinct extensions:

- Photos of each property were taken;
- Precinct extension boundaries were determined to ensure geographic and visual continuity with the existing precinct area, balanced against the inclusion of a high proportion of properties that would contribute to the precinct's significance (i.e., excluding Non-contributory properties if this did not compromise continuity with the precinct).
- Each property within the precinct extension was graded to indicate if it did or did not contribute to the precinct's significance. These gradings were mapped.
- Depending on the level of detail in the existing precinct citation, one of the following extension documentation approaches was chosen:

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- o For recent precinct citations with the level of documentation currently expected, the existing precinct citation was revised, where necessary, to reflect the inclusion of the precinct extension. In most cases, this meant brief additional text added to the precinct Description, corrections to maps, and insertion of a photo. In no cases was it necessary to revise the precinct statement of significance in order to 'fit in' the precinct extension. For clarity, precinct extension maps were prepared to show the additional properties recommended for inclusion in the precinct (section 3.2). The new and deleted text is shown in 'Track Changes' in the precinct citations found in Appendix D. This approach was taken with the extensions to precincts HO520 and HO527.
- o For precincts assessed as part of the 1988 'Kew Conservation Study', a different approach was required. This is due to the lack of what is currently understood as a precinct citation, with a description of the overall precinct character and indication of all the reasons for its significance. Instead of simply updating these slender texts (less than half a page each), stand-alone citations were prepared for each extension which includes the information from the 1988 study and the current Statement of Significance (from Boroondara Clause 22.05 Heritage Policy), as well as additional information about the history and character of the extension and how it relates to and contributes to the precinct's significance as expressed in the existing documentation. Maps and schedules showing the extent of the proposed precincts and the grading of each property in it were also prepared. This approach was necessary for the proposed extensions to precincts HO142, HO143, HO150 and HO162.

The revised citations (HO520 and HO527) and the new precinct extension citations (HO142, HO143, HO150 and HO162) are found in Appendix D.

#### 2.3.11 Amendment C294

Following authorisation being granted by the delegate of the Minister for Planning to prepare and exhibit Amendment C294boro, Boroondara City Council carried out public exhibition. In response to submissions received through public exhibition, further edits were made to individual place and heritage precinct citations as recommended by Context and Trethowan. The amendment was referred to an independent planning panel.

The panel considered the submissions and ultimately supported the majority of the recommendations including the post-exhibition changes to the Study, with several exceptions. This report has been revised in accordance with the following recommendation from the Panel:

- Clifton Estate Precinct – do not include the precinct in the Heritage Overlay;
- Goldthorns Hill and Environs Precinct - do not include the precinct in the Heritage Overlay;
- Cotham Village Commercial Precinct – downgrade 99 Cotham Road from contributory to non-contributory;
- Other minor changes and clarifications to citations in response to the panel's recommendations.

The panel also recommended that several individual properties in the abandoned Goldthorns Hill and Environs Precinct and Clifton Estate Precinct be assessed individually.

#### 2.3.12 HERMES entry

The 'Applying the Heritage Overlay' Practice Note (2015) specifies that:

*All statements of significance should be securely stored in the HERMES heritage database.*

*Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department's HERMES heritage database.*

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This should be done once the citations have been finalised and adopted by Council. Once the associated amendment is adopted, the records of those places added to the Boroondara Heritage Overlay can be made publicly visible on the Victorian Heritage Database.

Places found not meet the threshold of local significance should be entered into the HERMES database to note that they have been 'Researched but NOT recommended'. These records are not published for the general public to see but are accessible to Council staff.



### 3 KEY FINDINGS

#### 3.1 Local significance

##### 3.1.1 Precincts

~~Eight~~ Six of the precincts assessed in the Kew Study are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

They are listed in Appendix A.1, and the citations are found Appendix D.

##### 3.1.2 Individual places

A total of 21 individual places assessed are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.

All of these places are listed in Appendix A.3, and their place citations are found in Appendix D.

#### 3.2 Extensions to existing HO precincts

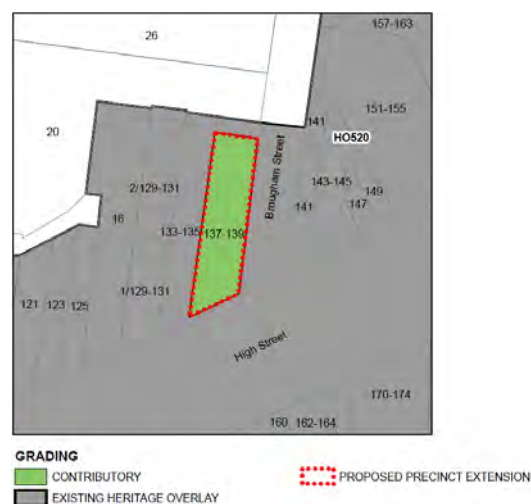
Following assessment of a number of streetscapes for their suitability as extensions to existing HO precincts, extensions to six existing precincts have been recommended for addition to the Heritage Overlay.

They are listed in Appendix A.2, and the revised citations are found in Appendix D.

As noted in section 2.3.10, above, among these six precincts, four were assessed as part of the 1988 'Kew Urban Conservation Study' and have very minimal documentation. For this reason, 'extension citations' have been prepared as part of the current study.

In the case of more recent precinct assessments, prepared as part of the 'Assessment of Heritage Precincts in Kew' (Lovell Chen, 2013), the extensive existing citations were simply updated to show changes necessary to add the new properties. These were:

**HO520 Kew Junction Commercial Heritage Precinct: Addition of 137-139 High Street.**



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This is a pair of two double-storey shops built during the interwar era. Their upper levels are rendered with clinker brick accents and a Serlian window to recessed balconies. No. 137 retains its original shopfront.

This pair of shops contributes to the significance of the precinct as a whole, which recognises interwar commercial buildings as contributory.

A photo of the pair of shops at 137-139 High Street has been added to the table of photos at the end of the citation, as has a brief description of the special decorative features of the pair, and a mention of the retention of the original shopfront. These changes, as well as changes to the precinct map, have been shown in Appendix D in Track Changes.

#### HO527 High Street South Heritage Precinct: Addition of 1-3 & 4 Bowen Street.



#### GRADING

CONTRIBUTORY

NON-CONTRIBUTORY

EXISTING HERITAGE OVERLAY

PROPOSED PRECINCT EXTENSION

1-3 Bowen Street is an early interwar (1915) semi-detached brick pair massed to look like a single bungalow with a gable-fronted roof. The return verandah, which wraps around three sides of the 'bungalow' is supported on simple brick piers. Windows are timber casements, and both dwellings retain tall chimneys with roughcast render detail at the tops.

This semi-detached pair contributes to the precinct as a whole, which recognises interwar housing as contributory.

The Non-contributory property at 4 Bowen Street has been included in the proposed precinct extension as it forms the original subdivision, and the inclusion of the property in the Heritage Overlay assists the management of the impact of any future development on this site on the rest of the precinct.

In contrast to the citation for HO520, the description of the HO527 is very general, noting only that interwar dwellings are bungalows and attic-storey houses primarily on Henry and Bowen street, and the west end of Miller Grove. There is no mention of individual houses and their attributes, so the only logical place to add information on 1-3 Bowen Street is in the gradings table at the end of the citation. Precinct maps were also updated accordingly.

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As the Schedule of Gradings table contained in the original citation does not include properties graded Non-Contributory, the precinct Heritage Overlay Plan in the citation has been revised to reflect the extension (Appendix D). For clarity, the precinct extension map above was prepared to show the gradings of 1, 3 and 4 Bowen Street.

### 3.3 Not of local significance

Two places identified in Stage 1 were assessed against the HERCON criteria during Stage 2 of the Kew Study and found to fall below the threshold of local significance. In both cases this was because research revealed more significant alterations than was initially apparent.

In addition, two precincts recommended for the Heritage Overlay by earlier versions of this report were found not to meet the threshold of local significance by the Amendment C294 Planning Panel. For this reason, the citations for these two precincts have been removed from this report.

No further action is recommended for these places and precincts. They are listed in Appendix A.4.

### 3.4 Council-managed places of potential significance

Boroondara City Council specified that all places of potential heritage significance should be identified within Kew, but that those places on Council-owned or Council-managed land not undergo full assessment at this time. Instead, Boroondara City Council is preparing an inventory of such places for assessment in the future. They are documented in Council's internal GIS system. If any works are planned by Council for these places in the future, a significance assessment can be carried out at that point, as well as preparation of advice on any negative impacts on significance and how to mitigate them.

Council-owned sites of potential significance have been identified on the basis of a visual inspection and, where available, mentioned in previous heritage studies or similar reports, however a further and more detailed assessment is required to confirm this significance.

Four potential heritage places of this type have been identified during the Study. They are listed in Appendix A.5.

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## 4 RECOMMENDATIONS

### 4.1 Introduction

This section provides key recommendations of the Kew Study. They are:

- Adoption of the 'City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 4 Kew' (2017) by the Boroondara City Council.
- Implementation of the 'City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 4 Kew' (2017) by the Boroondara City Council.

### 4.2 Adoption of Heritage Review

It is recommended that the Boroondara City Council formally adopt the 'City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 4 Kew' (2017), which comprises this report, and include this report as a Reference Document in the Boroondara Planning Scheme.

### 4.3 Implementation of Heritage Review

It is recommended that the Boroondara City Council implement the recommendations of this Kew Study by preparing a planning scheme amendment to the Boroondara Planning Scheme that will:

- Add the precincts assessed as being of local significance listed in Appendix A.1 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some precincts in accordance with VPP Practice Note 'Applying the Heritage Overlay' (2015). The extent of registration is the whole of each precinct as shown on the precinct map in the citation. The grading of each property (Significant, Contributory or Non-contributory) is shown on the precinct map and in the grading schedule at the end of the citation.
- Add the precinct extensions, listed in Appendix A.2, to the existing HO precincts.
- Add the individual places assessed as being of local significance listed in Appendix A.3 to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with Victoria Planning Provisions (VPP) Practice Note 'Applying the Heritage Overlay' (2015).

## APPENDIX A – ASSESSMENT FINDINGS

### A.1 Precincts of local significance

The following precincts are recommended for inclusion in the Boroondara Heritage Overlay.

LP	Precinct	Street addresses	Locality
1	Banool Estate Precinct	1-21 & 2-20 Banool Avenue and 25-27 Stawell Street	Kew
2	<del>Bradford Estate Precinct</del>	<del>7-15 &amp; 2-18 Bradford Avenue</del>	<del>Kew</del>
3	Burke Road Commercial Precinct	1333–1363 & 1046–1060 Burke Road	Kew, Balwyn
<del>4</del>	<del>Clifton Estate Residential Precinct</del>	<del>1-7 &amp; 2-24 Florence Avenue</del>	<del>Kew</del>
<del>5</del> 4	Cotham Village Commercial Precinct	916-922 Glenferrie Road and 91-109 & 118-132 Cotham Road	Kew
<del>6</del>	<del>Goldthorns Hill &amp; Environs Precinct</del>	<del>60 Campbell Street; 1-25 and 2-26 Goldthorns Avenue; 1-11 Lady Lochs Drive; 47-97 and 52-88 Argyle Road; 66-74 Normanby Road; 31-37 Heather Grove; and 20 Victor Avenue</del>	<del>Kew</del>
<del>7</del> 5	Iona Estate Residential Precinct	1-9 & 2-10 Berkeley Court and 75-77 Studley Park Road	Kew
<del>8</del> 6	May Street Precinct	5-45 & 10-50 May Street; and 134-144 Wellington Street	Kew
<del>9</del> 7	Thornton Estate Residential Precinct	1-35 Thornton Street and 46-48 Stevenson Street	Kew

### A.2 Precinct extensions

It is recommended that the following properties be added to six existing HO precincts:

- HO142 Barrington Avenue Precinct extension: 2-6 Barrington Avenue; 135-187 Cotham Road; 2A Hillcrest Avenue; and 2 Kent Street, Kew
- HO143 Barry Street Precinct extension: 31-57 Princess Street and 19-23 Wills Street, Kew
- HO150 Glenferrie Road Precinct extension: 4 Belmont Avenue, 154-182 Cotham Road, 1-5 Franks Grove, 3 and 5 Rossfield Avenue (part of 231 Barkers Road), 7-19 & 2-14 Rossfield Avenue, and 5-19 & 2-28 Stansell Street, Kew
- HO162 Sackville Street Precinct extension: 1185-1189 Burke Road; 6-14 Grange Road; and 16 Rowland Street, Kew
- HO520 Kew Junction Commercial Heritage Precinct extension: 137-139 High Street, Kew
- HO527 High Street South Residential Precinct extension: 1-3 and 4 Bowen Street, Kew

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## A.3 Places of local significance

The following individual places are recommended for inclusion in the Boroondara Heritage Overlay.

Lp	Place	No.	Street	Locality
1	'Urangeline' (former Edzell, Mildura)	349	Barkers Road (part)	Kew
2	William Carey Chapel	349	Barkers Road (part)	Kew
3	'Lindum'	315	Barkers Road	Kew
4	Shops	1139-1141	Burke Road	Kew
5	'Grange Hill' (former 'Hillsbury')	301	Cotham Road (part)	Kew
6	'Omro'	230	Cotham Road	Kew
7	Residence	264	Cotham Road	Kew
8	St George's Hospital*	283	Cotham Road (part)	Kew
9	Kew Service Reservoir	370-376	Cotham Road (part)	Kew
10	'Burwood'	4	Edgecombe Street	Kew
11	House	59	Pakington Street	Kew
12	Kew Primary School No. 1075	20	Peel Street	Kew
13	McDonald-Smith House (former)	3	Perry Court	Kew
14	'Fernside' (former)	25	Queen Street	Kew
15	'Craigmill'	13	Raheen Drive	Kew
16	Milston House	6	Reeves Court	Kew
17	Duplex	35 to 37	Rowland Street	Kew
18	'Canyanboon'	28	Stevenson Street	Kew
19	'Surbiton'	71	Stevenson Street	Kew
20	Carmelite Monastery Melbourne	96	Stevenson Street	Kew
21	House	31	Studley Park Road	Kew

\*Note - Authorisation to prepare a planning scheme amendment (Amendment C294 to the Boroondara Planning Scheme) to apply a Heritage Overlay to the properties recommended in the Study was granted by the Department of Environment, Land Water and Planning subject to 283 Cotham Road, Kew (St George's Hospital) being removed from the amendment. Hence, a Heritage Overlay for this property is not being pursued.

## A.4 Not of local significance – no action

No further action is recommended for the following places, which do not meet the threshold of local significance.

LP	Place	No.	Street	Locality
1	House	16	Madden Grove	Kew
2	'Llysivain'	11	Tregarron Avenue	Kew
3	Clifton Hill Residential Precinct	1-7 & 2-24	Florence Avenue	Kew

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

LP	Place	No.	Street	Locality
4	Goldthorns Hill & Environs Precinct	60	Campbell Street; 1-25 & 2-26 Goldthorns Avenue; 1-11 Lady Lochs Drive; 47-97 & 52-88 Argyle Road; 66-74 Normanby Road; 31-37 Heather Grove; and 20 Victor Avenue	Kew

## A.5 Council-managed places of potential significance

The following Council-managed places are considered to be of potential heritage significance and should be added to Council's database of places of potential heritage significance.

LP	Place	No.	Street	Comments
1	Victoria Park	45-47	Adeney Avenue & 470-500 High Street	Kew's primary formal park, with vegetation and planning remaining from the nineteenth century.
2	Outer Circle Railway Reserve		Willsmere Road at Earl Street to Burke Road at Heather Grove	Reserve of the 1888-91 Outer Circle Line, which had a major impact on the settlement of Kew. Embankments and rail-under-road bridges remain.
3	Kew City Hall (former)	70-80	Cotham Road (part), corner of Civic Drive	Built in 1959-60 to a design by architects Leith & Bartlett. Also WWII Memorial in front.
4	Kellett Reserve	22	Malin Street	Early public reserve (from at least 1903) named after Kew councillor and mayor Sir Henry Kellett. Contains a number of significant trees.

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## APPENDIX B – NON-CADASTRAL MAPPING

The recommended extent of the Heritage Overlay recommended for the following places does not correspond to the cadastral boundaries, generally being smaller portions of land containing the heritage place within a protective curtilage.

The recommended extents are illustrated on the aerial photos below, with the cadastral boundaries shown in dotted red lines and the recommended extent of the Heritage Overlay shown in yellow.

‘Urangeline’ and William Carey Chapel, 349 Barkers Road, Kew





## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

'Grange Hill', 301 Cotham Road, Kew



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Kew Service Reservoir, 374-376 Cotham Road, Kew





## APPENDIX C – DRAFT HO SCHEDULE

## SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<i>Banool Estate Precinct</i> Banool Avenue, Kew	No	No	No	No	No	No	-	No
	<i>Bradford Estate Precinct</i> <del>Cotham Road (part)</del> , Bradford Avenue, <del>Stoke Avenue</del> (part)	No	No	No	Yes Front fences at 2, 10, 18 Bradford Ave and garages at 2 Bradford Ave	No	No	-	No
	<i>Burke Road Commercial Precinct</i> Burke Road (part), Kew	No	No	No	No	No	No	-	No
	<del><i>Clifton Estate Residential Precinct</i></del> <del>Florence Avenue (part), Kew</del>	No	No	No	Yes Front fence & garages at 2 Florence Ave	No	No	-	No
	<i>Cotham Village Commercial Precinct</i> Cotham Road (part), Glenferrie Road (part), Kew	No	No	No	No	No	No	-	No
	<del><i>Goldthorns Hill &amp; Environs Precinct</i></del> <del>Argyle Road (part), Campbell Street (part), Goldthorns Avenue (part), Heather Grove (part), Lady Lochs</del>	No	No	No	Yes Front fences at 59, 88 Argyle Rd; 60	No	No	-	No

KEW

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Drive (part), Normanby Road (part), Victor Avenue (part), Kew				Campbell St; 7, 9, 10, 15, 20, 26 Goldthorns Ave; 11 Lady Lochs Drive; 66, 70 Normanby Rd Garages at 59 Argyle Rd; 7, 19, 22, 24, 26 Goldthorns Ave; 33 Heather Gv				
	Iona Estate Residential Precinct Berkeley Court, Studley Park Road (part), Kew	No	No	No	Yes Front fences at 77 Studley Park Rd; 3, 7 Berkeley Court Garages at 77 Studley Park Rd; 2, 3, 5, 7 Berkeley Court	No	No	-	No
	May Street Precinct May Street, Wellington Street (part), Kew	No	No	No	No	No	No	-	No
	Thornton Estate Residential Precinct Thornton Street (part), Stevenson Street (part), Kew	No	No	No	Yes Front fences at 46 Stevenson St; 19 Thornton St	No	No	-	No
	Urangelina (former Edzell, Mildura) 349 Barkers Road (part), Kew	No	No	No	No	No	No	-	No

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## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<i>William Carey Chapel</i> 349 Barkers Road (part), Kew	No	No	<del>Yes – Lemon Scented Gum</del> No	No	No	No	-	No
	<i>Lindum</i> 315 Barkers Road, Kew	No	No	Yes – Canary Island palm	No	No	No	-	No
	<i>Shops</i> 1139-1141 Burke Road, Kew	No	No	No	No	No	No	-	No
	<i>Grange Hill (former Hillsbury)</i> 301 Cotham Road (part), Kew	No	No	No	No	No	No	-	No
	<i>Omro</i> 230 Cotham Road, Kew	No	No	Yes – Canary Island Date Palm	No	No	No	-	No
	<i>Residence</i> 264 Cotham Road, Kew	No	No	No	Yes – Brick wall with arches opening in side setback	No	No	-	No
	<i>Kew Service Reservoir</i> 370-376 Cotham Road (part), Kew	No	No	Yes – mature Monterey Cypress trees	No	No	No	-	No
	<i>Burwood</i> 4 Edgecombe Street, Kew	No	No	No	No	No	No	-	No
	<i>House</i> 59 Pakington Street, Kew	No	No	No	No	No	No	-	No
	<i>Kew Primary School No. 1075</i> 20 Peel Street, Kew	No	No	Yes – mature Monterey Cypress & Pepper-corns	Yes – 1929 shelter shed	No	No	-	No

KEW

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<i>McDonald-Smith House (former)</i> 3 Perry Court, Kew	No	No	No	No	No	No	-	No
	<i>Fernside (former)</i> 25 Queen Street, Kew	No	No	No	No	No	No	-	No
	<i>Craigmill</i> 13 Raheen Drive, Kew	No	No	No	No	No	No	-	No
	<i>Milston House</i> 6 Reeves Court, Kew	No	No	No	Yes – Garage	No	No	-	No
	<i>Duplex</i> 35 to 37 Rowland Street, Kew	No	No	No	<del>Yes – Fence</del> and mild steel gates No	No	No	-	No
	<i>Canyanboon</i> 28 Stevenson Street, Kew	No	No	Yes – Canary Island palm	No	No	No	-	No
	<i>Surbiton</i> 71 Stevenson Street, Kew	No	No	No	No	No	No	-	No
	<i>Carmelite Monastery Melbourne</i> 96 Stevenson Street, Kew	No	Yes – Church interior decoration	Yes – Row of <i>Cupressus sempervirens</i> on west boundary, other mature conifers, <i>Quercus palustris</i> , <i>Betula pendula</i> , <i>Ulmus</i> sp, <i>Cinnamomum camphora</i> , <i>Grevillea robusta</i> ,	Yes – Perimeter fence and Stevenson Street gateway	No	No	-	No

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## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
				<i>Cordyline australis</i>					
	House 31 Studley Park Road, Kew	No	No	No	Yes – original garage	No	No	-	No

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## APPENDIX D – PRECINCT AND PLACE CITATIONS

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 CONTEXT



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**Banool Estate Precinct**

Prepared by: Context Pty Ltd

**Address:** 1-21 & 2-20 Banool Avenue and 25-27 Stawell Street, Kew

<b>Name:</b> Banool Estate Precinct	<b>Survey Date:</b> July 2017
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> See precinct map	<b>Construction Date:</b> c.1920-30

**GRADING**

CONTRIBUTORY

NON-CONTRIBUTORY

EXISTING HERITAGE OVERLAY

PRECINCT BOUNDARY

KEW



### Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided the 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008). Kew was divided into large allotments to encourage the establishment of small farms and market gardens to supply the growing settlement of Melbourne. These larger allotments meant that future subdivision proceeded in a piecemeal way (Sanderson 1988:4/2).

Access to Kew was originally via a bridge to Hawthorn, opened in 1852, and by the privately owned Studley Park Bridge (nicknamed the Penny Bridge), opened in 1857. Direct access to Kew was gained when the Johnston Street Bridge was built in 1858. In 1856 the Boroondara Road Board District, comprising Kew, Hawthorn and Camberwell, was proclaimed (*Victorian Places* 2015).

The first houses in Kew were built in the 1850s around the area now known as the Kew Junction. During the gold rushes of the 1850s, speculation on land purchases increased and the region experienced rapid expansion. As Jane Carolan writes, Kew became a 'suburb of British expatriates who built their homes and gardens to replicate those left behind.' Many of the villas and mansions were built to overlook the city of Melbourne and were set in acres of land (Carolan 2003:3).

Subdivision of land to form residential estates in the Kew area occurred from the 1860s, although plans from the 1860s and 1870s suggest that the scale of subdivision was quite small. In the 1880s, Melbourne's land boom was influential in establishing Kew's residential street pattern (Sanderson 1988:4/7-9).

Subdivision slowed with the economic depression of the 1890s. However, by the end of 1897, housing construction had begun anew. In 1903, Kew was described by the *Australian Handbook* as a 'very favourite place of residence for the merchants and upper tradesmen of the city, and is dotted with their elegant mansions, villas, and well-kept gardens' (cited in *Victorian Places* 2015).

From 1920 Victoria experienced the highest marriage rate in its history and families sought homes away from the crowded inner suburbs of Melbourne. Following the tramlines, new estates were established in Kew. The pattern of expansion continued through the rest of the decade, and was

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reflected in the construction of War Service Homes, a scheme administered by the State Bank from July 1922, with houses in Kew built mostly on subdivisions in the north and east of the suburb. New subdivisions in the 1920s changed the rural nature of north Kew, as housing and large recreation reserves began to replace dairy farms and market gardens. Estates were also established on the grounds of former mansions. Between 1921 and 1933, Kew's population increased by 46.62% and its house numbers by 62.73% (Sanderson 1988:4/11-17). As a result of council policy to limit industry, Kew had only 29 factories in 1927 compared with Hawthorn's 140 (Morrissey 2008), further reinforcing its reputation as a genteel residential suburb.

Subdivision slowed once again with the economic depression of the late 1920s and early 1930s, but new estates appeared in the mid-1930s. Most of the new estates were of a modest scale built around small courts or short streets that bisected the former grounds of large houses. However, some in the northern part of the suburb had more substantial houses. Further subdivision occurred after World War Two (Sanderson 1988:4/20 and 4/24). The Studley Park area of Kew underwent intensive and significant infill development in this period (Built Heritage 2012:17).

Today, Kew retains evidence of this historical growth and development. As the *City of Kew Urban Conservation Study* states:

*To the north and east twentieth century housing predominates, the result of the suburban expansion that followed both World Wars. In the rest of the suburb the housing is more mixed, a legacy of constant subdivision. For this reason Kew does not have significant nineteenth century streetscapes, but in the mixture of housing styles numerous important buildings remain, and in the individual examples both old and new, Kew's built heritage is almost a compendium of domestic architecture in Melbourne, from smaller family houses through to grand mansions (Sanderson 1988:4/25).*

### History

The precinct is located on Portion 79 of the Boroondara Parish, 113 acres purchased by F Fenwick and E Bell in 1851 (Parish Plan Boroondara 1931). By the 1860s, Portion 79 was bounded on three sides by Stawell Street, Princes Street and Studley Park Road ('Plan of Borough of Kew' 1867).

Two sections of Portion 79 were subdivided in 1886 to create two estates: Studley Park Reserve, between Raheen Street and Fenwick Street; and Queen's Park, which fronted Princess Street north of Stawell Street. Despite these subdivisions, Studley Park retained mostly large houses on extensive allotments through until the mid-1890s, by which time some development had occurred around Studley Villa, offered for sale as the McEvoy Estate. Other subdivisions in the area around D'Estaville resulted in the extension of Conran Street and Barry Street and the creation of Sir William Street and Studley Avenue. In addition, the subdivision of Fernhurst Park in 1897 resulted in Fernhurst Grove (Sanderson 1988:4/9; 4/12).

By 1904, between Studley Avenue and Fernhurst Grove, there were three large estates on the north side of Studley Park Road and fronting Studley Park Road. From west to east these were 'Mildura', 'Neama', and 'Ivanhoe' (MMBW Detail Plans 1351 and 1352, 1904). The Banool Estate Precinct was later subdivided from land that corresponds to the 'Mildura' estate.

In many parts of Kew in the 1920s, as the owners of large properties died or sold their residences, new owners sought to capitalise on the value of the estates (Sanderson 1988:4/16).

Geoffrey Syme and his wife Annabella, née Johnson, and two daughters lived in 'Banool' (earlier 'Mildura') in Studley Park Road from c1908. Geoffrey Syme (1873-1942) was the fourth son of David Syme, proprietor of the Melbourne Age newspaper. Geoffrey Syme joined the Age in 1892 and from 1898 was trained in management by his father who had chosen him as his successor. Under the terms of his father's will, in 1908 Geoffrey was given editorial control of the Age and the Leader (Serle 1990).

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In June 1919, the Syme family put 'Banool' up for auction to shift back to the Syme family home at 'Blythwood'. In a 1919 sale notice, the Banool property was described as a 'magnificent brick cemented mansion' on over four acres, convenient to the Kew Railway Station and electric and cable cars, and an easy driving distance to the city (*Argus* 24 May 1919:3).

The property was subsequently sold and subdivided to form 'Banool Estate', which was intersected by Banool Avenue. By April 1920, six- and seven-room brick villas with tiled roofs were in the course of construction on the estate (*Argus* 24 April 1920:1). In September 1920, a 'new brick bungalow' was advertised for sale in Banool Avenue (*Argus* 15 September 1920:5).

By 1925, houses had been built at 2-20, 1-11 and 17-21 Banool Avenue, and 25 and 27 Stawell Street (S&Mc 1925). By 1930, houses at 13 and 15 Banool Avenue had been constructed (S&Mc 1930). No evidence could be found of architect involvement in the design of the residences.

Alterations and additions to many of the subject residences were made from the late 1940s. City of Kew building application cards show that in 1948 brick additions were made to the residence at 2 Banool Avenue; in 1957 alterations, and in 1968 brick additions were made to the dwelling at 4 Banool Avenue; in 1958 brick additions were made to 5 Banool Avenue; in 1969 a brick laundry was added to 7 Banool Avenue; in 1959 alterations were made to the dwelling at 9 Banool Avenue; in 1946 a garage was built at 10 Banool Avenue.

In summary, the residences that comprise the Banool Estate Residential Precinct were constructed in the period c.1920-30.

### Description & Integrity

The Banool Estate Precinct at 1-21 and 2-20 Banool Avenue and 25-27 Stawell Street, Kew, consists of a collection of largely intact interwar houses of modest size.

Banool Avenue is a straight-aligned street which intersects, and extends the length of, the precinct, north from Studley Park Road to its junction with Stawell Street. It has generous mown-lawn nature strips with concrete footpaths and driveway crossovers, as common in interwar subdivisions. The street retains its bluestone kerbs and gutters on both sides. The streetscape has a lightly treed character, which is also consistent with interwar streets, but the plantings of small deciduous trees are of a more recent date than the subdivision and the housing stock. The 1945 aerial photograph shows a lightly treed character, which widely spaced street trees, approximately one per allotment.

The allotments within the Banool Estate are smaller than those in surrounding streets and relative to other interwar subdivisions; they have a relatively shallow depth of 33 metres. The 12 allotments on the west side of Banool Avenue are more or less uniform in size. The eleven allotments on the east side are larger, with irregular widths; alternately of c.17m and 20m wide. The smaller allotment sizes and varied frontage widths have had a bearing on the house designs and their predominantly modest scale as will be discussed below.

All but two of the houses in the precinct were built between 1920 and 1925, at nos. 1-11 & 17-21, and 2-20 Banool Avenue and 25 Stawell Street (27 Stawell Street was demolished in 2017). Stylistically, they all consist of variations on a theme of the brick interwar California Bungalow architectural style. Some of the houses are built to individual designs, but many of the houses share noticeably similar forms and/or detailing. In the descriptions that follow, the houses are grouped in terms of these shared designs and features.

**Group A:** The houses at nos. 6, 10, and 18 Banool Avenue are distinguished as slightly larger houses with wider principal elevations than the other houses, that correlate with their wider allotments.

No. 6 Banool Avenue has a wide frontage, with a slate transverse gable roof, street facing gables filled with roughcast render and timber strapwork. The walls are roughcast rendered, as are the

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squat, flat-topped chimneys with flat tops and terra cotta chimney pots. It has a gabled dormer to first floor room in roof space. Deep shaded verandah beneath the gabled roof has a brick balustrade with contrasting roughcast render panel. The front fence is not original, but not unsympathetic to the style of the house.

Nos. 2, 10 and 18 Banool Avenue are built to a similar design. The three houses feature a hip roof which extends over a shaded front verandah, and double street-facing gables filled with roughcast render and timber strapwork. The terracotta tiles seen on nos. 2 and 10 have been replaced at no. 18. Nos. 10 and 18 have similar roughcast rendered square chimneys with flat tops and terracotta chimney pots (overpainted at no. 18). No. 2 shares a chimney design with nos. 1, 5, 7, 13, 15, and 8 Banool Avenue. Nos. 10 and 18 have roughcast rendered walls. The walls at no. 2 are red face brick. The windows are different; single and grouped timber sash at nos. 2 and 10, and groupings of three and four timber sash windows with small-paned upper sash at no. 18. The front fences are not original but not unsympathetic to the style of the houses. Some of the windows at no. 2 have been modified.

**Group B:** Nos. 20 Banool Avenue and 25 Stawell Street appear to be built to a similar design, but mirrored. No. 25 is well concealed behind a high wall. Even so, it is possible to discern the same double-hip roof form with projecting, shallow pitched street facing gable (filled with wall-hung shingles to no. 25 Stawell). No. 20 Banool Avenue also features a corner porch with masonry balustrade and single column. The roof is terracotta tiled at no. 20 Banool Avenue. The tiles have been replaced at no. 25 Stawell Street. No. 20 retains an early concrete and lawn strip driveway and early medium-height masonry front fence and metal gates. Both have rendered chimneys but of different designs.

**Group C:** 11 and 19 Banool Avenue, double-fronted single-storey brick dwellings, with terracotta tile hip roofs and a street-facing gable filled with roughcast render and timber strapwork. Both houses have a return verandah contained beneath a continuation of the roof plane; no. 11 with similar square timber posts, no. 19 with heavy brick balustrade and brick piers. The chimneys with corbelled top and terracotta chimney pots are like those at nos. 1, 5, 7, 8, 13 and 15 Banool Avenue. The houses differ in window treatment: no. 19 has grouped timber framed casement windows, and a splayed bay window beneath the gable; no. 11 has tall timber sash windows, not commonly seen in interwar Bungalows. No. 11 has a low, flat topped picket fence in a style that is in keeping with the house. No. 19 has a high picket fence, which is not consistent with the style of the house.

**Group D:** Nos. 5, 7, 8, 13, 15 and 21 Banool Avenue form another discernible group. They share the similar essential form and distinctive red brick chimneys with corbelled top and terracotta chimney pots, suggesting they were built by the same builder. All five Bungalows have brick walls (overpainted at no. 5; red face brick at 7, 8, 13, 15, 21) and a terracotta tile roof (tiles replaced at no. 13) that combines a hip roof (rear) with a gabled roof (front) and prominent street-facing gable, with gable ends infilled with roughcast render and timber strapwork. They all feature a return verandah with heavy masonry (brick) balustrade and square brick piers. The balustrades are solid with a slightly scalloped bullnose brick top edge; nos. 5 and 21 differ with 'hit-and-miss' brickwork balustrades. Nos. 8 and 15 have timber sash leadlight windows. Nos. 5, 7, 13 and 21 have timber casement windows. Nos. 5, 7, 8, 13 and 21 feature a bay window (splayed) with a hipped awning (tiles, except for slate at no. 8). The front fences at nos. 7, 8 and 13 are sympathetic with the style of the houses. No. 21 has a second storey addition above the rear hip roof part of the house.

**Group E:** Nos. 1 and 3 Banool Avenue share the same basic form, but mirrored; square in plan with a terracotta tile hip roof and projecting side verandah or portico with a gabled roof. They appear to have both been designed to address Banool Avenue. The side porch has tapered piers at no. 1, and square brick piers at no. 3. Both houses have red, face brick walls, with a contrasting painted rendered lintel above a group of three casement windows. No. 1 is distinguished by a projecting, street facing gable, infilled with roughcast render and timber strapwork, with timber brackets supporting the eaves, and a bracketed terracotta tile awning above the grouped timber sash windows. No. 3 has a bay window (splayed) with timber bracket supporting a terracotta tile awning

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over the timber casement windows. Both houses have original brick chimneys, of different designs. The chimneys at no. 1 are similar to those at 5, 7, 8, 13, 15 and 21 Banool Avenue. The high brick front fence at no. 1 is not original. The brick with picket panel fence at no. 3 could be original or built to an original design.

**Group F:** Nos. 4, 9 and 12 Banool Avenue also appear to have been built to a similar design. They comprise interconnecting terracotta tile hip roofs with a projecting street-facing gable, infilled with roughcast render and timber strapwork. Like the houses at nos. 2, 10 and 18 and 11 and 19 Banool Avenue, the verandah roof is a continuation of the hip roof. The squat chimneys are built to different designs, those at no. 12 similar to the chimneys at 1, 5, 7, 8, 12, 13, 15 and 21 Banool Avenue. The piers to the corner porch are of different designs (brick piers with narrow grouped timber columns at no. 9, square brick piers at no. 12, tapered piers at no. 4). No. 4 has been substantially altered, including a second storey addition, infilled front verandah, and enlarged front porch with gable roof. The verandah windows at no. 9 have been replaced. Despite these changes, it retains features and an essential form that are consistent with the interwar character of the precinct. The front fences are not original, but the front fence at no. 12 may have been built to an earlier design.

#### Other properties:

No. 17 Banool Avenue has a transverse gable terracotta tile roof with a prominent projecting gable over a shaded verandah. The gable end is filled with wall-hung shingles. The walls are face brick to mid-window height and roughcast render above. It has timber sash leadlight windows in groups of three. The house is distinguished by a striking roughcast rendered stepped parapet that projects above the roof plane beside the gabled verandah. It is topped with flat cement and brick capping. Stepped masonry balustrade with flat cement capping recalls the verandah balustrade at no. 18 Banool Avenue. The square clinker brick piers of the front fence are likely to be early, possibly 1930s. The flat-topped picket infill is sympathetic to the style of the house.

No. 14 Banool Avenue has a visually dominant and unsympathetic second storey addition which detracts from the original dwelling's contribution to the interwar streetscape.

No. 16 Banool Avenue is a recently constructed double storey dwelling of a modern design.

#### Comparative Analysis

The subdivision pattern of the Banool Estate echoes other interwar subdivisions in Kew, in particular those subdivided in the c1920s, which were subdivided from the grounds of larger estates, and were usually intersected by a straight-aligned street or avenue.

Similar subdivision patterns can be seen in the Goldthorns Hill & Environs Precinct (recommended for the HO by this study), and the Thornton Estate Precinct (recommended for the HO by this study), and the Bradford Estate Precinct (recommended for the HO by this study). The Banool Estate subdivision is distinguished by its smaller-sized allotments, which have notably less depth (approx. 33 metres as opposed to a range of depths between 41-50 metres for the aforementioned estates).

The nearby Barry Street Precinct, Kew (HO143) is comparable in terms of its concentration of high quality designs, but the housing stock is earlier, predominantly Victorian and Federation era houses. Likewise, the Barrington Avenue Precinct, Kew (HO142) contains good concentrations of high quality housing stock, but predominantly of the Federation and interwar periods.

The houses in the Howard Street Precinct (HO528) were similarly constructed in relatively quick succession, over a five-year period. Subdivided a few years later than the Banool Street Precinct, its concentrated burst of building activity represents a different (though also popular) building style, the Old English revival style.

The Banool Estate Precinct comprises an impressive concentration of interwar Bungalows of high integrity that reflects the strength of Kew's development in the interwar period.

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Similar to the Thornton Estate Precinct and the Bradford Estate Precinct, the houses were all built in quick succession over a relatively brief time span, in the 1920s, and over a period of a decade or less. The scale of the houses in the Banool Estate Precinct is overall smaller than for the Bradford Estate Precinct, but on average they are equal to or larger than those in the Thornton Estate Precinct. They represent a less eclectic group than the houses within the Thornton Estate Precinct. Visual cohesion of the Precinct is created by the consistency of the interwar Bungalow architectural style, and the repetition of some of the designs and decorative features throughout the Precinct.

### Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

*CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).*

The Banool Estate Precinct is significant for the tangible evidence it provides of the pattern of settlement in this part of Kew, along Studley Park Road, during the interwar period, which comprised subdivisions on the grounds of larger estates. The quick succession in which the houses were built after the subdivision of the Estate in c.1920, evidenced by the consistency in architectural style and some repetition of detailing, provides important evidence of the strength of Kew's development during this early interwar period.

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

N/A

*CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).*

N/A

*CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Architecturally, the Banool Estate Precinct, Kew, is significant for the high concentration of single-storey interwar brick Bungalows with a relatively high level of integrity. The houses all feature forms and details typical of the interwar Bungalow, but in a range of designs. The houses tend to be relatively modest in scale, with the exception of those houses on slightly wider allotments. Visual cohesion within the Precinct is created by the consistency of the interwar Bungalow architectural style, and the repetition of some of the designs and decorative features throughout the Precinct.

The Precinct's consistent interwar character is further strengthened by the lightly treed character of the streetscape, mown nature strips and concrete footpaths, and bluestone kerbs and channelling.

*CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

N/A

*CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

N/A

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*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

N/A

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

N/A



## Statement of Significance

### *What is Significant?*

The Banool Estate Precinct, Kew, which comprises 1-21 & 2-20 Banool Avenue and 25-27 Stawell Street, Kew, is significant. The Banool Estate was subdivided in c.1920 from the grounds of a larger estate named Banool that was sold in 1919. The subdivision comprises modestly sized allotments intersected by a straight-aligned street. The houses were almost all developed over a relatively brief time span of five years, between 1920 and 1925; the remaining two properties were built by 1930. The houses are mostly modest brick Bungalows of designs and detailing typical of the interwar California Bungalow architectural style. The houses on slightly wider allotments tend to be less modest in scale and detailing.

The following properties are non-contributory to the Precinct: 27 Stawell Street and 14 and 16 Banool Avenue. The remainder are Contributory.

The lightly treed character of the streetscape, the mown lawn nature strips with concrete footpaths, and the bluestone kerbs and channels are also Contributory.

Non-original alterations and additions to the houses are not significant, including second storey additions, non-original garages and carports, and high front fences. Some of the front fences are sympathetic to the architectural style of the houses, but are not significant.

### *How is it significant?*

The Banool Estate Precinct, Kew, is of local historical and architectural significance to the City of Boroondara.

### *Why is it significant?*

Historically, the Banool Estate Precinct is significant for the tangible evidence it provides of the pattern of settlement in this part of Kew, along Studley Park Road, during the interwar period, which comprised subdivisions on the grounds of larger estates. The quick succession in which the houses were built after the subdivision of the Estate in c.1920, evidenced by the consistency in architectural style and some repetition of detailing, provides important evidence of the strength of Kew's development during this early interwar period. (Criterion A)

Architecturally, the Banool Estate Precinct, Kew, is significant for the high concentration of single-storey interwar brick Bungalows with a relatively high level of integrity. The houses all feature forms and details typical of the interwar Bungalow, but in a range of designs. The houses tend to be relatively modest in scale, except for those houses built on slightly wider allotments. Visual cohesion within the Precinct is created by the consistency of the interwar Bungalow architectural style, and the repetition of some of the designs and decorative features throughout the Precinct. The Precinct's consistent interwar character is further strengthened by the lightly treed character of the streetscape, mown nature strips and concrete footpaths, and bluestone kerbs and channelling. (Criterion D)

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**Grading and Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

**PRECINCT GRADINGS SCHEDULE**

Name	Number	Street	Grading	Built Date
	1	Banool Avenue	Contributory	c.1920-25
	3	Banool Avenue	Contributory	c.1920-25
	5	Banool Avenue	Contributory	c.1920-25
	7	Banool Avenue	Contributory	c.1920-25
	9	Banool Avenue	Contributory	c.1920-25
	11	Banool Avenue	Contributory	c.1920-25
	13	Banool Avenue	Contributory	c.1925-30
	15	Banool Avenue	Contributory	c.1925-30
	17	Banool Avenue	Contributory	c.1920-25
	19	Banool Avenue	Contributory	c.1920-25
	21	Banool Avenue	Contributory	c.1920-25
	2	Banool Avenue	Contributory	c.1920-25
	4	Banool Avenue	Contributory	c.1920-25
	6	Banool Avenue	Contributory	c.1920-25
Ariadna	8	Banool Avenue	Contributory	c.1920-25
	10	Banool Avenue	Contributory	c.1920-25
	12	Banool Avenue	Contributory	c.1920-25
	14	Banool Avenue	Non-contributory	
	16	Banool Avenue	Non-contributory	
	18	Banool Avenue	Contributory	c.1920-25
	20	Banool Avenue	Contributory	c.1920-25
	25	Stawell Street	Contributory	c.1920-25
	27	Stawell Street	Non-contributory	

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

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**Identified By**

Context Pty Ltd

**References**

*Argus*, as cited.

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*Victorian Places* 2015, Monash University and University of Queensland, <http://www.victorianplaces.com.au/kew>, accessed 12 July 2017.



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This citation is largely based on the one prepared by Context Pty Ltd in 2017. It has been revised by Nigel Lewis Pty Ltd to take account of the reduced size of the precinct, following several demolitions on the perimeter of the revised precinct boundary.

This re-assessment included site visits in August and October 2019, and reviewed and checked the Context assessment. It has incorporated the historical research previously undertaken, but established more precise built dates of several houses.



**Figure 1. Eastern side of Bradford Avenue, Kew. (Source: Context 2017)**

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Figure 2. Western side of Bradford Avenue, Kew. (Source: Nigel Lewis Pty Ltd 2019)

### Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided the 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008). Kew was divided into large allotments to encourage the establishment of small farms and market gardens to supply the growing settlement of Melbourne. These larger allotments meant that future subdivision proceeded in a piecemeal way (Sanderson 1988:4/2).

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Subdivision of land to form residential estates in the Kew area occurred from the 1860s, although plans from the 1860s and 1870s suggest that the scale of subdivision was quite small. In the 1880s, Melbourne's land boom was influential in establishing Kew's residential street pattern (Sanderson 1988:4/7-9).

Subdivision slowed with the economic depression of the 1890s. However, by the end of 1897, housing construction had begun anew. In 1903, Kew was described by the *Australian Handbook* as a 'very favourite place of residence for the merchants and upper tradesmen of the city, and is dotted with their elegant mansions, villas, and well-kept gardens' (cited in *Victorian Places* 2015).

From 1920 Victoria experienced the highest marriage rate in its history and families sought homes away from the crowded inner suburbs of Melbourne. Following the tramlines, new estates were established in Kew. The pattern of expansion continued through the rest of the decade, and was reflected in the construction of War Service Homes, a scheme administered by the State Bank from

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July 1922, with houses in Kew built mostly on subdivisions in the north and east of the suburb. New subdivisions in the 1920s changed the rural nature of north Kew, as housing and large recreation reserves began to replace dairy farms and market gardens. Estates were also established on the grounds of former mansions. Between 1921 and 1933, Kew's population increased by 46.62% and its house numbers by 62.73% (Sanderson 1988:4/11-17). As a result of council policy to limit industry, Kew had only 29 factories in 1927 compared with Hawthorn's 140 (Morrissey 2008), further reinforcing its reputation as a genteel residential suburb.

Subdivision slowed once again with the economic depression of the late 1920s and early 1930s, but new estates appeared in the mid-1930s. Most of the new estates were of a modest scale built around small courts or short streets that bisected the former grounds of large houses. However, some in the northern part of the suburb had more substantial houses. Further subdivision occurred after World War Two (Sanderson 1988:4/20 and 4/24). The Studley Park area of Kew underwent intensive and significant infill development in this period (Built Heritage 2012:17).

Today, Kew retains evidence of this historical growth and development. As the *City of Kew Urban Conservation Study* states:

*To the north and east twentieth century housing predominates, the result of the suburban expansion that followed both World Wars. In the rest of the suburb the housing is more mixed, a legacy of constant subdivision. For this reason Kew does not have significant nineteenth century streetscapes, but in the mixture of housing styles numerous important buildings remain, and in the individual examples both old and new, Kew's built heritage is almost a compendium of domestic architecture in Melbourne, from smaller family houses through to grand mansions (Sanderson 1988:4/25).*

### History

The precinct is located on Portion 83 of the Boroondara Parish, approximately 145 acres purchased by Charles Vaughan in 1851; Vaughan also purchased Portion 85, approximately 84 acres, in the same year (Parish Plan Boroondara 1931). In December 1852, Thomas Judd purchased a portion of Vaughan's block and built his residence, 'Park Hill', on a rise. His neighbour was James Bonwick, who opened one of the first schools in the district and recorded the early history of Kew (Barnard 1910).

By the 1860s, Portion 83 was bounded on three sides by Burke Road, Park Hill Road East and Cotham Road ('Plan of Borough of Kew' 1867).

Between 1887 and 1888, four large estates were proposed around the East Kew station of the Outer Circle railway line: the Belford Estate, the Segtoun Park Estate, the Monterey Estate, and the Harp of Erin Estate. Because of the economic depression however, little building took place on the subdivisions (Sanderson 1988:4/8).

The East Kew area retained mostly large houses on extensive allotments through until the first decade of the twentieth century, when a number of estates were established to exploit the pending arrival of the electric tram, opened in 1922. These estates included the Eastlawn Estate and the Oswinia Estate (Sanderson 1988:4/13). As the owners of large properties died or sold their residences, new owners sought to capitalise on the value of the estates (Sanderson 1988:4/16).

The subject precinct was part of a large land holding owned by William Holt, who established what was to become the Sandhill Nurseries in the early 1850s at the top of Cotham Road hill. The nurseries were taken over by his son John Holt after William died in 1889; John died soon after in 1891. A large portion of the nursery land was purchased in 1889 in order to establish the Genazzano convent and school (Rogers 1973:30). In 1902, the then proprietor of the Sandhill Nurseries in Cotham Road, W R Hawkins, advertised a clearing sale of plants due to the expiration of the lease and pending sale of the property by John Holt's trustees (Age 30 August 1902:2).

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The subject precinct was formed through a subdivision of land owned by James Ramsay Bradford, presumably the purchaser of the former Sandhill Nurseries site, who lived in Bradford Avenue on his death in November 1917 (PROV). The first reference to the Bradford Estate is in a sale notice for land in the estate published in July 1916 (*Argus* 29 July 1916:16). A council notice to undertake drainage in Bradford Avenue appeared in November of the same year (*Camberwell and Hawthorn Advertiser* 19 November 1916:3). In December 1918, Kew Council recommended that Mrs Bradford pay for the cost of the land needed to establish an east-west drain in Bradford Avenue (*Reporter* 20 December 1918:5).

In 1918, three residences were listed in Bradford Avenue: one on the east side owned by Bradford, and two on the west side (S&Mc 1918). A fourth residence was noted in December of the same year; a new six-room brick villa in Bradford Avenue with a motor garage and garden laid out was advertised for sale for £1050 (*Argus* 4 December 1918:4).

~~According to the Australian quarterly, *The Home*, architects Gawler and Drummond designed a brick residence in Bradford Avenue for George Searle (see Figure ) (*The Home* 1924:66). Gawler and Drummond called for tenders for the construction of the residence at the corner of Bradford Avenue and Stoke Avenue in 1919 (*Age* 4 October 1919:1). The house was addressed as 22 Bradford Avenue in notices placed in newspapers by the Searle family in the 1930s (*Argus* 16 August 1934:14). The residence on a large allotment is shown in the 1926 MMBW plan on land at the north end of Bradford Avenue. The 1926 allotment corresponds with present day nos. 10-16 Stoke Avenue (MMBW Detail Plan No. 1608). The house remains extant, at no. 12 Stoke Avenue, but the allotment has been subdivided.~~

~~In 1951, a sale advertisement for the house described the property as having a frontage of 93 feet to 12 Stoke Avenue, by a depth of 170 feet running through to 22 Bradford Avenue (*Age* 31 March 1951:22).~~





Figure 2. George Searle's residence at the north end of Bradford Avenue in 1924. (Source: *The Home* 1924:66)

Architects John Gawler (1885-1978) and Walter Alexander Drummond (1890-1930) formed the Melbourne-based partnership Gawler & Drummond in 1914, and the practice lasted until 1940. The firm's work ranged across domestic, industrial, commercial and church buildings and across architectural styles. Arts and Crafts influences in their practice can be seen in their red brick Baptist Church in Coburg, designed in 1918, the year before 12 Stoke Avenue was designed and built. Gawler worked for a short time with architects Ussher & Kemp, from 1906-07, which may have played a part in the firm's ideas for the house at 12 Stoke Avenue. Ussher & Kemp (1899-1908) were known for their strong commitment to Arts and Crafts theories and ideas. (Goad, 269, 726)

By 1920, on the west side of Bradford Avenue, another four residences had been built, and another two were in the course of construction. By the same year, a residence at 365 Gotham Road had been built (S&Mc 1920).

In 1920, 'Bradford', a new tiled brick bungalow of five 'large lofty rooms' in Bradford Avenue was advertised for auction (*Age* 24 January 1920:11), and in 1921, 'Waynecot', a modern brick villa of five rooms, was also advertised for auction (*Argus* 27 August 1921:2).

By 1925, by which time street numbers had been allocated, houses at 2 and 20, and 3-19 Bradford Avenue had been built (S&Mc 1925). A view of the houses on the east side of Bradford Street Avenue in 1926 is provided by a Melbourne Metropolitan Board of Works (MMBW) plan (see Figure 3). A MMBW plan for the west side of Bradford Avenue could not be found.

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**Figure 3. East side of Bradford Avenue, 1926. (Source: MMBW Detail Plan no. 1608)**

A residence at 1 Bradford Avenue was constructed in 1927-28 for Arnold T Simonton, at which time the Kew municipal rate records first listed a brick house of ten rooms (cited in Lovell Chen 2009).

By ~~1930~~1928, all houses in the subject precinct had been built and Lucy Mussellwhite operated a rest home from 2 Bradford Court (S&Mc 1930). ~~It appears from the MMBW plan that further subdivision of allotments took place from those shown above in after 1926 to allow for the construction of the houses in existence by 1930.~~

Elizabeth Singleton, a former principal of Ormiston College in Mont Albert, died at her home at 2 Bradford Avenue in 1932 (*Argus* 16 January 1932:20). By ~~1942~~1941, the Bradford Court flats occupied 2 Bradford Avenue (S&Mc 1942). In 1950, the flats were advertised for sale as 'three modern maisonettes' of six rooms each (*Age* 5 October 1950:10). Council's Building Permit records contain no information about the construction of the flats.

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In summary, the houses in the Bradford Estate Residential Precinct were built between 1917 and ~~1930~~1928. The Bradford Court flats at 2 Bradford Avenue were built by ~~1942~~1941, replacing a residence built c1918.



Figure 4. East side of Bradford Avenue (right), 1945. (Source: Landata)

#### Description & Integrity

The Bradford Estate Precinct at ~~1-197-15~~ and ~~2-20-18~~ Bradford Avenue, ~~12 Stoke Avenue, and 365 Cotham Road~~, Kew, is a collection of interwar houses of high-quality design, some of particularly impressive appearance and substantial size. A block of cream brick flats built to an unusual design in the late interwar period occupies 2 Bradford Avenue.

Bradford Avenue is a straight-aligned street that extends the length of the Precinct, north from Cotham Road. It has generous mown-lawn nature strips with concrete footpaths, and is lined with medium-sized deciduous trees (*Robinia pseudoacacia*). The trees are of more recent date than the subdivision and housing stock. The allotment sizes are generous, although irregular; the eight allotments on the east side have a wider street frontage than the ten allotments on the west side. ~~The allotments at the north and south ends were larger again, including no. 365 Cotham Road and no. 12 Stoke Avenue.~~

The houses have mixed setbacks, but all are of sufficient depth to include a garden setting, a number of gardens with some trees and shrubs of long standing.

The physical survey and building permit records demonstrate a number of houses have been subject to alterations and additions. Some alterations and additions have been sympathetically designed and integrated into original structures, or are not visible from the street, while others are clearly visible from the street. In spite of such changes, the overall character of the street is one of high integrity.

~~Some of the first houses to be built in the precinct were the double storey houses at 12 Stoke Avenue (originally addressing Bradford Avenue), built 1919, and 365 Cotham Road, built by 1920. At the time they were built other houses existed (also then newly built) By 1919-1920 newly built~~

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houses existed on both sides of Bradford Avenue, with two of the the earliest at nos. 7 and 15 ~~but no evidence was found to confirm which houses these were.~~

It should be noted that no. 1 Bradford Avenue is individually significant, and listed in the Heritage Overlay (HO277), but outside this precinct.

No. 7 Bradford Avenue is a double-fronted red brick interwar Bungalow. The curved bay with group of five casement windows and geometric leadlight are typical of its style. The walls of the bay are of face brick with shingles above window head height. The gable roof has two conspicuous street facing gables, with the first floor room contained in the roof space. The front verandah has an ornamental timber frieze. A new carport with gabled hip roof partially conceals the view of the house from the street.

Nos. 9 and 11 Bradford Avenue are Non-contributory but not intrusive within the streetscape.

Nos. 13 and 15 Bradford Avenue are brick Bungalows, with terracotta tile transverse gable roofs. Stylistically, these houses draw on influences from Federation and interwar Bungalows; both styles were fashionable at the time in which these houses were built, the 1920s. The walls are red face brick. Characteristic features of their style are seen in the projecting timber windows, conspicuous roof planes, exposed roof timbers visible beneath the eaves, flat top chimneys face brick at no. 13 with terracotta chimney pots. The paired gabled dormer windows to a room contained in the roof space of no. 13 were added later in the Federation Bungalow style, while the filled in deep recessed porch of no. 15 is original. Nos. 13 and 15 have one curved bay with rows of four timber sash (no. 13) and timber casement (no. 15) windows, with leadlight upper panes at no. 13. No. 13 has a projecting, gabled porch, with shingle filled gable end, and ornamental timber frieze and timber bracket work on brick piers. The front fences at nos. 13 and 15 are not original, but the fence at no. 15 is sympathetic to the style of the house.

No. 2 Bradford Avenue 'Bradford Court' are two-storey interwar Mediterranean brick flats, built on the site of an earlier house by 1941. They comprise three interconnecting structures, approximately square in plan, offset from the boundaries by 45°. Each section is L-shaped in plan, giving the north elevation an exaggerated saw-tooth rhythm. The walls are cream brick, with horizontal banding in contrasting clinker brick to the foundations, balustrades, window sills and heads. The windows are timber-framed sash, with small-paned upper sash. The small-paned windows, window shutters, wrought iron detailing to the upper balcony balustrades, and terracotta tile low-pitch hip roofs are characteristic of the interwar Mediterranean architectural style. The low brick front fence with flat topped square brick piers is original or early, built in the same cream brick with warm clinker brick detailing as the flats building. The three garages at the rear of the property are also designed in keeping with the house and retain their original doors. The concrete and lawn strip driveways are also original or early.

~~Nos. 12 Stoke Avenue, 365 Cotham Road, and 14 and 18 Bradford Avenue are large and gracious brick dwellings which, stylistically, draw on sources and elements that reflect influences from the Federation Arts and Crafts style. Built in 1919-20 (12 Stoke Avenue and 365 Cotham Road) and between c.1926-30 (14 and 18 Bradford Avenue), the houses were all built in the early interwar period. The Federation Arts and Crafts style is a style that appeared late in the Federation period and flowed on into the interwar period.~~

~~Nos. 12 Stoke Avenue and 14 Bradford Avenue are similar in design, both feature large gabled roofs, (clate at 12 Stoke Avenue, terracotta tile at 14 Bradford Avenue), walls of clinker brick to sill height, with contrasting render above (roughcast render at 14 Bradford Avenue). Both feature prominent gables filled with wall hung shingles, and first floor rooms contained in the roof space, timber eaves brackets. Tall roughcast rendered chimneys with contrasting brick tops. No. 365~~

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CONTEXT

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~~Cotham Road also features a large and conspicuous terracotta tile gable roof, with striking tall roughcast rendered chimneys with contrasting brick banding. There are eyelid and gabled dormer windows to first floor rooms contained in the roof space. The gable ends facing Bradford Avenue (the principal façade) are filled with roughcast render and timber strapwork; facing Cotham Road the gables are filled with wall hung shingles. The walls are roughcast render with detailing in contrasting red brick including the foundations. The windows are timber framed with leadlight to the ground floor windows. A deep front verandah with three-arched loggia suggests the influence of the interwar Mediterranean architectural style. Approval was given for a brick fence at 365 Cotham Road in 1975 (BP 1807). The garden retains some trees and shrubs of long standing, including a cotoneaster and mature conifers.~~

~~No. 18 Bradford Avenue has large areas of wall hung shingles, informally arranged windows, projecting timber window frames, timber sash and plate glass windows, and small paned upper windows. It has wide eaves with exposed roof timbers, tall chimneys, and a concrete tile hip roof. The front fence at no. 18 Bradford Avenue is original or early and makes a positive contribution to the streetscape character.~~

Stylistically, Nos. 4 and no. 6 Bradford Avenue 'Rosemary Cottage' also reflect Federation Arts and Crafts influences. Both double-fronted double-storey brick houses were built ~~by 1920~~ in 1926 and 1924 respectively, and have tile hip and half hipped roofs (terracotta at no. 4, concrete at no. 6). The walls are clinker brick to sill height (overpainted at no. 4) then smooth render, with gable ends filled with wall-hung shingles. Both have bay windows at ground floor level (splayed at no. 4), timber framed windows with small paned upper sash, and tall flat topped brick chimneys (overpainted and terracotta chimney pot at no. 4, tall tapered at no. 6). The entrance to no. 6 has a shingle roof supported on tapered columns. The carport (recent) at no. 4 follows the style of the house. The front fence at no. 4 is not original. The timber pergola at no. 6 is new but could follow an earlier design. No. 6 has no front fence.

~~Nos. 3, 13 and 15 Bradford Avenue are brick Bungalows, with terracotta tile transverse gable roofs. Stylistically, these houses draw on influences from Federation and interwar Bungalows; both styles were fashionable at the time in which these houses were built, the 1920s. The walls at no. 3 are weatherboard to sill height, roughcast above; and at nos. 13 and 15 the walls are red face brick. Characteristic features of their style are seen in the projecting timber windows, conspicuous roof planes, exposed roof timbers visible beneath the eaves, flat top chimneys (roughcast render with brick banding at no. 3, face brick at no. 13) and terracotta chimney pots. The gabled dormer windows to a room contained in the roof space (one at no. 3, a pair at no. 13) is also typical of the style, and in the Federation Bungalow style, as are the deep recessed porches (with plain curved timber frieze at No. 3). No. 3 has a pair of bay windows, one on either side of the entry porch. Nos. 13 and 15 have one curved bay with rows of four timber sash (no. 13) and timber casement (no. 15) windows, with leadlight upper panes at no. 13. No. 13 has a projecting, gabled porch, with shingle filled gable end, and ornamental timber frieze and timber bracket work on brick piers. Garden beds and plantings form a front 'fence' at no. 3; there is no built structure. The front fences at nos. 13 and 15 are not original, but sympathetic to the style of the house. No. 15 has alterations and additions.~~

~~No. 7 Bradford Avenue is a double-fronted red brick interwar Bungalow. The curved bay with group of five casement windows and geometric leadlight are typical of its style. The walls of the bay face brick with shingles above window head height. The gable roof has two conspicuous street-facing gables, with the first floor room contained in the roof space. The front verandah has an ornamental timber frieze. A new carport with gabled hip roof partially conceals the view of the house from the street.~~

Nos. 8 and 10 Bradford Avenue, similar in design and architectural style, could have been built by the same designer/builder. Both are double-fronted single-storey brick houses, built in the later interwar Mediterranean style, in 1926 and 1928 respectively. Characteristic features of the style

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include the timber sash windows with small paned upper window (with window shutters at no. 8, arched windows at no. 10), terracotta tile hip roof complemented by tall chimneys, flat capped. Both have deep verandahs with masonry balustrades, but of different designs. The rendered masonry front fence, mild steel gates, and concrete and lawn strip driveway at no. 10 are early or original. The high brick fence at no. 8 is not original.

[Nos. 14 and 18 Bradford Avenue](#) are large and gracious brick dwellings which, stylistically, draw on sources and elements that reflect influences from the Federation Arts and Crafts style. Built in 1926 and 1923 respectively, these houses are characteristic of the early interwar period. The Federation Arts and Crafts style is a style that appeared late in the Federation period and flowed on into the interwar period.

[14 Bradford Avenue](#) features a large terracotta tile gabled roof, walls of clinker brick to sill height, with contrasting roughcast render above. The prominent gable is filled with wall-hung shingles with timber eaves brackets, and first floor rooms contained in the roof space. It has tall roughcast rendered chimneys with contrasting brick tops.

[No. 18 Bradford Avenue](#) has large areas of wall-hung shingles, informally arranged windows, projecting timber window frames, timber sash and plate glass windows, and small paned upper windows. It has wide eaves with exposed roof timbers, tall chimneys, and a concrete tile hip roof. The front fence at no. 18 Bradford Avenue is original or early.

~~The double-storey house at no. 1 Bradford Avenue was built in 1927-28 and is a grander example of the interwar Mediterranean style, with walls of textured stucco and arched openings. No. 1 Bradford Avenue is included in the HO as an individually significant place (HO277). The front fence is of a design that is sympathetic to the architectural style. A building permit was issued for a front fence in 1968 (BP 982). A more comprehensive history and description of the house can be found in the citation for HO277.~~

~~Built on the site of an earlier house by 1942, the two-storey interwar Mediterranean brick flats at no. 2 Bradford Avenue comprise three interconnecting structures, approximately square in plan, offset from the boundaries by 45°. Each section is L-shaped in plan, giving the north elevation an exaggerated saw-tooth rhythm. The walls are cream brick, with horizontal banding in contrasting clinker brick to the foundations, balustrades, window sills and heads. The windows are timber-framed sash, with small paned upper sash. The small paned windows, window shutters, wrought iron detailing to the upper balcony balustrades, and terracotta tile low pitch hip roofs are characteristic of the interwar Mediterranean architectural style. The low brick front fence with flat topped square brick piers is original or early, built in the same cream brick with warm clinker brick detailing as the flat building. The three garages at the rear of the property are also designed in keeping with the house and retain their original doors. The concrete and lawn strip driveways are also original or early.~~

### Comparative Analysis

The straight-aligned Bradford Avenue with generous allotments along its length echoes a subdivision pattern throughout Kew that occurred during the early to mid-interwar period. A similar subdivision pattern can be seen in the Barrington Avenue Precinct, Kew (HO142), the Barry Street Precinct, Kew (HO143), [the Barry Street Precinct, Kew \(HO143\)](#) ~~the Goldthorns Hill & Environs Precinct (recommended for the HO by this study)~~, and the Thornton Estate Precinct (recommended for the HO by this study). While the allotment sizes are smaller in the Thornton Estate, the Barry Street and Barrington Avenue both include larger allotments similar to those included in the Bradford Estate.

The houses in the precinct reflect the stylistic eclecticism of the interwar period. The Precinct includes some fine and highly intact examples of fashionable interwar domestic architectural styles, including Federation Arts and Crafts (which continued to be fashionable into the interwar period),



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and interwar Mediterranean and Bungalow architectural styles. ~~Some of the houses were architect designed, others have the~~ The houses all have the appearance of being built by designer-builders. In this sense, the Bradford Estate Precinct is similar to the Barrington Avenue Precinct, Kew (HO142) and the Barry Street Precinct, Kew (HO143), both of which have unusual concentrations of buildings of high quality design and a high level of integrity. While the Barry Street Precinct features predominantly Victorian and Federation house designs, it also has a number of distinctive designs of the interwar period of comparable quality and integrity as those on Bradford Avenue ~~and at 12 Stoke Avenue and 365 Cotham Road.~~ However in Barry Street, the interwar houses are largely confined to the east side. In Barrington Avenue the interwar housings are not co-located in the manner they are in Bradford Avenue.

Similar to ~~the Goldthorpe Hill & Environs Precinct and~~ the Iona Estate Precinct (nominated to the HO), Bradford Avenue is characterised by gracious homes on generous allotments, with houses of high architectural quality and that reflect a range of stylistic influences fashionable during the interwar period. The houses on Bradford Avenue were commenced in the late 1910s and completed largely in the 1920s. ~~Development of the Goldthorpe Hill & Environs Precinct also commenced in the 1920s, but continued over a longer time span, through the 1930s and '40s.~~ Development of the houses in the Iona Estate Precinct occurred over a similar decade-long time span, during the 1930s, thus a decade later than for the Bradford Estate.

### Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised ~~July 2015~~ August 2018, modified for the local context.

*CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).*

The Bradford Estate Precinct is historically significant for the evidence it provides of the pattern of settlement in this part of Kew during the early interwar period, which comprised subdivisions on ~~the grounds of larger estates~~ land used for horticulture in the form of commercial nurseries and the occupancy by people in Bradford Avenue associated with the nursery industry. The scale and high quality design of the houses and the flat building, and the 'respectability' epitomised by their architectural styles and associated elements, remain as important evidence of the strength of Kew's development during the interwar period.

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

N/A

*CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).*

N/A

*CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Architecturally, the Bradford Estate Precinct, Kew is significant for its concentration of gracious houses on generous allotments of high quality design and with a high level of integrity, comparable to other Precincts in Kew. Subdivided in 1916 and built largely during the late 1910s and 1920s, the Precinct features predominantly interwar building stock, with houses designed in styles that were fashionable during this time, including the Federation Arts and Crafts architectural style, which continued its popularity into the interwar period, and the interwar Mediterranean and Bungalow

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styles. ~~The large Federation Arts and Crafts house at 12 Stoke Avenue is of impressive appearance, and was designed by architects Gawler and Drummond.~~ The high-quality design of many of the other houses in the precinct suggests they may also have been built by architects or designer-builders.

The architectural significance of the Precinct is enhanced by the architectural quality and integrity of many of the contributory places. Many of the houses retain original built features, including early and original front fences (at 2, 10, and 18 Bradford Avenue) and original garages at 2 Bradford Avenue which were an integral component of the original design for the flats.

*CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

N/A

*CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

N/A

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

N/A

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

N/A



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**Statement of Significance***What is Significant?*

The Bradford Estate Precinct, which comprises 7-15 and 2-18 Bradford Avenue, Kew is significant. The Bradford Estate was subdivided in 1916. The Precinct comprises a collection of gracious interwar houses of high-quality design, on generous allotments on the east side. A block of cream brick flats built by 1941 to an unusual design occupies 2 Bradford Avenue. The houses were all built between 1917 and 1928.

Places of Contributory significance are listed in the attached schedule.

Original front fences at 2, 10, and 18 Bradford Avenue are contributory. The original garages at 2 Bradford Avenue are also contributory. Non-original alterations and additions to the houses are not significant, including the second storey additions, non-original garages and carports, and high brick front fences. Some of the other front fences are sympathetic to the architectural style of the houses, but are not significant.

*How is it significant?*

The Bradford Avenue Precinct is of local historical and architectural significance to the City of Boroondara.

*Why is it significant?*

Historically, the Bradford Estate Precinct is significant for the evidence it provides of the pattern of settlement in this part of Kew during the early interwar period, which comprised subdivisions on land used for horticulture in the form of commercial nurseries and the occupancy by people in Bradford Avenue associated with the nursery industry. The scale and high quality design of the houses and the flat building, and the 'respectability' epitomised by their architectural styles and associated elements, remain as important evidence of the strength of Kew's development during the interwar period. (Criterion A)

Architecturally, the Bradford Estate Precinct, Kew is significant for its concentration of gracious houses on generous allotments of high quality design and with a high level of integrity, comparable to other Precincts in Kew. Subdivided in 1916 and built largely during the late 1910s and 1920s, the Precinct features predominantly interwar building stock, with houses designed in styles that were fashionable during this time, including the Federation Arts and Crafts architectural style, which continued its popularity into the interwar period, and the interwar Mediterranean and Bungalow styles. The high quality design of many of the houses in the precinct suggests architects or designer-builders may have built them. (Criterion D)

The architectural significance of the Precinct is enhanced by the architectural quality and integrity of many of the contributory places. Many of the houses retain original built features, including early and original front fences (at 2, 10, and 18 Bradford Avenue) and original garages at 2 Bradford Avenue which were an integral component of the original design for the flats. (Criterion D)

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**Grading and Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

**PRECINCT GRADINGS SCHEDULE**

Name	Number	Street	Grading	Built Date
	<del>4</del>	<del>Bradford Avenue</del>	<del>Significant (HO277)</del>	<del>1927-28</del>
	<del>3</del>	<del>Bradford Avenue</del>	<del>Non-contributory</del>	
	<del>5</del>	<del>Bradford Avenue</del>	<del>Non-contributory</del>	
	7	Bradford Avenue	Contributory	<del>c.1920-25</del> 1917
	9	Bradford Avenue	Non-contributory	
	11	Bradford Avenue	Non-contributory	
	13	Bradford Avenue	Contributory	<del>c.1920-25</del> 1921
	15	Bradford Avenue	Contributory	<del>c.1920-25</del> 1918
	<del>17</del>	<del>Bradford Avenue</del>	<del>Non-contributory</del>	
	<del>19</del>	<del>Bradford Avenue</del>	<del>Non-contributory</del>	
Bradford Place Court	2	Bradford Avenue	Contributory	<del>c.1942</del> 1941
	4	Bradford Avenue	Contributory	c.1926
Rosemary Cottage	6	Bradford Avenue	Contributory	<del>c.1926</del> 1924
	8	Bradford Avenue	Contributory	c.1926
	10	Bradford Avenue	Contributory	<del>c.1930</del> 1928
	14	Bradford Avenue	Contributory	c.1926
	18	Bradford Avenue	Contributory	<del>c.1930</del> 1923
	<del>20</del>	<del>Bradford Avenue</del>	<del>Non-contributory</del>	
	<del>365</del>	<del>Cotham Road</del>	<del>Non-contributory</del>	
	<del>42</del>	<del>Stoke Avenue</del>	<del>Non-contributory</del>	

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours Is a permit required to paint an already painted surface?	No
Internal Alteration Controls Is a permit required for internal alterations?	No
Tree Controls Is a permit required to remove a tree?	No
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	No
Incorporated Plan Does an Incorporated Plan apply to the site?	No
Outbuildings and fences exemptions Are there outbuildings and fences which are not exempt from notice and review?	Yes Front fences at 2, 10, 18 Bradford Ave and garage at 2 Bradford Ave
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	No

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Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No
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**Identified By**

Nigel Lewis Pty Ltd in association with Context Pty Ltd

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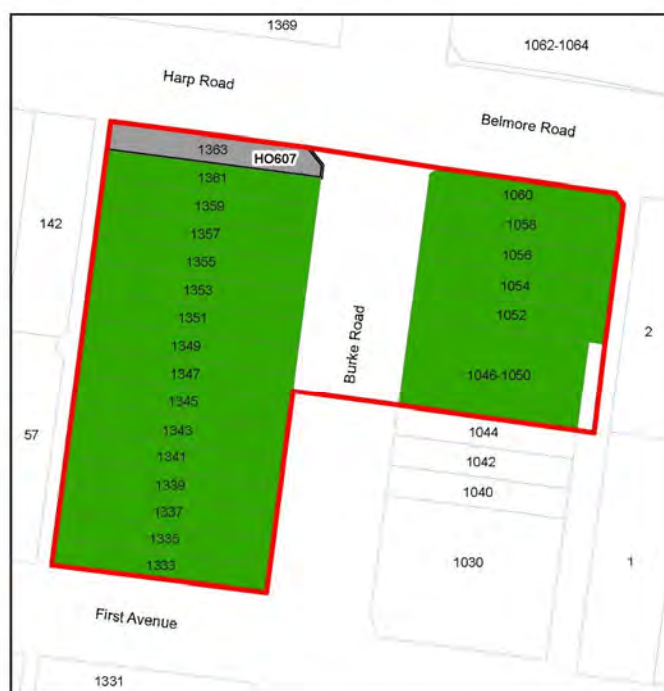
## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**Burke Road Commercial Precinct**

Prepared by: Context Pty Ltd

**Address:** 1333 - 1363 Burke Road, Kew & 1046 - 1060 Burke Road, Balwyn

<b>Name:</b> Burke Road Commercial Precinct	<b>Survey Date:</b> 28 July 2017
<b>Place Type:</b> Commercial	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b> A L Quihampton, for 1351-1359 Burke Road; Maxwell & Mikkeson, Bentleigh for 1056-1060 Burke Rd; others unknown.
Extent of Overlay: See precinct map	<b>Construction Dates:</b> c.1931-33; c.1948-50; 1954

**GRADING**

CONTRIBUTORY  
EXISTING HERITAGE OVERLAY

PRECINCT BOUNDARY

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Figure 1. Two-storey interwar Art Deco style brick shops (left to right) at 1046-1060 Burke Road (east side), built c.1948-50, viewed from the Burke and Harp/Belmore roads intersection. (Source: Context 2017)



Figure 2. Row of six two-storey interwar Spanish Mission style brick shops (left to right) at 1333-1343 Burke Road (west side), built 1931-33. (Source: Context 2017)

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**Figure 3.** Row of eight two-storey interwar Art Deco style brick shops at 1345-1359 Burke Road (west side), built by c.1949. (Source: Context 2017)

#### Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided the 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008). Kew was divided into large allotments to encourage the establishment of small farms and market gardens to supply the growing settlement of Melbourne. These larger allotments meant that future subdivision proceeded in a piecemeal way (Sanderson 1988:4/2).

Access to Kew was originally via a bridge to Hawthorn, opened in 1852, and by the privately owned Studley Park Bridge (nicknamed the Penny Bridge), opened in 1857. Direct access to Kew was gained when the Johnston Street Bridge was built in 1858. In 1856 the Boroondara Road Board District, comprising Kew, Hawthorn and Camberwell, was proclaimed (*Victorian Places* 2015).

The first houses in Kew were built in the 1850s around the area now known as the Kew Junction. During the gold rushes of the 1850s, speculation on land purchases increased and the region experienced rapid expansion. As Jane Carolan writes, Kew became a 'suburb of British expatriates who built their homes and gardens to replicate those left behind.' Many of the villas and mansions were built to overlook the city of Melbourne and were set in acres of land (Carolan 2003:3).

Subdivision of land to form residential estates in the Kew area occurred from the 1860s, although plans from the 1860s and 1870s suggest that the scale of subdivision was quite small. In the 1880s, Melbourne's land boom was influential in establishing Kew's residential street pattern (Sanderson 1988:4/7-9).

Subdivision slowed with the economic depression of the 1890s. However, by the end of 1897, housing construction had begun anew. In 1903, Kew was described by the *Australian Handbook* as a 'very favourite place of residence for the merchants and upper tradesmen of the city, and is dotted with their elegant mansions, villas, and well-kept gardens' (cited in *Victorian Places* 2015).

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From 1920 Victoria experienced the highest marriage rate in its history and families sought homes away from the crowded inner suburbs of Melbourne. Following the tramlines, new estates were established in Kew. The pattern of expansion continued through the rest of the decade, and was reflected in the construction of War Service Homes, a scheme administered by the State Bank from July 1922, with houses in Kew built mostly on subdivisions in the north and east of the suburb. New subdivisions in the 1920s changed the rural nature of north Kew, as housing and large recreation reserves began to replace dairy farms and market gardens. Estates were also established on the grounds of former mansions. Between 1921 and 1933, Kew's population increased by 46.62% and its house numbers by 62.73% (Sanderson 1988:4/11-17). As a result of council policy to limit industry, Kew had only 29 factories in 1927 compared with Hawthorn's 140 (Morrissey 2008), further reinforcing its reputation as a genteel residential suburb.

Subdivision slowed once again with the economic depression of the late 1920s and early 1930s, but new estates appeared in the mid-1930s. Most of the new estates were of a modest scale built around small courts or short streets that bisected the former grounds of large houses. However, some in the northern part of the suburb had more substantial houses. Further subdivision occurred after World War Two (Sanderson 1988:4/20 and 4/24).

It was rising car ownership, however, that impacted most on the development of retail centres in Kew in the 1940s, with new shops erected in both established and new retail strips after World War Two. As noted in the 'City of Boroondara Thematic Environmental History', newly constructed shops were 'often designed along modern lines, with large plate-glass windows, prominent signage and deliberately eye catching architectural forms to attract the attention of passersby' (Built Heritage 2012:102). One such retail building, comprising a small shop and offices block, was designed by architect J R Tovey and built at the corner of Burke Road and Harp Road in 1953 in Kew East (HO607), and featured a bold cantilevered verandah, decorative shadow-boxes and stone feature wall (Built Heritage 2012:102). This building forms part of the subject precinct.

Today, Kew retains evidence of this historical growth and development. As the *City of Kew Urban Conservation Study* states:

*To the north and east twentieth century housing predominates, the result of the suburban expansion that followed both World Wars. In the rest of the suburb the housing is more mixed, a legacy of constant subdivision. For this reason Kew does not have significant nineteenth century streetscapes, but in the mixture of housing styles numerous important buildings remain, and in the individual examples both old and new, Kew's built heritage is almost a compendium of domestic architecture in Melbourne, from smaller family houses through to grand mansions (Sanderson 1988:4/25).*

### Place history

The Burke Road Commercial Precinct at 1333-1363 and 1046-1060 Burke Road, Kew, is a collection of interwar and early postwar, mostly double-storey shops at the intersection of Burke and Belmore/Harp roads. The Precinct includes the single-storey retail and office building at 1363 Burke Rd, built in 1953, at the corner of Harp and Burke roads included in the Heritage Overlay (HO607).

The Precinct is located on Crown Portion 84 of the Boroondara Parish, approximately 146 acres purchased by Peel and Motherwell in 1851 (Parish Plan Boroondara 1931).

By the 1860s, Crown Portion 84 was bounded by Burke Road, Park Hill Road East (later Argyle Road), Cotham Road, Belford Road and Harp Road ('Plan of Borough of Kew' 186?).

Between 1887 and 1888, four large estates were proposed around the East Kew station of the Outer Circle railway line: the Belford Estate, the Segtoun Park Estate, the Monterey Estate, and



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

the Harp of Erin Estate. Because of the economic depression however, little building took place on the subdivisions (Sanderson 1988:4/8).

The eastern part of Kew retained mostly large houses on extensive allotments through until the first decade of the twentieth century. From this time, owners of large properties sought to exploit the pending arrival of the electric tram, established in 1922 and extended in 1924, and the associated increased subdivisional value of land (Sanderson 1988:4/13; 4/16).

In the subject precinct, Melbourne Metropolitan Board of Works (MMBW) plans show that in 1925 the east side of Burke Road at the corner of Belmore Road was occupied by only one residence on a large allotment (MMBW Detail Plan no. 2946, 1925). In 1926 on the west side of Burke Road at the corner of Harp Road, the land had been subdivided, but no buildings were in evidence (MMBW Detail Plan no. 1603, 1926).

By 1933, six shops were in operation on the west side of Burke Road between Harp Road and First Avenue: Miss L Hall, fancy goods; Charles Fraser, baker; Harold Scott, butcher; Mrs E Boyd, newsagent; Frederick Morris, fruiterer; and William Lilburn, grocer. The shops that housed these businesses, likely the buildings at today's 1333-1343 Burke Road, were constructed between 1931 and 1933 (S&Mc 1931 and 1933). These shops would have provided essential services to the growing residential population in this part of Kew. As stated above, Kew's population increased significantly between 1921 and 1933.

The 1930s depression slowed the rate of subdivision in Kew, and it was in the years that followed that new estates began to appear, mostly on the grounds of the remaining older, established properties (Sanderson 1988:np).

In February 1940 an auction notice appeared for the sale of 16 allotments at the Burke Road junction, which likely refers to the part of the subject precinct on the west side of Burke Road and the corresponding 16 allotments at nos. 1333-1363 (*Age* 24 February 1940:4). However, the other shop sites in the precinct remained unbuilt-upon by 1945. Instead, the sites were undeveloped land, criss-crossed by foot tracks taking advantage of more direct routes between the edges of developed land, street corners, and the shops. The surrounding suburb, however, had become reasonably densely developed, although some residential allotments remained unbuilt upon. (1945.melbourne)

In September 1949, a 'magnificent shop site' on the corner of Harp and Burke roads measuring 20 x 150ft (6.09 x 45.72m), was advertised for auction on 1 October 1949 by H V Foster and Co; presumably this was the corner site at 1363 Burke Road. The auction notice notes an adjoining '26 new shops, just completed', presumably to enhance the appeal of the corner site (*Argus* 14 September 1949:12). Although evidenced today by three distinct groupings of six and eight double-storey shops on the west side of Burke Road and one distinct group of six double-storey shops on the east side of Burke Road, the 'new shops, just completed' mentioned in 1949 likely included those at 1333-1359 and 1044-1054 Burke Road.

Building permits confirm that construction of four brick shops with dwellings by builder A L Quihampton at 1351-1357 Burke Road, owned by P Paxinos, was approved in 1948, and another four brick shops with dwellings, owned by G and T Papadogonas of 1359 Burke Road, were approved for construction by the same builder (A L Quihampton – note that two spellings of his name were used) in 1949. The same design of the upper storeys of the eight shops at nos. 1345-1359 suggests this second group of four shops/dwellings approved for construction in 1949 were at nos. 1345-1349 and 1359. In the section of shops at 1333-1363 Burke Road a number of approvals for alterations were granted, including to shopfronts. Changes to shopfronts were as follows: new shopfront at no. 1335 in 1974; alterations to shopfront at no. 1343 in 1966; new shopfront at no. 1351 in 1961 and some rebuilding after a fire in 1966; unspecified alterations to no. 1359 in 1959; and unspecified alterations at no. 1361 in 1972 and 1979 (BP). Construction of a two-storey brick veneer dwelling and garage at 1361 Burke Road by E M Gurney was approved in 1957. Applications for rear additions (storerooms, garages, for example), alterations, blinds,

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signage, and neon lighting were also made over the years. With the exception of no. 1333, because rear additions and alterations are largely hidden from principle views of the precinct, and the other changes were not structural, they are not discussed in more detail here.

Also approved in 1948 was the construction of six two-storey brick shops with dwellings on the east side of Burke Road; the five shops at nos. 1046-1054 (plus a now demolished shop at no. 1044). M Wall of Ascot Vale, listed as the owner of 1050 and 1052 Burke Road in 1948 and 1060 Burke Road in 1950, is listed as the builder of the shops at 1048-1050 and 1052-1054 Burke Road. Permission for construction of three shops and dwellings at 1056-1060 Burke Road by builders Maxwell & Mikkeson of Bentleigh was granted to owners AR Kendal (1056-1058 Burke Rd) and M Wall (1060 Burke Rd) in 1950. Owners Boccaccio Pty Ltd converted the two shops and dwellings at 1048-1050 Burke Road to a supermarket in 1973 (BP).

No information could be found about the designers of the shop buildings.

### Description & Integrity

The precinct comprises two rows of shops on both sides of Burke Road between the Harp/Belmore road intersection and First Avenue/Head streets, Kew. No build date has been established for the row of Spanish Mission shops at 1333-1343 Burke Road, but these shops were fully constructed by 1945. The other rows of shops at 1345-1359 and 1046-1060 Burke Road were built during the early postwar period, over 2-3 years from 1948 to 1950. The two single storey shops at 1361-1363 Burke Road were constructed later; 1361 Burke Road was constructed after 1945 and by 1957, and 1363 Burke Road was constructed in 1953. Corner shops mark the entry to the precinct at both ends, at nos. 1333, 1363 and 1060 Burke Road.

All the shops are built to the front and side boundaries, forming a continuous street wall, and their roofs are hidden behind parapets, as was typical prior to WWII and in the early post-WWII years. All but two of the shops are two storeys, with roofs concealed behind parapets. The two exceptions are the neighbouring single-storey shops at 1361-1363 Burke Road.

The upper facades of both sides of the shopping strip are of high integrity, retaining much of their original features and detailing, and have strong visual cohesion because of the three large groupings of shops; each group appears to have been built to the same design or by the same builder.

**1333–1343 Burke Road:** The first shops to be built were the six two storey brick interwar Spanish Mission style shops at 1333–1343 Burke Road, constructed in 1931-33. The upper storeys have smooth rendered façades. The shop at no. 1343 retains its unpainted buff-coloured render, while the rest are painted. Each shop has a pair of distinctive 12-over-12 timber sash windows. Originally, all the upper storey windows fronting Burke Road would have had pairs of rusticated, decorative timber shutters on hinges, with one in the pair designed to simulate the perspective of a half-opened shutter. Shutters are intact at no. 1343. Shutters also remain (though partially intact) at nos. 1333 and 1337. The corner shop at 1333 Burke Road has a chamfered front and deep ingo, addressing the corner (with First Avenue), with a stepped parapet and prominent pediment with a shaped profile and cement capping. Half-round terracotta Cordoba tiles are a prominent feature of the horizontal parapet tops of the group, the top edge sloped to simulate a pitched roof. Alternate shops (nos. 1333, 1335, 1339 and 1343) have a prominent central pediment with shaped profile topped with cement capping.

The side elevation of 1333 Burke Road is face brick with relieving horizontal bars of cement render to lintels and sills of the four ground floor door and window openings and the five upper storey windows. With exception of one smaller square upper storey window, all openings and the five upper storey windows (nine-paned timber sash windows) appear to be original. The ground floor windows also appear to be original but not the doors. One squared brick chimney (braced) is visible from street level. There is a later single storey brick addition (painted) at the rear.

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This corner building (no. 1333) retains its original shopfront, with metal-framed display windows and simple geometric highlights. The shop at no. 1337 retains a partial original shopfront, but the remainder are recent replacements.

The cantilever awning appears to be original; only no. 1339 retains pressed metal awning lining.

1345–1359 Burke Road comprises a group of eight interwar Art Deco brick shops, designed in pairs, constructed in c.1948-49. The upper storey façade is largely intact. The roofs are concealed behind a flat-topped parapet of blond face brick (overpainted only at no. 1359). Each pair has a central face brick pediment with a corbelled base, stepped skyline silhouette, and central vertical fin, and decorative expressed brick detailing. The height of each pair varies subtly by two brick courses, stepping down towards Harp Road. Each upper storey retains its original large steel framed window.

Four of the eight shopfronts in this grouping retain what is likely to have been the original asymmetrical form of the shopfront, featuring a large display window and offset splayed ingo, with brick stallboards (nos. 1345, 1349, 1353, and 1359). The timber-framed and glazed door at 1353 Burke Road is likely to be original. The terrazzo ingo floor at no. 1353 may also be original. Other original features and shopfronts have been replaced. The distinctive, asymmetrical chrome and glazed shopfront at no. 1351 was probably installed after the 1966 fire recorded at this shop. Awnings are cantilevered, lined with fibre cement sheeting, as they probably were originally (at nos. 1347-1353). The linings at nos. 1345, 1357-1359 have been replaced.

1046–1060 Burke Road consists of a group of eight two-storey Art Deco brick shops. Constructed between 1948 and 1950, at approximately the same time as the group of Art Deco shops on the opposite side of Burke Road (nos. 1345-1359), their pale, face brick upper-storey facades have a similar design and decorative expressed brick detailing. Like at nos. 1345-1359, the upper storey façades are largely intact, with the exception of overpainting at nos. 1056-1052 and 1056. The row originally consisted of four pairs of shops, plus the corner shop; one shop, no. 1044, has been demolished. Originally three separate shops, what is now 1046 Burke Road was consolidated in the 1970s by the owners, Boccaccio, to create one large shop (the present-day shop shares the Boccaccio name, Boccaccio Cellars). No. 1060 is the corner shop, with a chamfered corner addressing both Burke and Belmore roads, and face brick pediment with corbelled base, stepped skyline silhouette, central vertical fin, and decorative expressed brick detailing. Most of the shopfronts have been altered. The exception is the shopfront at no. 1054, rare in the precinct for its high degree of intactness; original features include metal-framed display and highlight windows, and unpainted face-brick stallboards. The chrome window framing at no. 1052 may be a remnant of an original or early shopfront. The shops have a cantilever awning with new signage; likely original from nos. 1052-1060.

1361 Burke Road is a single-storey interwar or early-postwar brick shop, with its roof concealed behind a simple rendered and painted parapet with central rectangular pediment with brick capping. The shopfront has been replaced. The cantilever awning appears to be original.

Designed in 1954 by architect John Tovey, the single storey shop at 1363 Burke Road was probably the last shop to be built in the precinct. The shop is included in the Heritage Overlay as an individually significant place (HO607). It is an excellent example of a 1950s commercial premises and a landmark building within the local shopping centre of Kew. It is also representative of the new modern retail culture of the 1950s. A full description of the shop is included in the HERMES citation for HO607 (HERMES No. 199598).

### Comparative Analysis

There are a number of commercial precincts in the Boroondara Heritage Overlay, in Kew, Hawthorn, Surrey Hills and Camberwell. There is an emphasis on Victorian and Edwardian

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commercial/retail development in delineating most of these precincts, and others where development is mixed in character because they were developed over a long timespan of more than one period. These precincts are predominately examples of original and early commercial and retail centres of each district which developed and grew around public transport services (train stations, tram lines, tram termini), and include Kew Junction Commercial Heritage Precinct (HO520), Burke Road North Commercial and Transport Precinct, Camberwell (HO505), Union Road Commercial Heritage Precinct, Surrey Hills (HO532) and Maling Road Shopping Centre and Residential Environs, Canterbury (HO145). Riversdale Village Commercial Precinct and the Glenferrie and Riversdale Commercial Precinct (recommended for the HO by this study) are other comparable examples.

Further examples for comparison focus on shopping strips which feature groups of shops comparable in terms of architectural style (notably Spanish Mission) or which were developed in the same interwar and early postwar periods.

#### ***Spanish Mission shops***

From the 1890s and well into the mid-twentieth century, mission-inspired architecture (mostly romanticised versions) prospered in the United States, and the style was given a boost by Hollywood stars who favoured the style in the interwar years. Particularly through the influence of Hollywood, the style became popular in Australia in the 1920s and 1930s and was adopted for residential and commercial buildings, including cinemas and service stations.

The half-round Cordova tiles, parapet and pediment details, rusticated shutters, and concentrations of ornament contrasted with plain surfaces on the shops at nos. 1333-1343 Burke Road are characteristic of this romantic and evocative style; if an unstated expression of the style, more 'frontier' in aesthetic than Hollywood glamour. (Apperly, 176-179)

The proposed Canterbury Road Commercial Precinct compares closely to the subject precinct because it includes a cluster of six double storey shops in the Spanish Mission architectural style, at 104-114 Canterbury Road (see Figure 4). The first four shops and dwelling in the Canterbury Road group were built in 1932-33, with an additional two shops were completing the group of six built by 1938. Therefore construction of the first four shops at Canterbury Road commenced only slightly later than the Burke Road example (1931-33). Both clusters ultimately consisted of six shops. Like the Spanish Mission shops on Burke Road, the Canterbury Road cluster is double storey and designed as a cohesive group. The Canterbury Road Spanish Mission shops are distinguished from the Burke Road example by their more elaborate ornament, in-keeping with the Spanish Mission theme (including the Serlian windows with twisted columns and tiled blind arches, the more elaborate stepped and curved Baroque parapets with a line of vigas below, and Moorish pierced wall screens). The Canterbury Road shops are further distinguished by the quality and survival of their shopfronts.

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**Figure 4.** The row of Spanish Mission shops at 104-114 Canterbury Road, Canterbury. The first four shops and dwelling were built in 1932-33, with the additional two shops (far right end of row) built by 1938. (Source: Google 2017)

A pair of marginally later two-storey Spanish Mission shops (built 1934) at 397-399 Whitehorse Road, Balwyn are comparable (see Figure 5). The two shops are identical, two-storeys in height, with walls finished in highly textured stucco and a false Cordova-tiled roof instead of a parapet. The upper-storey windows are 12-over-12 sash windows, which are directly comparable to the windows at 1333-1343 Burke Road. The windows on the Whitehorse Road shops are distinguished by a round-arched moulding above. They retain their cantilevered verandahs but neither retains its original shopfront.

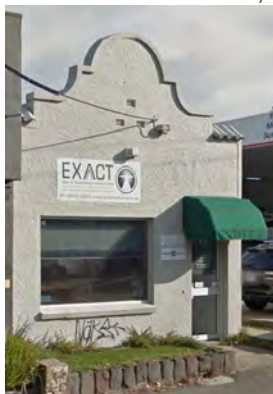
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**Figure 5. The three Spanish Mission shops at (left to right) 397-399 (built 1934) and 401 Whitehorse Road, Balwyn (Source: Built Heritage, 2013)**

Beside the pair of shops at 397-399 Whitehorse Road, at No. 401, is a two-storey shop with a Baroque stepped and curved parapet and arched vent (see Figure 5). These features suggest that this was a Spanish Mission design as well, but the windows have been enlarged and the shopfront has been replaced.

There is a smaller version of 401 Whitehorse Road (outside of any proposed precinct) at 48 Whitehorse Road, Deepdene (see Figure 6). It is a single-fronted, single-storey building with a stepped and curved Baroque parapet, framed with short rows of Cordova tiles. This shop has lost its front windows and doors, and any verandah has been removed.



**Figure 6. The Spanish Mission shop at 48 Whitehorse Road, Deepdene (Source: Google Streetview, 2015)**

The large group of six shops at 104-114 Canterbury Road, Canterbury and the pair at 397-399 Whitehorse Road, Balwyn, compare more favourably with the Burke Road cluster. The shops at

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

401 and 48 Whitehorse Road compare less favourably as they are single shops and have a lower integrity.

Although built a year later than the Burke Road example and a smaller grouping, the pair at 397-399 Whitehorse Road nonetheless compares favourably with 1333-1343 Burke Road in terms of comparable integrity (upper storey facades intact and clear expression of the Spanish Mission architectural style, yet changes to shopfronts). Also note-worthy is the use of the same unusual 12-over-12 sash windows in pairs.

The Canterbury Road cluster of six Spanish Mission shops have been assessed as 'the best Spanish Mission commercial building in the City of Boroondara'. While of lower architectural integrity relative to the Canterbury Road example because of changes to its shopfronts, the cluster of Spanish Mission shops at Burke Road is nonetheless a striking and notable early example of a relatively large commercial building designed as a cohesive group in the Spanish Mission style in Boroondara. Although the two examples feature different characteristics of the style, the stylistic expression of both examples is consistent with Spanish Mission architecture. While the ornament on the Burke Road shops is more understated, it is more consistently applied across the grouping; the ornament of the additional two shops at Canterbury Road is markedly less elaborate than for the initial four. The cluster of Spanish Mission shops at Burke Road was also built slightly earlier (1931-33) than the shops at Canterbury (1932-33, then by 1938).

#### ***Interwar and early postwar shopping strips***

With interwar expansion of suburbs like Kew, smaller shopping precincts began to emerge to cater for the growing needs of residents in the immediate vicinity, where walkability and, after WWII, increasing car ownership were key aspects to the precincts. The initial group of shops at 1333-1343 would have serviced the increasing residential population in this part of Kew.

Shopping strips which feature groups of shops developed in the same interwar and early postwar periods include: Kew Junction Commercial Heritage Precinct (HO520); 523-531 Camberwell Road, Camberwell (part of HO1 - Golf Links Estate, Camberwell), Canterbury Road Commercial Precinct at 84-114A Canterbury Road, Canterbury (proposed for the HO); and South Camberwell Commercial Precinct at 964-984 Toorak Road, Camberwell (proposed for the HO).

The Kew Junction Commercial Heritage Precinct (HO520) includes a high number of Victorian era shops. However, it also includes a substantial number of interwar shops from the 1930s, notably in the Old English and Moderne styles. Like the subject precinct, the built form is primarily two-storeys in scale and it includes clusters of interwar brick shops built to the same design, yet it exhibits a less cohesive character because no clusters consist of more than four shops. The precinct does not appear to contain interwar Spanish Mission shops.

Canterbury Road Commercial Precinct at 84-114A Canterbury Road, Canterbury (proposed for the HO). While the large group of Spanish Mission shops at 104-114 is closely comparable in terms of its build date, architectural style, and as a large group of shops built to the same design which contributes visual cohesion to the precinct, the Burke Road precinct has greater visual cohesion because it consists predominantly of three large groups of double storey shops; six Spanish Mission shops built to the same design in 1931-33; and a further two groups of eight Art Deco shops built in c.1948-50 to the same design. The two individual single-storey shops, located at the Harp Road end of the row, do not diminish the visual cohesion of the Burke Road precinct.

South Camberwell Commercial Precinct, 964-984 Toorak Road, Camberwell (proposed for the HO). Consisting of single and double storey interwar brick shops, the precinct is located on only one side of Toorak Road, unlike the subject precinct which consists of visually cohesive shopping strips along both sides of Burke Road. Although the precinct consists of entirely interwar period brick shops, compared to the subject precinct, this precinct is less visually cohesive because of its more diverse character created by mixed heights and designs of the shops.

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523-531 Camberwell Road, Camberwell (HO01) is located along only one side of Camberwell Road, although the area consists of interwar development of both sides of the road (see Figure 7). Both single and double storey shops front Camberwell Road, with a number retaining original shopfronts with setback entrances. Like the subject precinct, a corner marks the beginning of the shopping strip with access from that point to the greater residential 'Golf Links Estate'. Although the shops at 523-531 Camberwell Road were designed as a group, which sits within a shopping strip that otherwise comprises shops in a mix of styles and heights, making the shopping strip considerably less visually cohesive when compared to the subject precinct.



**Figure 7. The adjoining group of shops at 523-531 Camberwell Road, Camberwell (HO01)**

Hartwell Interwar Shops Precinct at 1210-1230 Toorak Road, Camberwell, was proposed for the Heritage Overlay by the 'Heritage Assessment of Hartwell Activity Centre' (Context & David Helms, 2013), but this recommendation was not implemented. The shops were built between 1930 and 1941, thus earlier than the Art Deco brick shops at 1345-1359 and 1046-1060 Burke Road. These shops at Hartwell were designed in the Moderne style with decorative expressed brick detailing (Figures 8 & 9). Like in the subject precinct the buildings remain largely intact at the first-floor level, with shopfronts typically altered at the ground level. Despite changes at ground level, the precinct is strongly demonstrative of the historical and visual cohesion attained from a single period of development and larger clusters of shops built to the same or similar designs. The pale face brick with horizontal linear expressed brickwork in the Hartwell examples strongly recall the façade expression of the two rows of Art Deco shops at Burke Road.



**Figure 8. Proposed Hartwell Interwar Shops Precinct, western shops. (Source: Google Maps 2017)**



**Figure 9. Proposed Hartwell Interwar Shops Precinct, eastern shops. (Source: Google Maps 2017)**



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

*CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).*

The shopping precinct at 1333-1363 Burke Road, Kew and 1046-1060 Burke Road, Balwyn, is of historical significance for demonstrating the development of smaller shopping strips in response to the interwar expansion of Kew. Smaller shopping strips like the retail strip on both sides of Burke Road catered to the growing needs of the new residents in the immediate vicinity, where walkability and, after WWII, increasing car ownership were key aspects.

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

N/A

*CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).*

N/A

*CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Architecturally, the shops in the Burke Road Commercial Precinct are significant for their ability to demonstrate typical and cohesive forms of interwar commercial/retail buildings, built to front and side boundaries, forming a continuous street wall, with roofs hidden behind parapets. The cohesive character of this Precinct is enhanced by the limited architectural styles of the shops, the three large groups of shops, and the high degree of intactness of all their upper storey façades.

The interwar and early postwar-era shops demonstrate features representative of predominantly only two architectural styles; the interwar Spanish Mission style for the row of six shops at 1333-1343 Burke Road, and interwar Art Deco for the two rows of eight shops, at 1345-1359 and 1046-1060 Burke Road. The two corner shops at the northern end at nos. 1363 and 1060 and the corner shop at no. 1333 at the southern end are designed to address their corners and create gateways into the Precinct.

The row of Spanish Mission shops at nos. 1333-1343 Burke Road, built in 1931-33 is a relatively early example of a row of shops designed as a cohesive group in the interwar Spanish Mission style. They are comparable in terms of their Spanish Mission architectural style and the integrity of the upper-storey with the fine and more elaborately ornamented row of Spanish Mission shops at 104-114 Canterbury Road. The Canterbury Road shops were commenced only slightly later, in 1932-33. Unlike the shops at Burke Road, the Canterbury Road shops retain a high proportion of their original high quality shopfronts.

*CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Aesthetically, the single-storey corner shop and offices at 1363 Burke Road, designed by architect John Tovey in 1954, is significant, and this is recognised by its listing as an individually significant place in the HO (HO607).

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The high degree of visual and architectural cohesion of the Burke Road Commercial Precinct distinguishes it from other comparable commercial precincts in Kew, where the built form and overall character is typically more mixed.

*CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

N/A

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

N/A

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

N/A

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**Statement of Significance***What is Significant?*

The Burke Road Commercial Precinct, at 1333-1363 Burke Road, Kew and 1046-1060 Burke Road, Balwyn, is significant. The first cluster of six shops in the Spanish Mission architectural style were built in 1931-33. The two rows of eight shops on either side of Burke Road were built to similar Art Deco designs in the immediate postwar period, in c.1948-50. The corner shop at no. 1363 was the last to be built in 1954.

The 1954 shop designed by architect John Tovey is individually Significant, and this is recognised in the HO (HO607). The remaining shops are Contributory.

Significant features of the Contributory shops include: the intact and partially intact upper storey façades of the three two-storey groupings of shops; the intact (or partial) early and original shopfronts at 1333, 1337, 1351, 1052 and 1054 Burke Road, the form of the shopfronts at 1345, 1349, 1353, and 1359 Burke Road, and the side (First Avenue) elevation of 1333 Burke Road.

*How is it significant?*

The Burke Road Commercial Precinct is of local historical, architectural, and aesthetic significance to the City of Boroondara.

*Why is it significant?*

The shopping precinct at 1333-1363 Burke Road, Kew and 1046-1060 Burke Road, Balwyn, is of historical significance for demonstrating the development of smaller shopping strips in response to the interwar expansion of Kew. Smaller shopping strips like the retail strip on both sides of Burke Road catered to the growing needs of the new residents in the immediate vicinity, where walkability and, after WWII, increasing car ownership were key aspects. (Criterion A)

Architecturally, the shops in the Burke Road Commercial Precinct are significant for their ability to demonstrate typical and cohesive forms of interwar commercial/retail buildings, built to front and side boundaries, forming a continuous street wall, with roofs hidden behind parapets. The cohesive character of this Precinct is enhanced by the limited architectural styles of the shops, the three large groups of shops, and the high degree of intactness of all their upper storey façades. The high degree of visual and architectural cohesion of the Burke Road Commercial Precinct distinguishes it from other comparable commercial precincts in Kew, where the built form and overall character is typically more mixed. (Criterion D and E)

The interwar and early postwar-era shops demonstrate features representative of predominantly only two architectural styles: the interwar Spanish Mission style for the row of six shops at 1333-1343 Burke Road, and interwar Art Deco for the two rows of eight shops, at 1345-1359 and 1046-1060 Burke Road. The two corner shops at the northern end at nos. 1363 and 1060 and the corner shop at no. 1333 at the southern end are designed to address their corners and create gateways into the Precinct. (Criterion D)

The row of Spanish Mission shops at nos. 1333-1343 Burke Road, built in 1931-33 is a relatively early example of a row of shops designed as a cohesive group in the interwar Spanish Mission style. They are comparable in terms of their Spanish Mission architectural style and the integrity of the upper-storey with the fine and more elaborately ornamented row of Spanish Mission shops at 104-114 Canterbury Road. The Canterbury Road shops were commenced only slightly later, in 1932-33. Unlike the shops at Burke Road, the Canterbury Road shops retain a high proportion of their original high quality shopfronts. (Criterion D)

Aesthetically, the single-storey corner shop and offices at 1363 Burke Road, designed by architect John Tovey in 1954, is significant, and this is recognised by its listing as an individually significant place in the HO (HO607). (Criterion E)

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**Grading and Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

**PRECINCT GRADINGS SCHEDULE**

Name	Number	Street	Grading	Built Date
	1333-1343	Burke Road	Contributory	c.1931-33
	1345-1359	Burke Road	Contributory	c.1949
	1361	Burke Road	Contributory	c.1949
	1363	Burke Road	Significant (HO607)	1954
	1046-1060	Burke Road	Contributory	1948-50

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours Is a permit required to paint an already painted surface?	No
Internal Alteration Controls Is a permit required for internal alterations?	No
Tree Controls Is a permit required to remove a tree?	No
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	No
Incorporated Plan Does an Incorporated Plan apply to the site?	No
Outbuildings and fences exemptions Are there outbuildings and fences which are not exempt from notice and review?	No
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Identified By**

Context Pty Ltd

**References**

*Age*, as cited.

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CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

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**Clifton Estate Residential Precinct**

Prepared by: Context Pty Ltd

**Address:**

1-7 &amp; 2-24 Florence Avenue, Kew

**Name:** Clifton Estate Residential Precinct**Survey Date:** February 2018**Place Type:** Residential**Architect:****Grading:** Significant**Builder:****Extent of Overlay:** See precinct map**Construction Date:** 1915-42**GRADING**

CONTRIBUTORY  
 NON-CONTRIBUTORY  
 EXISTING HERITAGE OVERLAY

PRECINCT BOUNDARY

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## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**Historical Context**

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided the 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008):

Kew was divided into large allotments to encourage the establishment of small farms and market gardens to supply the growing settlement of Melbourne. These larger allotments meant that future subdivision proceeded in a piecemeal way (Sanderson 1988:4/2).

Access to Kew was originally via a bridge to Hawthorn, opened in 1852, and by the privately owned Studley Park Bridge (nicknamed the Penny Bridge), opened in 1857. Direct access to Kew was gained when the Johnston Street bridge was built in 1858. In 1856 the Boroondara Road Board District, comprising Kew, Hawthorn and Camberwell, was proclaimed (*Victorian Places* 2015).

The first houses in Kew were built in the 1850s around the area now known as the Kew Junction. During the gold rushes of the 1850s, speculation on land purchases increased and the region experienced rapid expansion. As Jane Carolan writes, Kew became a 'suburb of British expatriates who built their homes and gardens to replicate those left behind.' Many of the villas and mansions were built to overlook the city of Melbourne and were set in acres of land (Carolan 2003:3).

Subdivision of land to form residential estates in the Kew area occurred from the 1860s, although plans from the 1860s and 1870s suggest that the scale of subdivision was quite small. In the 1880s, Melbourne's land boom was influential in establishing Kew's residential street pattern (Sanderson 1988:4/7-9).

Subdivision slowed with the economic depression of the 1890s, but, by the end of 1897, housing construction had begun anew. In 1903, Kew was described by the *Australian Handbook* as a 'very favourite place of residence for the merchants and upper tradesmen of the city, and is dotted with their elegant mansions, villas, and well kept gardens' (cited in *Victorian Places* 2015).

From 1920 Victoria experienced the highest marriage rate in its history and families sought homes away from the crowded inner suburbs of Melbourne. Following the tramlines, new estates were established in Kew. The pattern of expansion continued through the rest of the decade, and was reflected in the construction of War Service Homes, a scheme administered by the State Bank from July 1922, with houses in Kew built mostly on subdivisions in the north and east of the suburb. New subdivisions in the 1920s changed the rural nature of north Kew, as housing and large recreation reserves began to replace dairy farms and market gardens. Estates were also established on the grounds of former mansions. Between 1921 and 1933, Kew's population increased 46.62% and its house numbers by 62.73% (Sanderson 1988:4/11-17). As a result of council policy to limit industry, Kew had only 29 factories in 1927 compared with Hawthorn's 140 (Morrissey 2008), further reinforcing its reputation as a genteel residential suburb.

Subdivision slowed once again with the economic depression of the late 1920s and early 1930s, but new estates appeared in the mid 1930s. Most were of a modest scale built around small courts or short streets that bisected the former grounds of large houses.

The construction of a road between Johnston Street and the old Outer Circle Railway Bridge was commenced in 1933 by unemployed men. The work was interrupted by protracted strikes that won the sustenance workers better conditions in 1933 and 1934. The Kew section was officially opened in May 1936, facilitating the subdivision of the steep Yarra banks (Sanderson 1988:4/19).

Further subdivision occurred after World War Two, including of the Studley Park area, which underwent intensive and significant infill development (Built Heritage 2012:17).

Today, Kew retains evidence of this historical growth and development. As the *City of Kew Urban Conservation Study* states:

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*To the north and east twentieth century housing predominates, the result of the suburban expansion that followed both World Wars. In the rest of the suburb the housing is more mixed, a legacy of constant subdivision. For this reason Kew does not have significant nineteenth century streetscapes, but in the mixture of housing styles numerous important buildings remain, and in the individual examples both old and new, Kew's built heritage is almost a compendium of domestic architecture in Melbourne, from smaller family houses through to grand mansions (Sanderson 1988:4/25).*

**History**

The precinct is located on Crown Portion 83 of the Boroondara Parish, approximately 145 acres purchased by Charles Vaughan in 1851 (Parish Plan Boroondara 1931). By the 1860s, Portion 83 was bounded on two sides by Cotham Road and Connor Road and intersected by Park Hill Road East ('Plan of Borough of Kew' 186?).

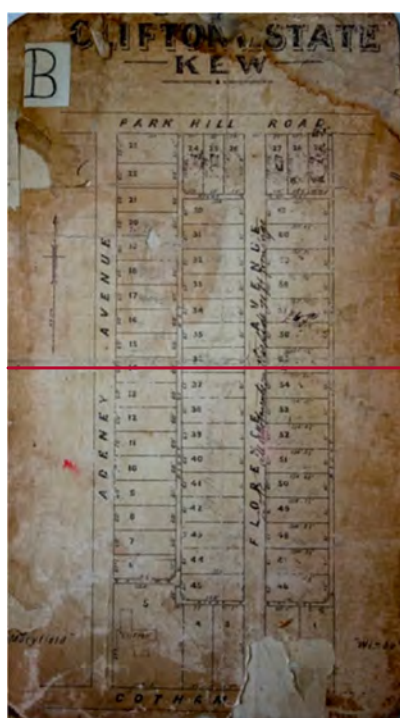
In 1904, Stanwell A Adeney, gentleman of Cotham Road, Kew, purchased just over 16 acres, part of Crown Portion 83, bounded by Cotham Road, Adeney Avenue and Park Hill Road. Adeney subdivided this property into the Clifton Estate in 1911 (see Figure 1), also creating and naming Florence Avenue, which was constructed in 1917 (CT:V2999/F650; *Camberwell and Hawthorn Advertiser* 16 December 1916:4).

Clifton Estate comprised 61 allotments bordering Cotham Road, Park Hill Road, Florence Avenue and Adeney Avenue. The subdivision took its name from the house 'Clifton' on the corner of Adeney Avenue and Cotham Road (see Figure 1).

Land in the Clifton Estate subdivision was first put up sale in October 1911, however allotments were slow to sell because of the advent of World War One. An advertisement in 1919 described the Clifton Estate as 'the best subdivision sale for a number of years, the prices paid ranging from £3 and £4 for land fronting Park Hill road, to £7 a foot for sites on Cotham road' (*Herald* 17 July 1919:1). By June 1920, only four allotments remained unsold in the estate (*Argus* 12 June 1920:16).



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



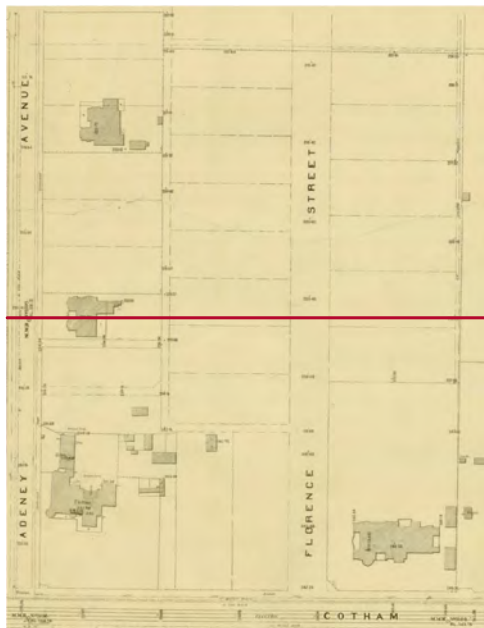
**Figure 1. Clifton Estate subdivision plan, showing existing residences, 'Clifton', 'Maryfield' and 'Wimba'. (Source: KHS 2017)**

In 1911, company director Edgar Guest, of 9 Auburn Road, Auburn, purchased two allotments in the Clifton Estate (the extent of the current 227-229 Cotham Road and 2 Florence Avenue) (CT:V3547/F315). In June 1912, Guest also purchased land that comprises today's 4 Florence Avenue (CT:V2999/F650).

Edgar Leopold Guest (1854-1936) was the youngest son of T. B. Guest Esquire (of 'Cestra' Glenferrie Road, Hawthorn) (*Argus*, 12 Oct 1904:9). With his brother, Edgar was the company director of his father's internationally award-winning biscuit manufacturing company, T. B. Guest & Co. In 1962, the business (continued by the Guest family) merged with William Arnott (Holdings) Pty Ltd, with the Guest family continuing to serve on the board of the extended company (Hone 1990).

A 1913 MMBW detail plan shows the subdivision of the southern portion of the subject precinct and a house at 227-229 Cotham Road (see Figure 2). The house, known then as 'Brenkeel', was built in 1912 for Guest.

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**Figure 2. Showing the southern portion of the subject precinct in 1913. (Source: MMBW Detail Plan no. 1597, 1913)**

By 1917, houses had been built at today's No. 6 (number 4, at that time), 10 and 12; and 3 and 7 Florence Avenue (S&Mc 1918). Between 1920 and 1925, additional residences were built at 18-24 Florence Avenue (S&Mc 1925). Houses at Nos. 8, 14 and 16 were built by 1930 (S&Mc 1930). The house at 1 Florence Avenue was built in 1938 (S&Mc 1938).

The Arts and Crafts attic-style house built in 1912 at 227-229 Cotham Road was converted and enlarged in 1940 to create a block of six Old English style flats called 'Tanfield Lea Flats' to designs by architect James Wardrop. The name derived from the renaming of 'Bronkeol' to 'Tanfield Lea' by new owner, William James Urwin, in 1920 (CT:V3547/F315). It appears that the purpose built block of flats ('St Joan') behind Tanfield Lea at 2 Florence Avenue was designed around the same time by Wardrop for the Urwins, appearing in the street directory between 1938 and 1942 (S&Mc). In 1955, the Urwins subdivided the land and sold the land that comprises current Nos. 2 and 4-4A Florence Street. The house at 227-229 Cotham Road was sold to Eileen Mardling in November 1955 (CT:V6347/F396).

With the addition of the flats in c1940 at today's 2 Florence Avenue, it appears that the properties in at the southern end of the street were renumbered to those in use today (Nos. 6 and 8).

A number of houses in the subject precinct are architect designed, although available evidence does not supply a street number or client name for all of them.

In 1915, a villa designed by architects Ingram & Son was built in Florence Avenue for £1400 (*Building: the magazine for the architect, builder, property owner and merchant* 1915:33).

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

In April 1915, P B Hudson of 443 Chancery Lane called for the construction of a brick residence in Florence Avenue (*Herald* 8 April 1915:9). Phillip B Hudson and James Wardrop designed Victoria's Shrine of Remembrance.

In July 1916, architects H W and F B Tompkins of 115 Elizabeth street, Melbourne, invited tenders for the erection of a 'wood and rough-cast residence' in Florence Avenue (*Argus* 8 July 1916:4). The Tompkins brothers are best known for their commercial designs such as the Lonsdale Street Myer store in the 1920s, but were also responsible for The Canterbury flats in St Kilda West (VHR H1836) and individual houses such as the Federation villa at 250 Ascot Vale Road, Ascot Vale (Moonee Valley HQ33).

Architects Blackett and Forster designed a residence, 'Woorinyan', for David York Syme junior at 7 Florence Avenue, which was built by 1916 (*Real Property Annual* 1916:55, as cited in AAI, record no. 25776). David York Syme (1876-1963) was the fourth child of David Yorke Syme, clerk and later shipowner, and his wife Mary-Eliza. The *Australian Dictionary of Biography* notes that:

*Appointed manager of M.S.Co. [Melbourne Steamship Company] in Perth, Western Australia, in 1904, [David Syme junior] returned to Melbourne as joint manager in 1909. On 10 December 1912 he married Jessie Mary Laycock with Presbyterian forms at Trinity Church, Camberwell... He became general manager of M.S.Co. in 1918 and managing director in 1919... Syme was an Australian delegate to the International Conference of Shipowners (1921) which did the ensuing work of such previous maritime-law conferences as the International London Convention (1914) and the Hague Rules (1921)...*

*In 1932 Syme succeeded his father as chairman of the M.S.Co. In the same year he was appointed honorary consul for Japan in Melbourne... From 1939 to 1945 Syme was a member of the Commonwealth Shipping Control Board which had wide-ranging powers over water transport. In 1942-45 he was appointed chairman of the New South Wales Cargo Control Committee... After 1945 Syme helped to address issues like the shortfall in shipowners' wartime earnings, the effect of continuing pillaging on rising cargo-handling costs, and the slow shipping turnaround due to the shortage of wharf labourers.*

*A commissioner (1920-52) of the Melbourne Harbor Trust, Syme was an associate member (1936) of the Institute of Naval Architects (Great Britain). He sat on the board of several companies, including the National Bank of Australasia, the Mount Lyell Mining & Railway Co. Ltd and the Metropolitan Gas Co. Syme was also active in charitable and philanthropic work...*

*Predeceased by his wife, Syme died at his Kew home on 8 May 1963 and was cremated; two sons and two daughters survived him; his estate was sworn for probate at £165,188... (Henning 1990)*

William Arthur Mordey Blackett (1873-1962) was a Melbourne-born and based architect best known for his Arts and Crafts designs in the first decades of the 20<sup>th</sup> century, and then for his eclectic designs during the interwar era. He practiced with a cousin, as Blackett & Forster, from 1914 to about 1932. Houses of that era included those in the American Craftsman idiom and Spanish Mission. His commercial buildings of the 1920s were generally in the restrained Georgian Revival style, including his award-winning Francis House in Collins Street (1927).

'Faringdon' at 8 Florence Avenue, a two-storey brick residence, was built for Arthur and Charlotte Norman between 1925 and 1930. A 1949 sale advertisement for the residence stated that the house of 42 squares comprised 14 rooms, with nine squares for a garage unit and verandah (*Age* 26 September 1949:5).

Charlotte Norman (nee Eager) was the daughter of Frederick and Amelia Eager, one of Victoria's early pastoralist families. Charlotte served on a number of committees, including as vice-president

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of the International Club; as member of the National Board of the YWCA; vice-president of the Australian Reading Union; founder and patroness of the League of Nations Youth Movement; delegate to the National Council of Women; and member of the Executive of League of Nations Union. Arthur Norman founded, with his brother, stationers and printers, Norman Bros Pty Ltd, in Elizabeth Street, Melbourne, in 1898 (People Australia 2018; Age 18 June 1948:2).

#### **Description & Integrity**

Florence Avenue is a wide street running north from Cotham Road to Parkhill Road. Street trees along it are small, though mature and semi mature trees in front yards lend greenery to the streetscape. Kerbs and channels are of bluestone pitches, and the footpaths and roadbeds are paved with asphalt.

The earliest houses, at the south end of the street, were built first and are quite substantial in scale and architectural quality. These include the Arts and Crafts residences at Nos. 3, 6 and 7, and the later 1920s Georgian Revival dwelling at No. 8, all of which sit on double blocks befitting their grandeur. Moving further north, the houses are somewhat smaller though still larger than average and fashionable in their architectural detail.

As noted in the History, the houses in the precinct were built over the course of the entire interwar period (1915 to c1942), though all but four were completed within the first ten years.

The earliest houses can be described as Arts and Crafts in style, including Nos. 3, 6, 7 and 10, and the three largest ones (3, 6 & 7) take the attic storey form that was a popular version of this style. The most elaborate one of them is the c1915-17 mansion at No. 6, which combines high transverse gabled roof with a major and minor gable facing the street. The larger of the two is austere in design with three indented rectangles at the apex, while the smaller one has elaborate half timbering. The entrance porch (possibly a porte-cochere) is a large hipped-roof structure resting on tapered piers. Chimneys are tapered and the walls of the house are finished in roughcast render. Across the road, No. 7 is distinguished by its wide attic gable front and tall sculptural chimneys. Its walls are also finished in roughcast render. The witch's hat tower on the south west corner appears to be a recent addition.



Figure 3. The Arts and Crafts mansion at 6 Florence Avenue. (Source: Context 2018)

Though of the same age, the two remaining Arts and Crafts houses demonstrate the transition to the bungalow form and materials that would characterise the 1920s. Both have red face brick walls and chimneys, as well as gables decorated with timber shingles. No. 3 has a transverse gable roof with a central gabled bay that retains a still unenclosed sleepout at attic level. The sleepout and the ground-floor porch, which sits beneath the roofline, are supported on heavy square timber posts with solid timber corner brackets. No. 10 is smaller but quite picturesque with its paired front gables where ornament is concentrated. This includes the slender 12-over-one sash windows in the bays, scalloped timber shingles to the bay window hood and gable apex (which also has three slit openings in a decorative pattern), and exaggerated curved timber brackets beneath the gable eaves which are pierced with a grid of square openings. The house also retains long leadlight sidelights and glazing to the front door.

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Figure 4. Arts and Crafts attic-storey bungalow at 3 Florence Avenue. (Source: Context 2018)

The 1920s houses are bungalows of various types, with the exception of No. 8. One group could be called California Bungalows, though they are more varied in roof form and detail than is typical. They include Nos. 12 (early – c1915-17), 14, 20 and 24. Of these, No. 20 is the most classic in form with major and minor gables forming the façade. The others have varied roof forms including hipped with a large projecting gabled porch (No. 14), hipped with a gabled window bay (No. 12), and transverse gabled with a flat roof porch. Two variants of this type are the cross-gabled attic bungalow at No. 22, and a Mediterranean Revival example with a pyramidal roof and arched porch beneath it at No. 16. This group is unified by walls of face brick (usually red) or a combination of roughcast render and brick (usually clinker brick). Porch supports are heavy square or tapered piers, and gables are finished with timber shingles. Ornament is sparse but visual interest is created by bay windows and multipaned sashes.



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 5. 1920s attic-storey bungalow at 22 Florence Avenue. (Source: Context 2018)

The two-storey rendered dwelling at No. 8, built in the late 1920s, is an elegant and restrained example of the Georgian Revival style. It is massed beneath a dominant hipped roof with a central projecting pavilion supported on paired piers at both levels. The same piers are also used at the ends of the first floor verandah (set beneath the main roof), bracketing the mild steel balustrade. The ground floor windows have simple concrete hoods, foreshadowing a form that became very popular in the 1930s as part of the Moderne style. The house sits in an expansive and gracious garden setting.



Figure 6. The Georgian Revival house at 8 Florence Avenue. (Source: Google Streetview, 2014)

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The final dwellings in the precinct were built just before the outbreak of World War II, at Nos. 1 and 2. The two-storey clinker brick house at 1 Florence Avenue is a later version of the Georgian Revival style, in the simplified form popular just before and after the war. The distinguishing features of the late version of this style are the hipped roof, multipaned (8-over-8) sash windows, and a feature window in the shape of an elongated octagon.

The remaining building is in another popular style of the late interwar period: Old English (or Domestic Revival). The two-storey St Joan Flats at No. 2 are embellished with subtly banded mottled clinker bricks and lighter apricot toned bricks. Two vergeless corbelled gables form the front façade, one embellished with an external chimney breast and the other with an inset triple cross motif. Side windows are protected by timber hoods on heavy timber brackets. An element of the Moderne style is introduced by curved concrete balconies to the first floor. The flats retain an original low clinker brick front fence, as well as parapeted garages with timber doors at the rear.



Figure 7. St Joan Flats at 2 Florence Avenue combine the Old English style with Moderne accents. Note the garage visible at far right. (Source: Context 2018)

#### Comparative Analysis

The straight aligned Florence Avenue with generous allotments along its length echoes a subdivision pattern throughout Kew that occurred during the early to mid-interwar period. A similar subdivision pattern can be seen in the Barrington Avenue Precinct, Kew (HO142), the Barry Street Precinct, Kew (HO143), the Goldthorpe Hill & Environs Precinct (recommended for the HO by this study), and the Thornton Estate Precinct (recommended for the HO by this study). While the allotment sizes are smaller in the Thornton Estate, the Barry Street and Barrington Avenue both include larger allotments similar to those included in the Clifton Estate along Florence Avenue.

The houses in the precinct reflect the stylistic eclecticism of the interwar period. They include some fine and intact examples of fashionable domestic architectural styles from the entire length of the interwar period, including Arts and Crafts, Bungalow, interwar Mediterranean, Georgian Revival



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

and Old English architectural styles. Many of the houses were architect designed, others were probably by designer builders. In this sense, the Clifton Estate Precinct is similar to the Barrington Avenue Precinct, Kew (HO142) and the Barry Street Precinct, Kew (HO143), both of which have unusual concentrations of buildings of high quality design and a high level of integrity. While the Barry Street Precinct features predominantly Victorian and Federation house designs, it also has a number of distinctive designs of the interwar period of comparable quality and integrity as those on Florence Avenue.

There are two existing HO precincts in Kew and Kew East that contain solely interwar development, like the Clifton Estate Precinct. The HO157 Oswin Street Precinct in Kew East contains houses of the 1920s and '30s, including many State Savings Bank bungalows. The character of this precinct is far more modest than the Clifton Estate Precinct. The HO528 Howard Street Precinct, Kew, contains houses of the 1930s that are almost solely in the Old English style. Their architectural quality and scale are comparable to those in the Clifton Estate Precinct.

Similar to the Bradford Estate Precinct, Goldthorns Hill & Environs Precinct and the Iona Estate Precinct (all recommended for the Heritage Overlay), Florence Avenue is characterised by gracious homes on generous allotments, with houses of high architectural quality and that reflect a range of stylistic influences fashionable during the interwar period. The houses on Florence Avenue were commenced in the 1910s and were all completed by 1942. This development period is somewhat earlier than that in other precinct assessed as part of the Kew Heritage Gaps Study. The Bradford Estate dwellings nearly all date from the 1920s. Development of the Goldthorns Hill & Environs Precinct also commenced in the 1920s, but continued over a longer time span, through the 1930s and '40s. Development of the houses in the Iona Estate Precinct occurred over a decade-long time span of the 1930s.

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**Assessment Against Criteria**

*Criteria referred to in Practice Note 1: Applying the Heritage Overlay, Department of Planning and Community Development, revised July 2015, modified for the local context.*

*CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).*

The Clifton Estate Precinct is historically significant for the evidence it provides of the pattern of settlement in this part of Kew during the early interwar period, which comprised subdivisions on the grounds of larger estates. The scale and high quality design of the houses and the St Joan Flats, and the 'respectability' epitomised by their architectural styles and associated elements, remain as important evidence of the strength of Kew's development during the interwar period.

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

NA

*CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).*

NA

*CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Architecturally, the Clifton Estate Precinct, Kew, is significant for its concentration of gracious houses on generous allotments of high quality design and with a high level of integrity, comparable to other precincts in Kew. The first and most substantial houses were built at the south end, starting in 1915, with the final examples completed by 1938, thus spanning the interwar period. The precinct features high quality interwar building stock, with houses designed in styles that were fashionable during this time, including Arts and Crafts, Bungalow, interwar Mediterranean, Georgian Revival and Old English. Tender notices indicate that many of the houses were architect designed, with the authorship of No. 7 (Blackett & Forster, 1915-16) and No. 2 (James Wardrop, c1938-42) confirmed.

*CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

NA

*CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

NA

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

NA

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

NA

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**Statement of Significance***What is Significant?*

The Clifton Estate Precinct, comprising 1-7 & 2-24 Florence Avenue, Kew, is significant. The street was created in 1911 as part of a small subdivision comprising 61 lots on Cotham Road, Park Hill Road, Florence Avenue and Adeney Avenue (east side).

All properties, excepting the Non-contributory units at 4-4A Florence Avenue and the extensively altered 1920s house at 18 Florence Avenue, are Contributory to the precinct. The original brick front fence and rear garages of St Joan Flats, 2 Florence Avenue, are also contributory elements.

*How is it significant?*

The Clifton Estate Precinct is of local historical and architectural significance to the City of Boroondara.

*Why is it significant?*

The Clifton Estate Precinct is historically significant for the evidence it provides of the pattern of settlement in this part of Kew during the early interwar period, which comprised subdivisions on the grounds of larger estates. The scale and high quality design of the houses and the St Joan Flats, and the 'respectability' epitomised by their architectural styles and associated elements, remain as important evidence of the strength of Kew's development during the interwar period. (Criterion A)

Architecturally, the Clifton Estate Precinct, Kew, is significant for its concentration of gracious houses on generous allotments of high quality design and with a high level of integrity, comparable to other precincts in Kew. The first and most substantial houses were built at the south end, starting in 1915, with the final examples completed by 1938, thus spanning the interwar period. The precinct features high quality interwar building stock, with houses designed in styles that were fashionable during this time, including Arts and Crafts, Bungalow, interwar Mediterranean, Georgian Revival and Old English. Tender notices indicate that many of the houses were architect-designed, with the authorship of No. 7 (Blackett & Forster, 1915-16) and No. 2 (James Wardrop, c1938-42) confirmed. (Criterion D)

**Grading and Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

**PRECINCT GRADINGS SCHEDULE**

Name	Number	Street	Grading	Built Date
	4	Florence Avenue	Contributory	1938
	3	Florence Avenue	Contributory	1915-16
'Woorinyan'	7	Florence Avenue	Contributory	1915-16
'St Joan Flats'	2	Florence Avenue	Contributory	c1938-42
	4-4A	Florence Avenue	Non-contributory	Contemporary
'Faringdon'	6	Florence Avenue	Contributory	c1915-17
	8	Florence Avenue	Contributory	c1925-30
	10	Florence Avenue	Contributory	c1915-17
	12	Florence Avenue	Contributory	c1915-17
	14	Florence Avenue	Contributory	c1925-30
	16	Florence Avenue	Contributory	1929
	18	Florence Avenue	Non-contributory	c1920-25, altered
	20	Florence Avenue	Contributory	c1920-25
	22	Florence Avenue	Contributory	c1920-25

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Name	Number	Street	Grading	Built Date
	24	Florence Avenue	Contributory	c1920-25

Recommendations for the ~~Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:~~

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes—Front fence & garages at 2 Florence Ave
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

#### Identified By

Community nomination

#### References

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**Cotham Village Commercial Precinct**

Prepared by: Context Pty Ltd

**Address:** 916-922 Glenferrie Road and 91-109 & 118-132 Cotham Road, Kew

<b>Name:</b> Cotham Village Commercial Precinct	<b>Survey Date:</b> August 2017
<b>Place Type:</b> Commercial	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> See precinct map	<b>Construction Date:</b> c.1920-40



**GRADING**

- CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**GRADING**

- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

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Figure 1. Row of four shops at 916-922 Glenferrie Road, Kew. (Source: Context, 2017)



Figure 2. Row of eight single-storey brick shops at 118-132 Cotham Road (south side), Kew. (Source: Context, 2017)

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CONTEXT





Figure 3. Interwar shops on the north side of Cotham Road, Kew (north side). (Source: Google 2017)

### Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided the 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008). Kew was divided into large allotments to encourage the establishment of small farms and market gardens to supply the growing settlement of Melbourne. These larger allotments meant that future subdivision proceeded in a piecemeal way (Sanderson 1988:4/2).

Access to Kew was originally via a bridge to Hawthorn, opened in 1852, and by the privately owned Studley Park Bridge (nicknamed the Penny Bridge), opened in 1857. Direct access to Kew was gained when the Johnston Street Bridge was built in 1858. In 1856 the Boroondara Road Board District, comprising Kew, Hawthorn and Camberwell, was proclaimed (Victorian Places 2015).

The first houses in Kew were built in the 1850s around the area now known as the Kew Junction. During the gold rushes of the 1850s, speculation on land purchases increased and the region experienced rapid expansion. As Jane Carolan writes, Kew became a 'suburb of British expatriates who built their homes and gardens to replicate those left behind.' Many of the villas and mansions were built to overlook the city of Melbourne and were set in acres of land (Carolan 2003:3).

Subdivision of land to form residential estates in the Kew area occurred from the 1860s, although plans from the 1860s and 1870s suggest that the scale of subdivision was quite small. In the 1880s, Melbourne's land boom was influential in establishing Kew's residential street pattern (Sanderson 1988:4/7-9).

Subdivision slowed with the economic depression of the 1890s. However, by the end of 1897, housing construction had begun anew. In 1903, Kew was described by the Australian Handbook as a 'very favourite place of residence for the merchants and upper tradesmen of the city, and is dotted with their elegant mansions, villas, and well-kept gardens' (cited in Victorian Places 2015).

The passing of the Victorian Railways Act of 1880 had a profound effect on the development of Kew, with a branch line extended to Kew in 1887 and the Outer Circle Railway to Kew East in 1891. Subsequent influences on the development of Kew, including in the vicinity of the subject precinct, came with the passing of the *Kew Tramway Act 1910* and the subsequent development of the first stage of new tram route (double track) along Glenferrie Road between Barkers Road and Cotham Road. The new electrified tram route was opened in 1913, and it was the first electric tramway in Boroondara. In the same year, 1913, the Prahran and Malvern Tramways Trust opened the line

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along Cotham Road, from High Street to Burke Road. This line was electrified in 1915. (Built Heritage, 70)

From 1920 Victoria experienced the highest marriage rate in its history and families sought homes away from the crowded inner suburbs of Melbourne. Following the tramlines, new estates were established in Kew. The pattern of expansion continued through the rest of the decade, and was reflected in the construction of War Service Homes, a scheme administered by the State Bank from July 1922, with houses in Kew built mostly on subdivisions in the north and east of the suburb. New subdivisions in the 1920s changed the rural nature of north Kew, as housing and large recreation reserves began to replace dairy farms and market gardens. Estates and shopping strips were also established on the grounds of former mansions. Between 1921 and 1933, Kew's population increased by 46.62% and its house numbers by 62.73% (Sanderson 1988:4/11-17). As a result of council policy to limit industry, Kew had only 29 factories in 1927 compared with Hawthorn's 140 (Morrissey 2008), further reinforcing its reputation as a genteel residential suburb.

Subdivision slowed once again with the economic depression of the late 1920s and early 1930s, but new estates appeared in the mid-1930s. Most of the new estates were of a modest scale built around small courts or short streets that bisected the former grounds of large houses. However, some in the northern part of the suburb had more substantial houses. Further subdivision occurred after World War Two (Sanderson 1988:4/20 and 4/24).

It was rising car ownership, however, that impacted most on the development of retail centres in Kew in the 1940s, with new shops erected in both established and new retail strips after World War Two. As noted in the 'City of Boroondara Thematic Environmental History', newly constructed shops were 'often designed along modern lines, with large plate-glass windows, prominent signage and deliberately eye catching architectural forms to attract the attention of passersby' (Built Heritage 2012:102). One such retail building, comprising a small shop and offices block, was designed by architect J R Tovey and built at the corner of Burke Road and Harp Road in 1953 in Kew East (HO607), and featured a bold cantilevered verandah, decorative shadow-boxes and stone feature wall (Built Heritage 2012:102). This building forms part of the subject precinct.

Today, Kew retains evidence of this historical growth and development. As the City of Kew Urban Conservation Study states:

To the north and east twentieth century housing predominates, the result of the suburban expansion that followed both World Wars. In the rest of the suburb the housing is more mixed, a legacy of constant subdivision. For this reason Kew does not have significant nineteenth century streetscapes, but in the mixture of housing styles numerous important buildings remain, and in the individual examples both old and new, Kew's built heritage is almost a compendium of domestic architecture in Melbourne, from smaller family houses through to grand mansions (Sanderson 1988:4/25).

### History

The Cotham Village Commercial Precinct at 118-132 Cotham Road and 916-922 Glenferrie Road, Kew, is a collection of interwar shops at the intersection of Cotham Road and Glenferrie Road.

The precinct is located on Crown Portion 81 of the Boroondara Parish, approximately 81 acres purchased by Peter Davis in 1851 (Parish Plan Boroondara 1931).

By the 1860s, Crown Portion 81 was bounded by Cotham Road, Barkly Road (later Glenferrie Road), and Gellibrand Street ('Plan of Borough of Kew' 186?).

In the late 1880s, a number of estates were proposed for Kew, including in the area of the subject precinct bounded by Glenferrie Road, Barkers Road, Wrixon Street and Cotham Road. Because of the economic depression, however, only limited building took place on the subdivisions (Sanderson 1988:4/8).

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In his 1910 *Jubilee History of Kew*, F G A Barnard noted the development in the area between Cotham and Park Hill roads, where streets had been surveyed through former market gardens, providing allotments for 'comfortable modern villas' which were 'rapidly filling up the vacant spaces' (cited in Sanderson 1988:4/12). By 1914, electric trams operated in Glenferrie Road, Cotham Road, Burke Road, and along the old horse tram route. From this time, owners of large properties sought to exploit the arrival of the electric tram, and the associated increased subdivisive value of land (Sanderson 1988:4/11).

In 1903, the land on which the shops at 118-132 Cotham Road and at 916-922 Glenferrie Road stand, appears to have been occupied, the nearest house being east of the study area at 160 Cotham Road. In 1903, the land occupied by the shops on the north side of Cotham Road was occupied by two large residences, named 'Cholula' and 'Belper'. 'Belper' stood at the corner of Cotham Road and Ridgeway Avenue. To the immediate west of the shops were three large church complexes: southwest of the Cotham/Glenferrie road junction were the Hall of the Sacred Heart and the Kew Baptist Church with associated 'Old School Room' and 'Sunday School' buildings; on the north side of Cotham Road was a Presbyterian church and Sunday school (now the Chinese Baptist Church). (MMBW Detail Plan nos. 1575, 1576, 1590, 1903)

In 1915 the southeast corner of the intersection of Cotham Road and Glenferrie Road, occupied by a nine-roomed brick villa and land owned by a Mrs Symonds, was put up for auction in two lots in March (*Argus* 6 March 1915:2).

By 1917, the subject precinct land on the south side of Cotham Road was in the ownership of Hawthorn chemist, Wallis Price Conley Spiller, who subdivided the allotment. In 1922, a portion of the land (today's 916-922 Glenferrie Road) was transferred to dairymen Arnold Thompson Simonton and John Tanner (CT: V4036 F004). Another portion (130 Cotham Road) was transferred to Florence Annie Cook in 1924 (CT: V4036 F004), and another section of the land (132 Cotham Road) was transferred to Robert Leslie Atkinson Gorell in 1925 (CT: V4945 F802). Spiller retained the balance of the land at 118-128 Cotham Road (CT: V4036 F004). Spiller owned land on the north side of Cotham Road as well, but just east of Ridgeway Avenue, at present-day 115 Cotham Road (in 1925 this was number 93 Cotham Road. (S&McD 1925)

#### *916-922 Glenferrie Road*

The shops at 916-922 Glenferrie Road (numbered 76-82 Glenferrie Road until c1925, then 80-86 Glenferrie Road from c1930) were built between 1920 and 1925 for owners Arnold Thompson Simonton and John Tanner (CT: V4036 F004).

In 1920, a shop was in the course of construction at today's 922 Glenferrie Road, and by 1925 all shops had been built at today's 916-922 Glenferrie Road, housing, respectively, dental surgeon T Towns, newsagent L A Opray, grocer Raymond Green, and art dealers T R Preston and Co (S&Mc 1920 and 1925).

Ownership of the shops passed to married woman Elizabeth Beenie in 1929, and to undertaker Stephen Le Pine in 1935 (CT: V4580 F933).

The shops were granted individual titles in 1935 (CT: V4580 F933).

#### *91-109 Cotham Road (north side)*

By 1925 there were at least five businesses plus residences on the north side of Cotham Road between Mary Street and Ridgeway Avenue (present-day nos. 81-109 Cotham Road), then numbered 85 to 91 Cotham Road. From west to east they were: the residence of a Dr Herbert Cowan at no. 85 (also in 1920), this was the corner site with Mary Street; Patrick Treacy at no. 89; Mitchell Niall at no. 91; then J Gray, physician; R Allan, hairdresser; W Smith, fruiterer; J McCalman, tir. [sic]; and R Robins, estate agent. Two residential properties at the corner of Cotham and

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Ridgeway Avenue, were occupied by Thos. Feely at no. 89 and Miss Mary E Mann at no. 91 (S&Mc 1920 & 1925).

By 1930, the businesses directly east of the doctor's residence on the corner of Mary Street and Cotham Road were confectioner DJ Reen, greengrocer AJ Sambel, and butcher DS McTaggart. The numbering for these three shops in 1930 was 83, 85, and 87, and these numbers correspond with the shops at present-day 91-95 Cotham Road.

By 1940, the Mary Street corner site had been developed, presumably as double storey shops with flats above (S&Mc 1940). The businesses operating between 81 and 91 Cotham Road were ladies' hairdresser, chemist, shops selling biscuits and cakes, dairy produce, a dry cleaner, confectioner, undertakers, and a butcher. By 1940, the shops at 91-109 had taken on more or less their present-day form and numbering, with ten businesses operating from now ten premises, some with flats above; a confectioner (91), fishmonger (93), butcher (95), newsagent (97), dentist (99), grocer (101), butcher (103), fruiterer (105), confectioner (107) and the corner building the Bank of Australasia (109).



**Figure 4. View of Cotham Village as viewed from the south on Glenferrie Road, 1966. (Source: Lyle Fowler, photographer, State Library of Victoria)**

#### *118-132 Cotham Road (south side)*

The shops at 118-132 Cotham Road were built between 1920 and 1925.

In 1920, two shops were in the course of being built next door to newsagent L A Opray at 134 Cotham Road, and by 1925 seven businesses were operating from shops built at 118-132 Cotham Road, including a chemist shop owned by W P Spiller at 118 Cotham Road. Other businesses included Louisa Davis, confectioner and pastry maker at number 120; B Marino, greengrocer and florist at number 124; W Buckley, decorator at number 126; Sam Lee's laundry at number 128; F T Bullock, greengrocer at number 130; and D Penhalluriack, butcher at number 132; number 122 stood vacant (S&Mc 1920 and 1925).

Wallis Spiller, who lived at 115 Cotham Road, owned the land and buildings at 118-128 Cotham Road until his death on 30 December 1950 (*Age* 3 January 1950:2). In 1956 a trustees' sale of Spiller's estate offered shops for auction at 118-128 Cotham Road, Kew, in 'an exceptionally well-known shopping centre'. The sale comprised six brick and concrete shops to be sold individually (*Argus* 24 November 1956:33). The shops were granted individual titles in the period 1962-75 (CT: V4036 F004).

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The shop at 130 Cotham Road remained in Florence Cook's ownership until her death in 1954 (CT: V4902 F247); likewise, 132 Cotham Road remained in Robert Gorell's ownership until his death in 1950 (CT: V4945 F802).

No information could be found about the architects or builders of the shops that make up the subject precinct.

### Description & Integrity

The Cotham Village Precinct comprises three rows of single and double-storey shops, on both sides of Cotham Road and on the east side of Glenferrie Road. The Precinct is located at the junction of Cotham and Glenferrie roads, on the 109 (Cotham Road) tram route and at the Kew terminus on Glenferrie Road of the number 16 tram route.

All the shops are built to the front and side boundaries, each row forming a continuous street wall. The shops at 91-109 Cotham Road and 916-922 Glenferrie Road have their roofs hidden behind parapets, as was typical prior to WWII. The single-storey row of shops at 118-132 Cotham Road has tiled transverse gable roofs and protruding ribs of the party walls visible above the shop fronts and awning. The upper facades of the double-storey shops are of high integrity, retaining much of their original features and detailing, and have strong visual cohesion because many of them have been built as groups of varying numbers of shops.

The upper facades of both sides of the shopping strip are of high integrity, retaining much of their original features and detailing, and have strong visual cohesion because of the groupings of shops built to the same design. Three of the four shopfronts of the Glenferrie Road row of shops are largely intact, whereas the other shopfronts have been altered (the windows at no. 109 Cotham Road) or replaced.

Nos. 916-922 Glenferrie Road: The row of four shops at 916-922 Glenferrie Road consists of early 1920s double storey, brick shops with original shopfronts to three of the four shops and highly intact upper storey facades. The shops have been built as a symmetrical group; the shops at the ends of the row (nos. 916 and 922) are a pair and bookend the two identical centre shops (nos. 918-920). The side walls of the shops are red face brick. The upper storey facades are smooth rendered, each painted in a different pale white-cream colour. The plain wall surfaces feature restrained detailing but of substantial proportions. The flat-topped parapet is topped by flat rendered capping. The parapets to nos. 918 and 922 are surmounted by a pair of squat piers with horizontal banding above the side walls. The pilasters beneath the piers have a stylised 'tulip' motif. The detailing on the two end shops is predominantly vertical in expression, whereas on the two centre shop the detailing is horizontal in expression. A wide arched opening supported on squat columns and solid masonry balustrade frame the recessed upper-storey verandahs to nos. 918 and 922. The upper storey facades of the two centre shops have glazed infill to the verandah openings.

The shopfronts at nos. 916, 920, and 922 retain original splayed ingos and tiled floors, tiled stall boards (overpainted at no. 922), original window joinery, and original leadlight upper windows (at no. 922). The pressed metal ceiling linings to the awnings of nos. 916 and 918 are pressed metal and probably original. The shopfront at no. 918 has been replaced.

91-95 Cotham Road: The first shops on this side of Cotham Road were shops at 91-95 Cotham Road (in 1925 at no. 85 Cotham Road), in c.1920-25. The three interwar brick shops are built to the same design, with rendered façade, pair of timber sash windows with rendered sill and band of horizontal moulding above. The windows at nos. 93-95 appear to be original. At no. 91, the small-paned upper sashes have been replaced. Horizontal moulding defines the base and top of the flat capped parapet. Vertical expression is provided by the flat capped pilasters which define the dividing walls of each shop. The shop fronts have been replaced.

Nos. 97 and 101 Cotham Road: The double-storey interwar brick shops at 97 and 101 Cotham Road are built to the same interwar design which combines elements of the Art Deco and Moderne

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architectural styles. The upper story facades are face brick, partially overpainted, each with a pair of timber sash windows with horizontal bars. The horizontality of the window frames is echoed in the parapet decoration above, which features horizontal bands of expressed cream brick, dissected by a vertical brick fin, also cream-coloured brick. The parapet is topped by a single course of cream-coloured bricks. The ground floor shopfronts have been replaced.

No. 99 Cotham Road: The two double-storey shops at 97 and 101 Cotham Road are separated by a single storey brick shop with roof concealed behind a parapet. It was built as, and still serves as a dental surgery (S&McD 1938, 1940). Its front steel windows have been replaced [and it has been graded Non-contributory](#).

Nos. 103-107 Cotham Road: Built by 1940, the row of three double-storey brick shops at nos. 103-107 are built to the same Moderne design. Characteristic features of the interwar Moderne style include the horizontal expression of the upper-storey façade, created by the continuous cantilever awning that visually links the three windows, the wide steel-framed windows with plate glass and horizontal bars to the flanking casement windows, and the smooth rendered façade free of ornamentation. The ground floor shop fronts have been replaced.

No. 109 Cotham Road is a double-storey clinker brick building built in 1938 in the interwar Moderne architectural style, initially as the Bank of Australasia with offices at the rear. Situated on the corner of Cotham Road and Ridgeway Avenue the building is designed to address the corner. Hallmarks of the Moderne style are expressed in the streamlined curve of the building's corner, the curved cantilever awning over the corner doorway, and the curved second-storey window above the cantilever awning. The streamlined Moderne aesthetic is further expressed through the horizontal bars of the upper-storey steel window frames, and the contrasting painted cement bands. The horizontality is broken by flat rendered, vertical features, striped in an echo of classical columns that frame the upper-storey façades (facing Cotham Road and Ridgeway Avenue), then turn 90 degrees across the parapet top to meet the simple geometric brick pediment. The face brick walls of the ground floor shopfront are original but the ground floor windows on both the Cotham Road and Ridgeway Avenue elevations are not original.

Nos. 118-132 Cotham Road, consists of a row of single-storey brick shops with terracotta tile transverse gable and hip roofs built in c.1925. The tiles at no. 132 have been replaced with corrugated iron. The roof is articulated by the roughcast rendered ribs protruding above the party walls of alternate shops. The ends of the row wrap around their respective corners, with a splayed corner and decorative, roughcast rendered masonry parapet with gabled pediment above. A small roughcast rendered parapet projects above the awnings above each party wall. The shopfront at no. 132 retains copper framed window joinery. The other shopfronts have been replaced.

### Comparative Analysis

There are a number of commercial precincts in the Boroondara Heritage Overlay, in Kew, Hawthorn, Surrey Hills and Camberwell. There is an emphasis on Victorian and Edwardian commercial/retail development in delineating most of these precincts, and others where development is mixed in character because developed over a long time-span of more than one period. These precincts are predominately examples of original and early commercial and retail centres of each district which developed and grew around public transport services (train stations, tram lines, tram termini), and include Kew Junction Commercial Heritage Precinct (HO520), Burke Road North Commercial and Transport Precinct, Camberwell (HO505), Union Road Commercial Heritage Precinct, Surrey Hills (HO532) and Maling Road Shopping Centre and Residential Environs, Canterbury (HO145). Riversdale Village Commercial Precinct and the Glenferrie and Riversdale Commercial Precinct (recommended for the HO) are other comparable examples.

The Cotham Village Commercial Precinct was established entirely during the interwar period. To this end it is comparable with the following interwar and early postwar shopping precincts in Kew:

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The Burke Road Commercial Precinct (recommended for the HO by this study) was built from the early 1930s to the early 1950s. It is comparable with the subject precinct in terms of its development largely during the interwar period in architectural styles characteristic of the interwar period. It differs in that its development was not spurred on by improved transport connections, but rather by the increasing car ownership by residents in the surrounding suburb that was consolidated during the interwar period. The development of the Burke Road Commercial Precinct also continued after WWII, whereas the shops in the Cotham Village Commercial Precinct were completed entirely during the interwar period.

The Kew Junction Commercial Heritage Precinct (HO520) includes a high number of Victorian era shops. However, it also includes a substantial number of interwar shops from the 1930s, notably in the Old English and Moderne styles. Like the subject precinct, it includes clusters of interwar brick shops built to the same design, which contribute to the precinct's visual cohesion.

The interwar brick shops at 523-531 Camberwell Road, Camberwell (part of HO1 - Golf Links Estate, Camberwell) (see Figure 4), designed as a row of five shops, are similar in design to the row of eight single-storey interwar shops in the Cotham Village Commercial Precinct, at 118-132 Cotham Road. The Camberwell Road shops are distinguished by the dormer windows to the roof space. Unlike the Cotham Village Commercial Precinct, where development occurs on both sides of Cotham Road and around the corner in Glenferrie Road, the shops in HO1 occur only on one side of Camberwell Road, although the area consists of interwar development of both sides of the road.

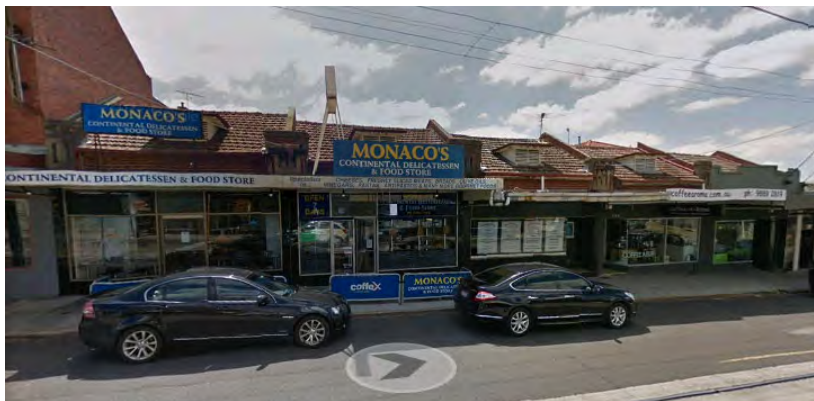


Figure 4. The adjoining group of shops at 523-531 Camberwell Road, Camberwell (HO1). (Source: Google 2017)

The single storey interwar brick shops at 534-544 Glenferrie Road (see Figure 5), within the recommended Riversdale Road Commercial Precinct, are similar in design to the row of eight single-storey interwar shops in the Cotham Village Commercial Precinct, at 118-132 Cotham Road. Like the Cotham Road example, they are located on and are designed to address the corner.



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**Figure 5. Nos. 534-544 Glenferrie Road consist of a row of single-storey brick Edwardian shops, built by 1920. (Source: Context, 2017)**

Hartwell Interwar Shops Precinct at 1210-1230 Toorak Road, Camberwell, was proposed for the Heritage Overlay by the 'Heritage Assessment of Hartwell Activity Centre' (Context & David Helms, 2013), but this recommendation was not implemented. Built between 1930 and 1941 (see Figures 6 and 7), they were built at a similar time to the shops in the Cotham Village Commercial Precinct. The shops at Hartwell were also designed in the Moderne style with decorative expressed brick detailing. Like in the subject precinct the buildings remain largely intact at the first-floor level, with shopfronts typically altered at the ground level. Despite changes at ground level, the precinct is strongly demonstrative of the historical and visual cohesion attained from a single period of development and as clusters of shops built to the same or similar designs.



**Figure 6 Hartwell Interwar Shops Precinct, western shops. (Source: Google Maps 2017)**



**Figure 7. Hartwell Interwar Shops Precinct, eastern shops. (Source: Google Maps 2017)**

The pale face brick and steel framed windows with horizontal linear expression in the Hartwell examples and the Burke Road Commercial Precinct strongly recall the façade expression of the shops on the north side of the Cotham Village Commercial Precinct.

#### *109 Cotham Road*

Many of the major banks erected chambers in Boroondara in the 1880s. Programs of expansion had started in the 1880s spurred on by increased prosperity, the land boom and expansion of the railways. An early Kew branch of the Bank of Australasia was among these suburban branches, built in the 1880s at 185 High Street (HO67). Typical of that earlier period, the 1880s' Kew branch of the Bank of Australasia was double storey and built in the highly ornate Victorian Italianate style. Programs of expansion restarted in the early twentieth century, with the passing of the *State Savings Bank Act 1911* and the *Commonwealth Bank Act 1911*, and intensified in the 1930s.



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The 1930s' intensification of this activity included the construction of the Bank of Australasia on Cotham Road, Kew (no. 109). Its more progressive and fashionable Moderne architectural style was favoured by the Bank of Australasia, some by architects A & K Henderson such as the Bank of Australasia, 380 Burke Road, South Camberwell. (Built Heritage, 103) The architect of the Cotham Road branch is not known.

### Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

*CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).*

The group of shops known as Cotham Village, at the junction of Glenferrie and Cotham roads, is of historical significance for demonstrating a major development phase in the history of Kew. The Precinct demonstrates the influence of improved transport connections in the first decades of the twentieth century, in particular with their electrification in 1913 (the Glenferrie Road tram) and 1915 (the Cotham Road tram), and the population expansion in Kew between 1921 and 1933, on the development of centres for commercial, retail and community activity. At this point in time, the streetscapes of the precinct changed, as estates and shopping strips built to the front and side boundaries, replaced large, freestanding houses in large allotments.

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

N/A

*CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).*

N/A

*CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Architecturally, the shops in the Cotham Village Commercial Precinct are significant for their ability to demonstrate typical and cohesive forms of interwar commercial/retail buildings, built to front and side boundaries, forming a continuous street wall, mostly with roofs concealed behind parapets. The visual cohesion of the precinct is enhanced by the limited architectural styles of the shops, built in groups and larger rows to the same design, the high degree of intactness of the upper-storey façades, and the intact shopfronts at 916 and 920-922 Glenferrie Road.

*CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

N/A

*CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

N/A

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

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N/A

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

N/A

### Statement of Significance

#### *What is Significant?*

The Cotham Village Commercial Precinct which comprises rows of single and double-storey interwar brick shops, at 916-922 Glenferrie Road and 91-109 & 118-132 Cotham Road, Kew, is significant. All of the shops were built during the interwar period, between c.1920 and 1940. Improved transport services to this junction in 1913-15, combined with population expansion in Kew in the 1920s, were stimuli for the development of the commercial precinct at the junction of Glenferrie and Cotham roads.

The upper-storey facades and parapets of the all the shops are significant. The ground floor shopfronts of nos. 916 and 920-922 Glenferrie Road, and 109 Cotham Road (excluding windows) are significant.

The replacement shopfronts are not significant.

#### *How is it significant?*

The Cotham Village Commercial Precinct is of local historic and architectural significance to the City of Boroondara.

#### *Why is it significant?*

Historically, the group of shops known as Cotham Village, at the junction of Glenferrie and Cotham roads, is significant for its ability to demonstrate a major development phase in the history of Kew. The Precinct demonstrates the influence of improved transport connections in the first decades of the twentieth century, in particular with their electrification in 1913 (the Glenferrie Road tram) and 1915 (the Cotham Road tram), and the population expansion in Kew between 1921 and 1933, on the development of centres for commercial, retail and community activity. At this point in time, the streetscapes of the precinct changed, as estates and shopping strips built to the front and side boundaries, replaced large, freestanding houses in large allotments. (Criterion A)

Architecturally, the shops in the Cotham Village Commercial Precinct are significant for their ability to demonstrate typical and cohesive forms of interwar commercial/retail buildings, built to front and side boundaries, forming a continuous street wall, mostly with roofs concealed behind parapets. The visual cohesion of the precinct is enhanced by the limited architectural styles of the shops, built in groups and larger rows to the same design, the high degree of intactness of the upper-storey façades, and the intact shopfronts at 916 and 920-922 Glenferrie Road. (Criterion D)

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**Grading and Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

**PRECINCT GRADINGS SCHEDULE**

Name	Number	Street	Grading	Built Date
	916-922	Glenferrie Road	Contributory	c.1920-25
	91-95	Cotham Road	Contributory	c.1925-30
	97	Cotham Road	Contributory	c.1938-40
	99	Cotham Road	Non-contributory	c.1938-40, altered
	101	Cotham Road	Contributory	c.1938-40
	103-107	Cotham Road	Contributory	c.1938-40
(former) Bank of Australasia	109	Cotham Road	Contributory	1938
	118-132	Cotham Road	Contributory	c.1925

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours Is a permit required to paint an already painted surface?	No
Internal Alteration Controls Is a permit required for internal alterations?	No
Tree Controls Is a permit required to remove a tree?	No
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	No
Incorporated Plan Does an Incorporated Plan apply to the site?	No
Outbuildings and fences exemptions Are there outbuildings and fences which are not exempt from notice and review?	No
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Identified By**

Context Pty Ltd

**References**

Age, as cited.

Argus, as cited.

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

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Land Victoria, Certificates of Title (CT), as cited.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library of Victoria.

Parish Plan Boroondara 1931, Department of Lands and Survey, Melbourne.

'Plan of the Borough of Kew' 186?, State Library of Victoria (SLV) Vale Collection, accessed online 24 July 2017.

Sanderson, Pru Design Pty Ltd 1988, *City of Kew Urban Conservation Study: volume 2*, prepared for the Victorian National Estate Committee and City of Kew.

Sands & McDougall, *Melbourne and Suburban Directories* (S&Mc), as cited.

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**Goldthorns Hill & Environs Precinct**

Prepared by: Context Pty Ltd

**Address:** 60 Campbell Street; 1-25 and 2-26 Goldthorns Avenue; 1-11 Lady Lochs Drive; 47-97 and 52-88 Argyle Road; 66-74 Normanby Road; 31-37 Heather Grove; and 20 Victor Avenue, Kew

**Name:** Goldthorns Hill & Environs Precinct**Survey Date:** July 2017**Place Type:** Residential**Architect:** various**Grading:** Significant**Builder:** various**Extent of Overlay:** See precinct map**Construction Date:** c.1925-42, c.1951-53**GRADING**

SIGNIFICANT

CONTRIBUTORY

NON-CONTRIBUTORY

EXISTING HERITAGE OVERLAY

PRECINCT BOUNDARY

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



Figure 1. South side of Goldthorns Avenue, characterised by large, double-storey interwar houses in a range of fashionable styles. This image shows the lightly-treed character of the streetscapes, which retains early concrete paths, grassy verges, and a mix of bluestone kerb and guttering and bluestone and concrete kerb and guttering. (Source: Context, 2017)



Figure 2. South side of Argyle Road, showing a mix of Old English and Moderne houses. (Source: Context, 2017)

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**Historical Context**

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided the 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008). Kew was divided into large allotments to encourage the establishment of small farms and market gardens to supply the growing settlement of Melbourne. These larger allotments meant that future subdivision proceeded in a piecemeal way (Sanderson 1988:4/2).

Access to Kew was originally via a bridge to Hawthorn, opened in 1852, and by the privately owned Studley Park Bridge (nicknamed the Penny Bridge), opened in 1857. Direct access to Kew was gained when the Johnston Street Bridge was built in 1858. In 1856 the Boroondara Road Board District, comprising Kew, Hawthorn and Camberwell, was proclaimed (Victorian Places 2015).

The first houses in Kew were built in the 1850s around the area now known as the Kew Junction. During the gold rushes of the 1850s, speculation on land purchases increased and the region experienced rapid expansion. As Jane Carolan writes, Kew became a 'suburb of British expatriates who built their homes and gardens to replicate those left behind.' Many of the villas and mansions were built to overlook the city of Melbourne and were set in acres of land (Carolan 2003:3).

Subdivision of land to form residential estates in the Kew area occurred from the 1860s, although plans from the 1860s and 1870s suggest that the scale of subdivision was quite small. In the 1880s, Melbourne's land boom was influential in establishing Kew's residential street pattern (Sanderson 1988:4/7-9).

Subdivision slowed with the economic depression of the 1890s. However, by the end of 1897, housing construction had begun anew. In 1903, Kew was described by the *Australian Handbook* as a 'very favourite place of residence for the merchants and upper tradesmen of the city, and is dotted with their elegant mansions, villas, and well-kept gardens' (cited in Victorian Places 2015).

From 1920 Victoria experienced the highest marriage rate in its history and families sought homes away from the crowded inner suburbs of Melbourne. Following the tramlines, new estates were established in Kew. The pattern of expansion continued through the rest of the decade, and was reflected in the construction of War Service Homes, a scheme administered by the State Bank from July 1922, with houses in Kew built mostly on subdivisions in the north and east of the suburb. New subdivisions in the 1920s changed the rural nature of north Kew, as housing and large recreation reserves began to replace dairy farms and market gardens. Estates were also established on the grounds of former mansions. Between 1921 and 1933, Kew's population increased by 46.62% and its house numbers by 62.73% (Sanderson 1988:4/11-17). As a result of council policy to limit industry, Kew had only 29 factories in 1927 compared with Hawthorn's 140 (Morrissey 2008), further reinforcing its reputation as a genteel residential suburb.

Subdivision slowed once again with the economic depression of the late 1920s and early 1930s, but new estates appeared in the mid-1930s. Most of the new estates were of a modest scale built around small courts or short streets that bisected the former grounds of large houses. However, some in the northern part of the suburb had more substantial houses. Further subdivision occurred after World War Two (Sanderson 1988:4/20 and 4/24). The Studley Park area of Kew underwent intensive and significant infill development in this period (Built Heritage 2012:17).

Today, Kew retains evidence of this historical growth and development. As the *City of Kew Urban Conservation Study* states:

*To the north and east twentieth century housing predominates, the result of the suburban expansion that followed both World Wars. In the rest of the suburb the housing is more mixed, a legacy of constant subdivision. For this reason Kew does not have significant nineteenth century streetscapes, but in the mixture of housing styles numerous important buildings remain, and in the individual examples both old and new, Kew's built heritage is*



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*almost a compendium of domestic architecture in Melbourne, from smaller family houses through to grand mansions (Sanderson 1988:4/25).*

### History

The precinct is located on Crown Portion 84 of the Boroondara Parish, approximately 146 acres purchased by Peel and Motherwell in 1851 (Parish Plan Boroondara 1931).

By the 1860s, Crown Portion 84 was bounded by Burke Road, Park Hill Road East (later Argyle Road), Cotham Road, Belford Road and Harp Road ('Plan of Borough of Kew' 1862).

Between 1887 and 1888, four large estates were proposed around the East Kew station of the Outer Circle railway line: the Belford Estate, the Segtoun Park Estate, the Monterey Estate, and the Harp of Erin Estate. Because of the 1890s economic depression however, little building took place on the subdivisions (Sanderson 1988:4/8).

The East Kew area retained mostly large houses on extensive allotments through until the first decade of the twentieth century. Owners of large properties sought to exploit the pending arrival of the electric tram, established in 1922 and extended in 1924, and the associated increased subdivisional value of land. Estates established at this time in the area included the Flower Farm Estate in 1922, and the Banksia Estate and City of Kew Estate in 1927 (Sanderson 1988:4/13; 4/16).

The 1930s depression slowed the rate of subdivision in Kew, and it was in the years that followed that new estates began to appear, mostly on the grounds of the remaining older, established properties (Sanderson 1988:np).

The subject precinct is comprised of several subdivisions: the Monterey Estate, the Goldthorns Hill Estate, the Normanby Heights Estate, Goldthorns Estate, the Argyle Hill Estate, and a subdivision of land in Argyle Road and Royston Court. The subject precinct land was built on after 1925 (see Figure 3). By 1942, the extension of Lady Brasseys Drive within the precinct had been renamed Griffiths Grove, and Royston Court was in existence.

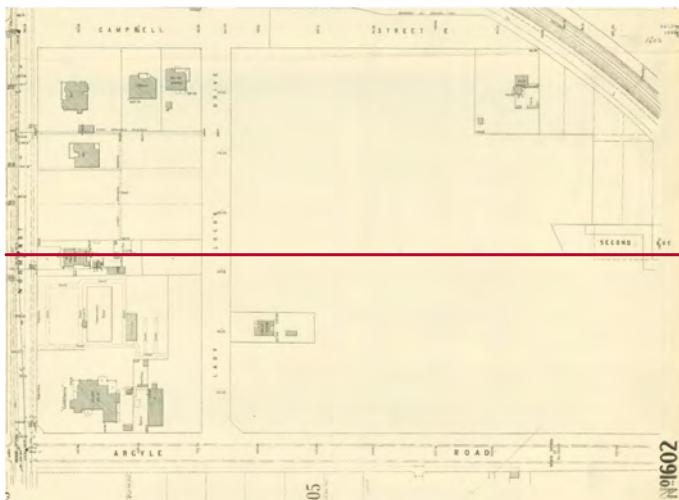


Figure 3. Subject precinct in 1925. (Source: MMBW Detail Plan no 1602, 1925)

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**Monterey Estate**

The core of the subject precinct is located on the Monterey Estate, where allotments were put up for auction in March 1888 (see Figure 4, many of the Estate's street names were changed in later years). Land in the Monterey Estate continued to be advertised through 1888, however few sales took place, and by 1890, the Rock Freehold Land Company were advertising grand villa and cottage sites for sale in the estate (Age 1 April 1890:9). Allotments on the west side of Lady Lochs Drive were advertised for sale in 1919 (Argus 26 November 1919:3).

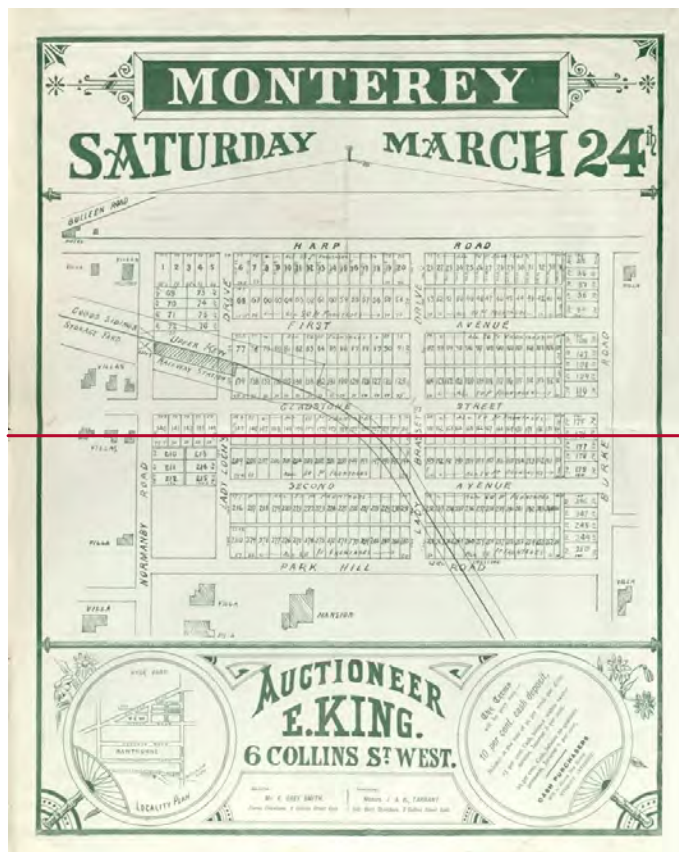


Figure 4. Monterey Estate plan, 1888. Many of the roads in the plan were renamed in later subdivisions: Park Hill Road became Argyle Road; Second Avenue (west of the railway line) became Goldthorns Avenue; Gladstone Street became Campbell Street and Maitland Avenue; and the southern section of Lady Brasseys Drive became Griffiths Grove (Source: SLV).

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

***Normanby Heights Estate***

The Normanby Heights Estate, put up for sale in 1919, comprised 17 'distinctive home sites' bounded by Argyle Road, Pleasant Avenue and Normanby Road, only a five minute walk from Cotham Road's 'electric cars' [trams] (*Argus* 20 September 1919:7). The sales pitch for the estate stated that there was no better way to encourage thrift than through the young citizen investing 'his or her savings in a piece of land' (see Figure 5). As noted by the Kew Historical Society, the use of 'her' in the estate advertising reflects an understanding that prospective purchasers in the postwar period were also women ('Subdivision Plan - Normanby Heights Estate, Kew' 1919, KHS). Allotments in the estate continued to be sold through until 1920 (*Age* 7 February 1920:1). By this time, Park Hill Road had been renamed Argyle Road.

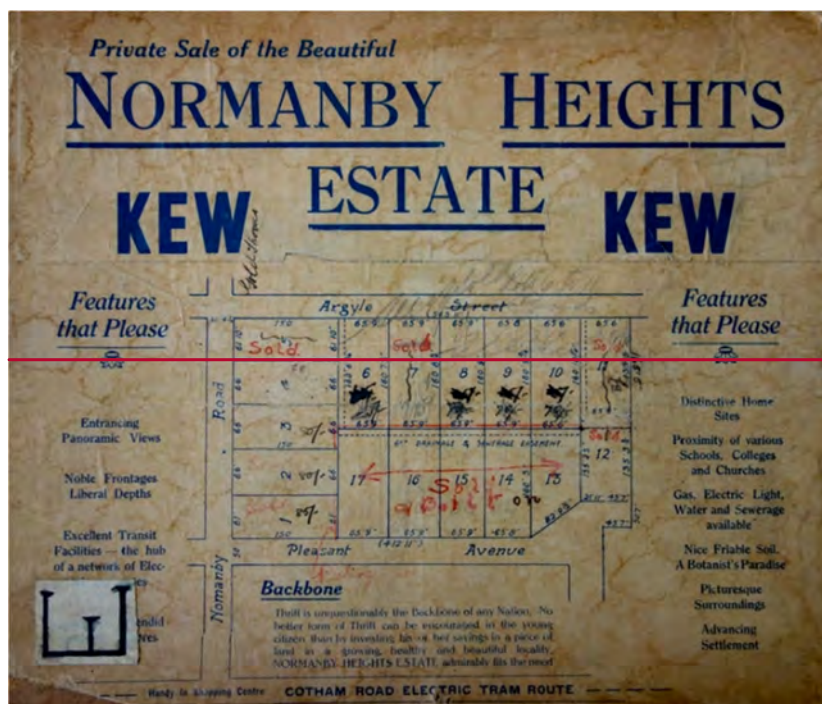


Figure 5. Subdivision plan, Normanby Heights Estate, Kew, 1919. (Source: KHS)

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**Goldthorns Hill Estate**

The Goldthorns Hill Estate subdivision (see Figure 6) took its name from the mansion 'Goldthorns' at the corner of Normanby Road and Argyle Road (formerly Park Hill Road). A revival of part of the failed Monterey Estate (with streets renamed), 43 'magnificent residential sites' with views of mountains and the Yarra Valley, and handy to the Cotham Road and East Kew trams, were offered for auction on the Goldthorns Hill Estate in September 1925 (Age 8 August 1925:2; Sanderson 1988:4/16). Between 700 and 800 people attended the sale, where allotments were sold in Argyle Road, on the south side of Goldthorns Avenue, and in Campbell Street, with total sales realising £13,000 (Argus 21 September 1925:23).

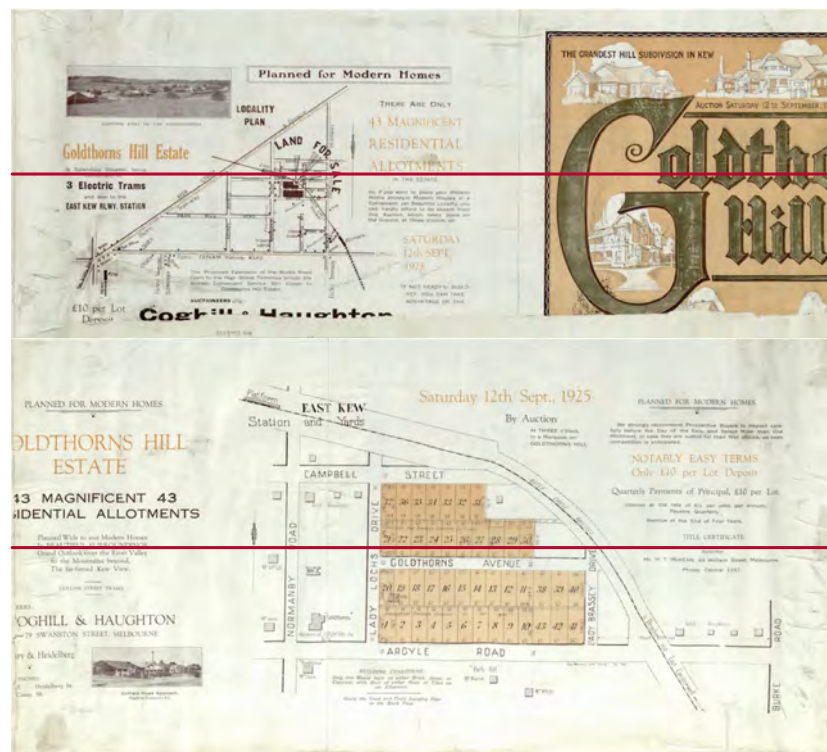


Figure 6. Goldthorns Hill Estate plan, 1925. (Source: SLV)

**Goldthorns House Estate**

Prominent Melbourne tea, coffee and cocoa merchant, John Griffiths, and his wife, Margaret, lived at the 'Goldthorns' residence, built in 1892 at the corner of Normanby Road and Park Hill Road (later Argyle Road). When Margaret Wightman Griffiths died in 1928, her will bequeathed the property to her husband, John Moore Griffiths, and her children (Age 1 August 1928:12). In October 1931, John Griffiths auctioned the 'Goldthorns' residence and its 'charming grounds' of over 1½ acres, to be sold as a whole or 'alternatively in allotments, plan in preparation' (Age 3 October 1931:2). The plan referred to is likely that shown in Figure 7.

Goldthorns House Estate did not sell however, and on 30 November 1940 the land and residence were again offered for sale, offering seven new home sites (Sanderson 1988:np). Three blocks were sold at the auction: one in Normanby Road and two in Lady Lochs Drive (Argus 2 December 1940:5). The 'Goldthorns' residence still exists today at 86 Normanby Road (HO102).

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

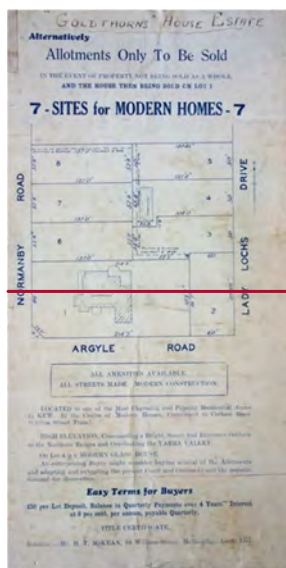


Figure 7. Subdivision Plan Goldthorns House Estate, c1931. (Source: KHS)

#### Argyle Road and Royston Court subdivision

Seven allotments fronting Argyle Road and Royston Court (see Figure 8) were offered for sale at a date unknown. Royston Court was first mentioned by the City of Kew in 1930 when council referred to a subdivision plan and levelling the Court (Age 6 July 1930:14). This indicates the subdivision occurred c1930 and that allotments were likely sold from this date.

Little else could be found about the subdivision.

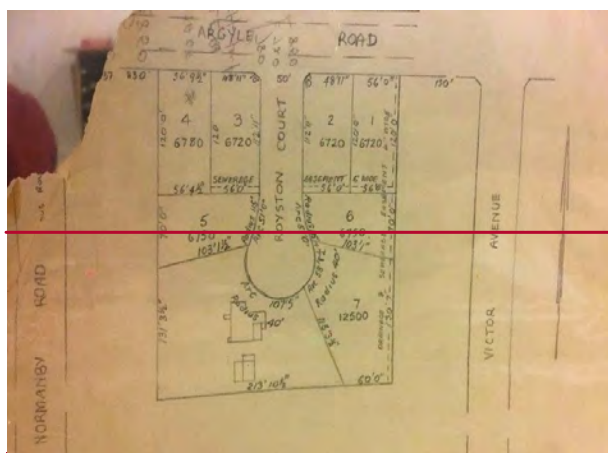


Figure 8. Plan of land subdivision in Argyle Road and Royston Court, Kew, c1939. (Source: SLV)



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**Argyle Hill Estate**

Twelve allotments in the Argyle Hill Estate (see Figure 9), fronting Argyle Road, Victor Avenue and Heather Grove, were subdivided and sold, likely from late 1936, because in February 1937 houses were being built in the street (*Argus* 13 February 1937:28).

Little else could be found about the subdivision.

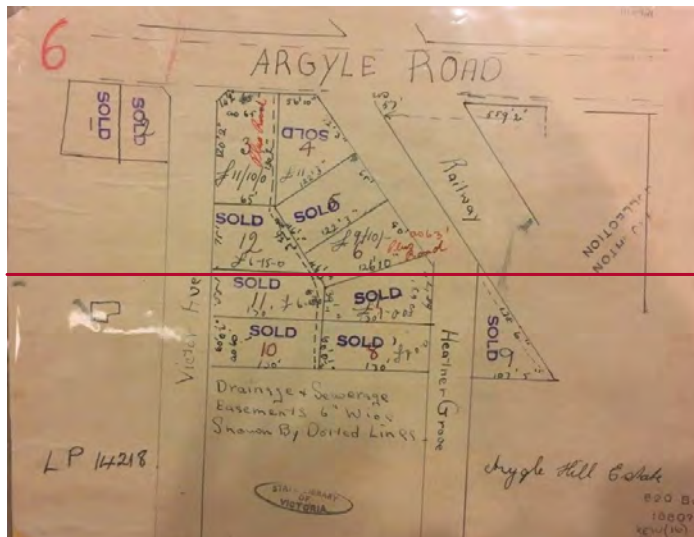


Figure 9. Argyle Hill Estate plan, c1936. (Source: SLV)

**Argyle Road: subject houses built c1925-post 1942**

In 1925, only two houses existed in Argyle Road between Normanby Road and the railway line, one of them being 'Goldthorns' (now 86 Normanby Road) (S&Mc 1925).

In the 1930 street directory, houses were listed on the north side of Argyle Road at numbers 49, 53 and 71, with two more residences in the course of construction. One of these was at number 97, built for Rudolph Arthur Schuchard and named 'Ske'. Schuchard was the chairman of directors of the Gas Supply Company of Australia in the 1950s (*Northern Miner* 21 October 1954:2). The architect of this substantial and unusual residence has not been definitively identified, but a tender notice whose date accords with the built date was placed in early 1928 by architect Cedric H Ballantyne for 'erection of a brick and tile roof residence at Argyle-road, East Kew' (*Age* 22 February 1928:6).

By 1930, houses had been built on the south side of Argyle Road at numbers 52, 54, 56, 58, 60, 62, 64 and 76 and another unnumbered (S&Mc 1930). Master builder Basil Hayler of Torrington Place, Camberwell, advertised a new seven-room brick house for sale in Argyle Street in 1931 (*Age* 4 April 1931:4); this advertisement may refer to one of the houses built in the subject precinct by 1930.

By 1935, additional residences had been built in Argyle Road at numbers 57, 59, 69 and 73. Architect Marcus R Barlow placed a tender notice for construction of a 'two-storey brick residence, Argyle Road, Kew' in 1937, which may be one of the double storey brick residences the precinct at either 80, 82, 86, or 88 Argyle Road (*Age* 21 Aug 1937:5). By 1942, all houses in the subject precinct on the north side of Argyle Road had been built, except for numbers 47, 61, and 73; on the

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

~~south side of Argyle Street, all subject residences had been built (S&Mc 1935 and 1942). A building permit for the house at 47 Argyle Street was approved in 1953 (BP).~~

~~*Campbell Street: subject house built c1935-37*~~

~~Campbell Street was formed as part of the 1925 subdivision of Goldthorns Hill Estate. The house at 60 Campbell Street, at the corner of Lady Lochs Drive, was built in the mid 1930s (S&Mc 1935 and 1938).~~

~~*Goldthorns Avenue: subject houses built c1930 post 1942*~~

~~Goldthorns Avenue was formed as part of the 1925 subdivision of Goldthorns Hill Estate. The first houses in the street were built between 1930 and 1935, and numbered three by the latter year (S&Mc 1930 and 1935). One of the houses was designed by architects Carleton and Carleton, who invited tenders for a brick residence in Goldthorns Avenue in 1937 (Age 9 January 1937:1).~~

~~By 1938 on the north side of Goldthorns Avenue, houses had been built at numbers 1, 3, 7, 19, and at an unnumbered address; and on the south side at numbers 8, 14, 18, 22 and 24, with a house in the course of construction at number 16. By 1942, except for numbers 13 and 21, and 2, 4, 6 and 12, and houses in the course of construction at numbers 5 and 9, all residences in the subject precinct in Goldthorns Avenue had been built (S&Mc 1938 and 1942). In 1949, a building allotment at 2 Goldthorns Avenue was put up for auction (Argus 5 November 1949:18).~~

~~Construction dates for the subject houses in Goldthorns Avenue are confirmed by building permits issued in the following years: number 2 in 1952; number 4 in 1947; number 12 in 1957; number 13 in 1951; and number 26 in 1938 (BP 770, 126, 709, 570 and 451 respectively).~~

~~The two storey brick residence at 26 Goldthorns Avenue was constructed by builder W F Seeger in 1938 for owner V Seeger. The building permit plans survive and were clearly prepared by an architect, but their name is not recorded on the plans (BP 451).~~

~~In January 1941, architects M and M H King invited tenders for the erection of a two storey brick residence in Goldthorns Avenue (Age 4 January 1941:1). The tender may have gone to builders G Farnsworth and Sons, who advertised for carpenters and fixers for a residence at 20 Goldthorns Avenue in May 1941 (Age 31 May 1941:5).~~

~~Architects Carleton and Henderson designed a residence at 13 Goldthorns Avenue for C W A Tuppen, which was built in 1951 (BP 570).~~

~~Sydney architects E Lindsay Thompson, Spooner and Dixon designed a house for Mrs J D Freeman at 12 Goldthorns Avenue, which was built in 1957 (BP 709).~~

~~The subject precinct also contained the residences of a number of architects. Architect Frank Ernest Copeland live at 11 Goldthorns Avenue in 1943 (Argus 10 June 1943:11), and architect Keith Reid lived at 19 Goldthorns Avenue in 1946 (Camperdown Chronicle 26 April 1946:7).~~

~~The subject precinct is also associated with Lieutenant General Sir Stanley Savige, who died at his home at 9 Goldthorns Avenue on 15 May 1954. Savige, who served at Gallipoli and founded the Legacy movement in the early 1920s, was buried with full military honours at the Kew Cemetery (Age 17 May 1954:1). The Australian Dictionary of Biography writes that:~~

~~*Sir Stanley George Savige (1890-1954), army officer and founder of Legacy, was born on 26 June 1890 at Morwell, Victoria, eldest of eight children of Samuel Savige, butcher, and his wife Ann Nora, née Walmsley... Showing an interest in soldiering and community work, he served as a senior cadet (1907-09) and scoutmaster (1910-15).*~~

~~*On 6 March 1915 Savige enlisted in the Australian Imperial Force... A series of promotions culminated in his being commissioned at Lone Pine on 9 November... For his consistent*~~

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*good work and devotion to duty' in the fighting at Warlencourt, Grevilliers and Bullecourt (February-May), he was awarded the Military Cross. Volunteering for special service, he was sent to Persia in March 1918 as part of Dunsterforce. He won the Distinguished Service Order for protecting refugees while under fire, and later recorded his experiences in Stalky's Forlorn Hope (Melbourne, 1920). Thrice mentioned in dispatches, he sailed for Melbourne where his A.I.F. appointment terminated on 24 April 1919. At the Baptist Church, South Yarra, on 28 June that year he married Lilian Stockton.*

*Savage worked as sole agent for the Returned Soldiers' and Sailors' Woollen & Worsted Co-operative Manufacturing Co. Ltd, Geelong. Prompted by Gellibrand, and by his own concern for the families of his fallen comrades, he founded Legacy in September 1923. Meanwhile, he had joined the Militia in 1920, and was promoted major in 1924 and lieutenant colonel in 1926.*

*Seconded to the A.I.F. on 13 October 1939, Savage was appointed commander of the 17th Brigade, 6th Division, perhaps partly due to his friendship with Lieutenant General Sir Thomas Blamey. His brigade played supporting roles in the assault on Tobruk on 21-22 January and the subsequent advance to Derna. In 1941 he was appointed C.B.E. Japan's entry into the war dramatically altered Savage's fortunes. On 7 January 1942 he was promoted major general and placed in command of the 3rd Division.*

*From October 1945 to May 1946 Savage served as co-ordinator of demobilization and dispersal. Resuming his business interests, he was a director (1946-51) of the Olympic Tyre & Rubber Co. Ltd and chairman (1950-51) of Moran & Cato Ltd. He was also chairman (1946-51) of the Central War Gratuity Board and a commissioner (from 1951) of the State Savings Bank of Victoria. In 1950 he was elevated to K.B.E. Two months after the death of his wife, Sir Stanley died of coronary artery disease on 15 May 1954 in his home at Kew. (Keating 2002).*

#### *Heather Grove: subject houses built 1938-post 1942*

In 1938, two houses were under construction on the west side of Heather Grove near the corner of Argyle Road. By 1942 in the subject precinct in Heather Grove, a residence at number 31 had been built; residences at 33-37 were built by 1945 (S&Mc 1938 and 1942; Melbourne 1945 aerial).

#### *Lady Lochs Drive: subject houses built c1935-1951*

Houses at 5 and 7 Lady Lochs Drive were built between 1935 and 1938, with an additional residence at 11 Lady Lochs Drive constructed by 1942 (S&Mc 1935, 1938 and 1942). 9 Lady Lochs Drive was demolished in 2018. In 1951, tenders were called for 'first class brick work' for 'a solid brick residence' at Lot 4 (number 3), Lady Lochs Drive (Age 19 May 1951:33).

Building permits were issued for 1, 3 and 3A Lady Lochs Drive in 1946, 1951 and 1952 respectively. Architect Robert McIntyre designed and lived in a house at 3 Lady Lochs Drive (BP 893; 499 and 242), but this building has since been replaced.

Builder A.E. Tumpe lived at 7 Lady Lochs Drive in 1945 (City of St Kilda Building Permits Register, as cited in AAI, record no. 56957), however it is not known if he was involved in the building of any of the subject precinct houses.

A 'magnificent ultra-modern' two-storey brick residence at 11 Lady Lochs Drive was offered for auction in November 1950 (Age 21 October 1950:21).

#### *Normanby Road: subject houses built c1920-post 1942*

By 1920 in Normanby Road between Pleasant Avenue and Campbell Street, only two houses existed at numbers 86 ('Goldthorpe') and 92. By 1925, four houses were in the course of construction between Pleasant Avenue and Campbell Street, and by 1930, subject houses in



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~~Normanby Road had been built at numbers 66, 68, 70, 72, 74 and 86 ('Goldthorns') (S&Mc 1920, 1925, 1930, 1935 and 1942).~~

### **Description & Integrity**

~~The interwar residential precinct at 1-25 and 2-26 Goldthorns Avenue; 1-11 Lady Lochs Drive; 47-97 and 52-88 Argyle Road; 66-74 Normanby Road; 31-37 Heather Grove, and 20 Victor Avenue Kew, comprises houses built over the approximately three decade span of the interwar period, in the 1920s, 1930s and 1940s, plus a small number in the early 1950s, which comprise a range of large to smaller family homes in a mix of domestic architectural styles.~~

~~The streetscapes have lightly treed characters, typical of the interwar period, retaining early concrete paths, several early concrete driveway crossovers, and grassy nature strips. Most of the street tree planting appears to post-date the interwar period. The kerbs and guttering are a mix of bluestone (Normanby Road and Victor Avenue), and bluestone and concrete (Goldthorns Avenue, Lady Lochs Drive, Argyle Road). The roads have been resurfaced. Many houses retain their original or early front fences (mostly low to medium brick walls).~~

~~The earliest houses in the precinct were built or under construction by 1930 and, predominantly, these houses consist of variations on a theme of the brick California Bungalow. The California Bungalows occur in two discernible groups, with further individual examples through the precinct.~~

~~The most cohesive grouping is the row of single storey brick California Bungalows at 54-56 and 60-64 Argyle Road built largely to similar designs. Cohesion is provided by the consistent presence of a distinctive three-quarter circular corner bay linking two facades of each house. The angular open eaves soar out over the curved corner and are visually supported by a single timber strut. There are two bands of timber and leadlight casement windows, five or six facing the street, possibly fewer on the side elevation; the two bands are separated by a panel of render or brick. A tall square chimney extends above the roof, the location corresponding directly with the panel, indicating this rounded room included a fireplace. The horizontal bands of casement and leadlight windows are counter-balanced by a similar band of windows on the opposite side of the principal façade.~~

~~True to type, all of the houses feature visually prominent, low pitched tile roofs, open eaves with exposed rafter ends, tall flat top chimneys, horizontal bands of casement windows with stylised geometric leadlight glazing, and brick and roughcast render. Although in different locations, all include heavy masonry piers supporting a verandah roof. The use of river stones to the chimneys and verandah piers at 54 is unique in this group but also characteristic of the California Bungalow idiom. Original double timber framed and leadlight front doors appear to have been retained at 60, 62, 64 Argyle Road (only partially visible behind new screen doors).~~

~~Other features vary from house to house. 60-64 have hip roofs; 56 has a gable roof with prominent street facing gables half filled with shingles; and 54 has a pyramidal roof. The corner bay occurs on the northeast corner of the houses at 60-64, and the northwest corner of the houses at 54-56. The houses are a mix of full brick (62), half brick with roughcast render above sill height (56 and 60), and full render (smooth render at 54, roughcast render at 64). The leadlight design varies subtly from house to house. The original windows at 54 have been replaced and a second storey has been added to 62. With the exception of these changes, the group of houses is remarkably intact.~~

~~In this grouping, none of the front fences are original, but the fence styles and heights at 54, and 60-64 are sympathetic to the architectural style of the houses.~~

~~These Bungalows may once have been part of a larger group, all built on land that was originally sold as part of the 1919 Normanby Heights Estate. Houses at 52 and 58 were also built by 1930, but the original c.1930s houses have been replaced by new dwellings.~~

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Built in the 1920s on land that was part of the same Normanby Heights Estate (1919) is another group of four California Bungalows at 66 and 70-74 Normanby Road. The four houses are highly intact. True to type, each of the houses features a low pitched, terracotta tile gable roof with visually prominent street-facing gable, open eaves with exposed rafters, projecting timber window frames and timber sash windows, mostly in groups of two and three windows. The curved bay with horizontal band of six windows and matching curved masonry balustrade at 74 is unique in the group. The houses are a mix of full brick (66 and 70), and brick and roughcast render (72 and 74), as is characteristic of their type. They have square flat topped brick chimneys, roughcast rendered at 72. All the verandahs are supported on heavy masonry piers (tapered at 74, square brick at 70, and smooth rendered at 66) with balustrades and piers topped with slab capping. The projecting gable at 72 is unusual in the group in that it includes an enclosed room as well as a verandah, and the front wall and gable end are roughcast rendered with a circular gable ventilator, buttressed on one side. The groups of windows at 70 and 72 have the same horizontal awnings with exposed support timbers and timber brackets. Original or early fences remain at 66 (brick) and 70 (vine covered brick). The stone fence at 72 was added in the 1950s. The twisted wire front fence at 74 is in keeping with the style of the house. Shared features across the houses suggest they may have been built at the same time, possibly by the same builders, while their differences demonstrate the flexibility of the style to be tailored to individual tastes. This group of California Bungalows is also highly intact.

Although built at approximately the same time as 66 and 70-74 Normanby Road, c.1925-30, 68 Normanby Road differs stylistically. It is a double storey dwelling built in the interwar Spanish Mission architectural style. Characteristic features include the hipped roof with half-round terracotta Cordova tiles, and loggia with grouped arched openings and twisted columns. The house has been smooth-rendered making it difficult to discern a core original part of the building. Although sympathetically designed, the upper storey, side wing, and flat topped chimney appear to be recent additions.

The houses at 49 and 53 Argyle Road (north side) were built at a similar time to those Bungalows at 66 and 70-74 Normanby Road. Like the aforementioned Bungalows, these houses feature characteristics representative of their type and are highly intact. 49 Argyle Road has a terracotta tiled hip roof, square top chimneys, and wide projecting shingle-filled gable over a verandah supported on heavy brick piers. The face brick walls are articulated by expressed brick bands at sill height and rendered above window height. Timber sash windows are grouped in pairs and threes. A different type of Bungalow, 53 has a transverse terracotta tiled gable roof, square flat-topped chimneys, a wide projecting shingle-filled gable over the verandah supported on heavy tapered masonry piers. It has a wide semicircular bay window beside the verandah, with a row of five timber sash windows with leadlight upper panes.

Two other houses at the east end of Argyle Road were also built or under construction by 1930, at 71 and 97 Argyle Road, and represent more unique expressions of interwar architectural styles.

Built during the interwar period in c.1926-27, the house at 71 Argyle Road recalls more strongly the American Shingle style and Arts and Crafts Bungalows of the preceding Federation era (c.1890-1915) than the interwar period it was built in, as well as suggesting Swiss Chalet influences (Fraser, 20-34). It has a conspicuous bell cast gable roof with its original painted (green) concrete tiles. The first floor room is contained in the roof space, with a gabled dormer window and projecting upper storey 'prow' window (timber sash) with distinctive horizontal triangular hood, supported by a shaped timber bracket to the street-facing gable end. It has prominent eaves with timber eaves brackets, walls of face brick and timber shingles, and projecting timber window frames. The steep gable roof is complemented by the tall brick chimney. Some of the ground floor windows appear to have been replaced with simplified window forms, a new bay window was added to the east side of the ground floor, and the garden setting has been extensively paved. In spite of these changes the architectural quality and distinctiveness of the house remains legible.

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CONTEXT

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

'Argyle' (formerly 'Skye') at 97 Argyle Road, was built by 1930, and comprises a single-storey brick and roughcast render Bungalow distinguished by the fine detailing on two brick bays with decorative parapets which project from the south and east facades. The parapets are distinguished by a striking brick and render patchwork pattern, accentuated by the contrasting colours of the cream-painted render and rich red-brown brick. The house has been extended substantially, but its core form appears to include red-brick foundations, roughcast rendered walls, with a glazed terracotta tile hip roof, and timber sash windows with multi-paned upper sashes. And these distinguishing features of the house remain legible in views from the street. One hexagonal brick chimney is visible extending from the north-facing roof plane. The house is situated behind a high brick and render wall (not original) close to the Griffiths Grove (west) and Argyle Road (south) boundaries on a large allotment that adjoins the Outer Circle Railway corridor. Two mature Cypress trees (*Cupressus sempervirens*) frame the entrance to the property, heavily pruned because of the adjacent powerlines.

Built slightly later than the houses discussed above, in c.1935-38, the single-storey brick house at 5 Lady Lochs Drive is a different and later manifestation of the interwar suburban Bungalow. It retains features characteristic of the California Bungalow, such as the terracotta tile roof, projecting timber window frames, plate glass and timber sash windows with some leadlight, and high-quality workmanship seen in the brickwork, but its more upright form and hip roof give it an altogether different character to the low-slung, 'earthy' forms of the previous decade. Although the house has been extended at the rear, and it is partially concealed by a high modern brick wall, its original form and architectural detailing remain highly intact and can still be viewed from the street.

Like the houses at 5 and 7 Lady Lochs Drive, but built slightly later but by 1942, the houses at 59 Argyle Road, and at 31 and 35 Heather Grove, demonstrate a conservative strand in interwar suburban architecture in Melbourne which looked to historical precedent. These houses represent later versions and blends of the Spanish Mission (59 Argyle Road) and Old-English revival styles (31, 35 Heather Grove). 59 Argyle Road retains much of its original elegance and integrity, with twisted columns and grouped timber sash windows with leadlight, and garden setting dominated by lawn and perimeter plantings. The houses at 31 and 35 Heather Grove clearly show elements of the Bungalow style and Old-English revival style. At 31 Heather Grove, two small dormers have been added to the front slope of the roof. The house at 35 Heather Grove has brick walls finished in (original) textured render. It incorporates an attic-storey with large front dormer, which appears to be original, though an additional dormer was added at the rear in 1994. In addition, a bank of windows at the south side of the front façade were replaced with French doors in 2010. Next door, the simple hipped roof house at 37 Heather Grove is situated diagonally to address both Heather Grove and Argyle Road. An additional bay was added at its south-east corner in 2000.

Goldthorns Avenue, which forms the core of the precinct, was developed from c.1938. It comprises predominantly single and double-storey interwar houses of high architectural quality. The street is situated on a gentle slope, sloping down from south to north and down towards Griffiths Grove at the eastern end of the street. The higher topography on the southern side of Goldthorns Avenue accentuates the grandeur of the generally large residences on this side of the street, especially the large double-storey houses at numbers 10 and 18-26 at the eastern end. These large houses are representative of variety of architectural styles, but most prominent are the interwar Old-English and Moderne styles.

The Old-English revival style is predominant along the north side of Goldthorns Avenue, and is seen in different expressions at 1, 3, 5, 7, 9, 15, 19, 23, and 25. All these houses were built c.1938-42. The Old-English style also appears on the south side, at 14 (extensively altered), 18, and 26. All of these houses clearly exhibit, through different features and different combinations of features, typical exterior characteristics of the style, including asymmetrical massing, gables, imitation half-timbering, imitation limewash walls, textured clinker bricks, corbelled brickwork, arched openings, leadlight glazing, tall chimneys, and oriels (projecting bay windows supported on brackets or corbels). On the north side, the double-storey brick house at 23 Goldthorns Avenue is the finest and most legible and intact example. On the south side, the double-storey house with steeply

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pitched attic roof at 18 is unusually sited on the block at an angle, and is also a fine example of the Old English style, with tall chimneys and terracotta chimney pots, leadlight windows, dormer, and multi coloured glazed terracotta tiles. This style continues around the corner to the house at 60 Campbell Street, an L-shaped brick dwelling that addresses its corner site and retains a brick front fence.

The two-storey corner house at 26 Goldthorns Avenue of 1938 is an outstanding and highly intact architect designed example of the Old English revival style in the precinct. The house incorporates many features typical of its architectural style including gable roof with Marseilles pattern terracotta tiles, red and textured brick walls, with herringbone pattern expressed brickwork to gable edges and diamond pattern expressed brickwork on the north and east facing walls, brick mullions to window and door openings, shallow segmental arched openings, corbelled brickwork, timber sash windows with leadlight glazing and plate glass, an oriel to upper storey (north elevation), and wrought iron balustrades to the entry porch and upper level 'Juliet' balcony.

The architect's drawings show that the property was conceived as a whole. As well as the house, the drawings detail the garage, timber garage doors and curved brick retaining walls to the driveway entry off Griffiths Grove. These features share the same high quality design and detailing as the house. The front garden path, corner front gate and gate piers, timber side gates were also part of the original design and they all remain extant (an entry gate on the west side of the property, shown in the drawings, was not visible from the street). The front fence to Goldthorns Avenue and Griffiths Grove consists of a mortared rubble stone retaining wall, with matching gate piers and a mild steel front gate. Almost all of these features are early or original. The planting in the north facing section of the garden includes low growing and pruned shrubs which leave the house clearly visible from the street, with deciduous trees along the east facing side.

The Old English revival style is also seen at 80 and 82 Argyle Road, both are large double storey brick houses with gable roofs, corbelled brickwork, and painted.

86 Argyle Road is also a large double storey brick example of the Old English architectural style, but with visually prominent alterations, including prominent American 'colonial' style balconies.

31 Heather Grove is a single storey brick and attic roof dwelling built in c.1942 with multi coloured terracotta tile roof, tall brick chimneys, small paned timber sash and plate glass windows. Other features include projecting gables with herringbone, and expressed and corbelled brick work and arched opening to entry porch.

33 Heather Grove is double storey face brick house built by 1942 in a mix of revival styles fashionable at the time of its construction. The timber framed windows with horizontal banding and curved cantilever corner balcony, with wrought iron balustrade are of Moderne expression. The four centred arched front door opening references the Old English style.

The single storey brick house at 20 Victor Avenue, built shortly after 1945, is a further example of revival styles in the Precinct as a fine blend of Old English and 'colonial' revival styles. Characteristic features include the brick walls, timber framed, paned sash windows, attic rooms in the roof space of the distinctive bell cast, slate gable roof space with gabled dormer windows. The house has been extended but remains a legible example of its style.

Built in c.1938, 22 Goldthorns Avenue is a mix of interwar revival styles, including Georgian, Mediterranean, and Old English. It is a large double storey brick house, with tall chimneys, paned and plate glass windows with faux shutters, and a tiled hip roof. The front garden retains remnants of an early terraced garden, including a curved bluestone wall to the driveway entry. The garden retains an early or original concrete strip driveway with a herringbone pattern brick central strip. A side portico precedes an original garage with what appear to be original doors.

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The double storey brick house at 10 Goldthorns Avenue was built by 1942. The basic symmetry, hipped roof interrupted by a prominent central pediment with circular ventilation opening, and small-paned windows approximating Georgian proportions represent blended styles at the transition from interwar Georgian revival to postwar American colonial architecture.

While some suburban house designs continued to draw on historical precedent, demonstrating the strand of conservatism that existed in suburban architecture in the interwar period, other owners and designers were bolder in embracing new ideas, including the pared-back and streamlined aesthetic of Modernism and the Moderne style. This style is seen in differing intensities in both larger and smaller houses within the precinct.

'Lyndon', at 88 Argyle Road, a large, double storey Moderne brick and render house built c1937. The house includes many details characteristic of the 1930s Moderne style. These include its strong horizontal expression, which is created by: contrasting broad horizontal banding of smooth render and brick banding at foundation and ground and upper storey window level; streamlined curves of the corner cantilever balcony with curved rendered balustrade and matching curved cantilever awning; very low pitched hip roof; and the remaining original timber sash windows with horizontal bars. Original windows in the front elevation have been replaced with aluminium framed windows. Original timber sash windows with horizontal bars retained on the Victor Avenue side elevation. The front fence/retaining wall, walls to the entry path and steps, and original garage are of matching brick and render construction, in keeping with the style of the house and were likely part of the original design. A second garage, identical to the original, has been added on the south side in 1992. In addition, an extension was made to the north west corner of the front façade in 1963.

7 Lady Lochs Drive is a double storey Moderne brick dwelling, with horizontal expression from wide eaves, shallow pitched hip roof, tiled, timber sash windows with horizontal bars, and brick balcony with Art Deco mild steel elements. Projecting rendered band wraps the house at window head height at the ground floor. Other notable features include the square brick chimneys, projecting share brick tower with stepped top, and small glazed brick detail to top of windows. Wall and gates are not original. Garage was added in 1960s with a flip up door.

11 Lady Lochs Avenue is a double storey Moderne cream brick dwelling with terracotta tile hip roof. The front fence may be original (overpainted) and it has mild steel gates. A sunroom was built atop the original attached garage in 1962. The house has rendered sills and lintels and wide steel windows wrapped around corners.

16 Goldthorns Avenue is a double storey brick Moderne home built in 1938, with tiled hip roof, given modern expression by the horizontal bars of the timber sash windows, the wide overhanging eaves, the brickwork to the projecting bay and front door surrounds, and the balcony and balcony balustrade. A modern carport detracts from its streetscape contribution, but the sloping land means the house remains clearly visible from the street.

20 Goldthorns Avenue is a double storey brick Moderne dwelling built in 1941 by builders G Farnsworth and Sons. It could have been designed by architects MR and MH King who called for tenders in January 1941 for the erection of a two storey brick residence in Goldthorns Avenue, but no unequivocal documentation has been located to confirm this. The building is given horizontal emphasis by the wide plate glass and timber sash windows which wrap around the corners, expressed brickwork banding, and the awning at ground floor window and door head height that wraps around the front of the building linking the front façade to the sides, and low rectangular brick chimneys with horizontal banding. The garden retains many original and early features, including the glazed brick front fence which acts as a retaining wall, the driveway entry, and separated entries for visitors (central) and service people (side entry) with gate piers to each. The front garden retains an elaborate system of brick and stone retaining walls that form a terraced garden which functions as a kind of pedestal for the house.

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Built in c.1938, 24 Goldthorns Avenue is a brown brick double-storey Moderne dwelling, with horizontal expression derived from horizontal bars to timber sash windows, and the curved balcony with brick and streamlined wrought iron balustrade. The balcony curves are repeated in the curved cantilever awning at ground floor window head height. The dwelling also has taller chimneys and narrower eaves than the aforementioned examples. The brick chimneys have glazed chimney pots.

Similar to 16, the double-storey brick house at 17 Goldthorns Avenue, built by 1942, has strong horizontal lines created by the wide overhanging eaves, and horizontal bars to the timber sash windows, but with added Moderne expression from the streamlined curves to the balcony and balustrade. In spite of the new tiles to the hip roof, newly rendered walls, new front fence and carport, its original Modernist character remains legible from the street.

The houses at 2 and 13 Goldthorns Avenue, 3A Lady Lochs Drive, and 47 Argyle Road were built later in the early postwar years between 1951 and 1953, after the wartime government prohibitions on civilian building (enforced from 1942) were lifted. More contemporary in design, the L-shaped plans and larger windows of these houses suggest the influence of emerging postwar ideas about maximising natural light access to interiors, but they also reference earlier Old English style (2 Goldthorns Avenue and 47 Argyle Road) and Modernist themes (13 Goldthorns and 3A Lady Lochs Drive).

#### *Front fences, gardens, and garages*

Typically, gardens and front fences are not built at the same time as a house, but slightly later, once the house is complete. The Building Permit records indicate this was the case for many of the houses in the Goldthorns Avenue Precinct where an early fence in keeping with the architectural style of the house remains. However, the words 'early' or 'original' still apply when describing these features, but it does not mean they always share the precise date of the house construction.

Early or original **front fences** consistent with the architectural style of the house are found at:

- Argyle Road: 59, 88
- Campbell Street: 60
- Goldthorns Avenue: 7, 9, 10 (partial), 15, 20, 26
- Lady Lochs Drive: 11 (overpainted)
- Normanby Road: 66, 70

With increasing car ownership in the 'forties and 'fifties, **garages** were another feature that began to appear, often designed in the same architectural style as the house. Examples of this are retained at:

- Argyle Road: 59
- Goldthorns Avenue: 7, 19, 22, 24, 26
- Heather Grove: 33

Other structural elements of early or original gardens (structural elements) terracing, paths, driveways, gates, also remain in some properties, including at:

- Argyle Street: 59, 61, 88
- Goldthorns Avenue: 19, 20 and 26
- Normanby Road: 66, 70

#### *Non-contributory elements*

Over many years, changes have occurred to some of the properties in the precinct, including extensions and upper storey additions, carports, new front fences. Some of these changes have been sympathetically incorporated with the original structures in the sense they are not visually dominant in views from the streetscape. These changes can be found at the following properties:

#### *New carports and garages:*

- Goldthorns Avenue: 9, 15, 16, 17, 18, 20, 24

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- Argyle Road: 71, 80
- Normanby Road: 68
- Lady Lochs Drive: 7

*Extensions, alterations, second-storey additions:*

- Goldthorns Avenue: 1, 19, 25
- Argyle Road: 86
- Heather Grove: 31, 35 (rear dormers), 37
- Lady Lochs Drive: 5, 7, 9, 11
- Victor Avenue: 20
- Argyle Road: 97

In spite of changes such as new carports and garages, extensions, alterations and second-storey additions, the Precinct remains a highly intact and notable collection of interwar housing styles represented by a range of larger houses and smaller homes. The character of the streetscape and aspects of its landscaping also have high integrity, with a number of features typical of the interwar period retained, including the lightly treed character, concrete and bluestone kerbs and guttering, concrete paths and driveway crossovers, and mown-grassed nature strips.

**Comparative Analysis**

As was typical of domestic architecture during the interwar period, the houses within the Goldthorns Hill and Environs Precinct are eclectic. Mostly they are built to individual designs and, particularly in Goldthorns Avenue, many are of high architectural quality.

The suburban expansion of Kew that followed both World Wars resulted in a predominance of twentieth-century housing and a mix of housing styles. This mixture of housing styles and many buildings of high architectural quality remain a strong characteristic of this part of Kew, and for this reason the Kew Urban Conservation Study 1988 has identified Kew's built heritage as 'almost a compendium of domestic architecture in Melbourne', as noted in the history above.

Consistent with this characterisation of Kew, the large double-storey houses and smaller single-storey homes in the Goldthorns Hill and Environs Precinct, their gardens, and streetscape setting represent a particularly intact and notable corpus of domestic architectural styles fashionable in the interwar period, which includes California Bungalows, Spanish Mission and Old English revival styles, Mediterranean and Moderne architectural styles, and examples that blend or show transitions between these styles.

During the 1920s and from the mid-1930s, Kew's population and house numbers increased dramatically, and its reputation as a genteel and desirable residential suburb was consolidated. The scale of many of the houses, the 'respectability' epitomised by the architectural styles and associated elements such as mature garden settings remain as evidence of these historical processes and themes in the growth and development of Kew. The properties were informally designed, but with great attention to details that would create an impression of status and propriety, such as garden fences, fashionable walling, and well designed garages.

There are other precincts in Kew on the Heritage Overlay that provide evidence of similar themes associated with the subdivision and development of Kew as a desirable residential suburb, and that are of comparable high architectural diversity and quality. They are comparable to the Goldthorns Hill and Environs Precinct as follows:

**HO157 Oswin Street Precinct, Kew**, is of significance for its intact concentration of 1920s and 1930s housing in Melbourne. In terms of the interwar time period, this Precinct closely compares with the Goldthorns Hill and Environs Precinct, but differs in that it contains many houses from the State Bank housing scheme, which are not seen in the subject Precinct. The Oswin Street Precinct



## KEW

also does not contain the high concentration of larger homes that are seen in the subject Precinct, and it does not share the same diversity of architectural styles. Both precincts, however, share a predominance of high quality house designs, and both are marked by a high concentration of original fences and outbuildings and original or early landscaping.

**HO162 Sackville Street Precinct, Kew**, is of significance for the number of individually significant mansions it contains, which are supported visually by later smaller houses from the Victorian and Federation eras and the interwar period. Thus the Sackville Street Precinct is comparable to the Goldthorns Hill and Environs Precinct for the presence of larger houses and smaller homes, and for its architectural diversity created by a mix of houses developed over a number of decades and eras. However, the predominance of mansions from the late Victorian era on generous allotments and Federation era houses, means the subdivision pattern and housing stock in the Sackville Street Precinct tells a different and earlier part of the story of the growth and development of Kew as a residential suburb than the Goldthorns Hill and Environs Precinct.

**HO158 Walmer Street Precinct, Kew**, is of significance for the series of individually significant mansions which represent different but accomplished facets of nineteenth and early twentieth century architectural design. The Goldthorns Hill and Environs Precinct also contains a number of individually significant larger homes that represent different but accomplished facets of architectural design, but they predominantly date from the late 1930s and could not be described as 'mansions' but rather large homes.

**HO143 Barry Street Precinct, Kew**, is significant for its unusual concentration of houses of high architectural quality, many of which were designed by prominent Melbourne architects. The houses in the Goldthorns Hill and Environs Precinct likewise exhibit high architectural quality but sources to confirm their designers could not be found. The Barry Street Precinct differs in that it comprises predominantly houses of earlier periods; it is characterised by mostly late Victorian and Federation house designs, whereas the Goldthorns Hill and Environs Precinct is characterised by later house designs, predominantly interwar, with no Victorian era dwellings.

**HO142 Barrington Avenue Precinct, Kew**, is significant for its concentration of houses of high architectural quality and a high level of integrity. These factors make it comparable to the Goldthorns Hill and Environs Precinct. However, it differs in that it features predominantly Federation and interwar building stock. Although one substantial house within the subject Precinct features American Shingle style and Arts and Crafts detailing (71 Argyle Road) which were common in Federation era houses, the Goldthorns Hill and Environs Precinct is composed almost entirely of interwar period housing stock, built from the mid 1920s to 1942, with the remainder built in the early 1950s once wartime government regulations preventing civilian buildings were lifted.

**HO525 Clutha Estate Precinct, Kew**, is a 1940s and later subdivision, thus it was subdivided later than the Goldthorns Hill and Environs Precinct which was subdivided in the early interwar period and the buildings date predominantly from the mid 1920s to early 1940s. Thus, the Clutha Estate Precinct differs because the housing stock is later, 1940s and 1950s. The subdivision pattern of the Goldthorns Hill and Environs Precinct also differs from the Clutha Estate layout. The Goldthorns Hill and Environs Precinct consists of straight streets, whereas the Clutha Estate is an example of a late interwar subdivision pattern that utilised the central court layout in order to maximise allotments. The precincts are, however, comparable because they both can be characterised as a compact microcosm of a range of architectural styles that were built over a comparable two decade timeframe.

In terms of the subdivision date, the interwar period of development, the mix of fashionable architectural styles characteristic of the interwar period, and the mix of larger houses and smaller homes, none of the precincts in Kew in the Heritage Overlay are directly comparable to the Goldthorns Hill and Environs Precinct. Considered holistically, these precincts, including the Goldthorns Hill and Environs Precinct, collectively tell different parts and facets of the subdivision and growth of Kew, as a desirable residential suburb, from the late nineteenth century to the mid-



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

twentieth, and the impacts of world events—WWI, post-WWI optimism, the Depression, and WWII—on Melbourne's suburbs, socially and physically. In Kew, only the Goldthorns Hill and Environs Precinct, through its concentration of interwar housing stock in an eclectic range of house designs, has the ability to so comprehensively demonstrate the interwar part of the story of Kew's growth and development as a suburb.

As a particularly intact and notable collection of domestic housing styles of the late 1920s to early 1940s, including interwar California Bungalow, Mediterranean, Old English and Moderne flavoured houses, the ~~Golf Links Estate in Camberwell (HO1)~~ compares more closely to the subject Precinct because of the comparable period of development and range of architectural styles.

There are five houses within the precinct that stand out as fine or uncommon examples of their architectural style, some of which are additionally notable for the high level of intactness of the property as a whole. 71 and 97 Argyle Road are fine and uncommon examples of interwar architectural styles, as detailed in the description. 20 and 26 Goldthorns Avenue and 88 Argyle Road are also fine examples of their interwar architectural styles; Moderne, Old English, and Moderne respectively. They are distinguished from the first two by their high level of intactness, which encompasses their front fences, landscaping, and garages. These features were included in the original design for 26 Goldthorns Avenue, and appear to also have been part of the original designs for 20 Goldthorns Avenue and 88 Argyle Road.

*20 & 26 Goldthorns Avenue and architects RM and MH King*

Analysis of the designs of 20 and 26 Goldthorns Avenue compared with other drawings and designs for residential properties by architects RM and MH King, suggests that either or both of the properties could have been designed by their architectural practice. As noted in the history in January 1941, architects M and M H King invited tenders for the erection of a two-storey brick residence in Goldthorns Avenue (Age 4 January 1941:1). The tender may have gone to builders G Farnsworth and Sons, who advertised for carpenters and fixers for a residence at 20 Goldthorns Avenue in May 1941 (Age 31 May 1941:5). Records from the Kings' architectural practice show that they designed houses in both the Old English revival and Moderne architectural styles, many of which are comparable to the designs for 20 and 26 Goldthorns stylistically and in terms of the level of detailing applied to the conception of the house design as a whole which included garden layouts, garden features, gates, and garages as integral parts of the design.

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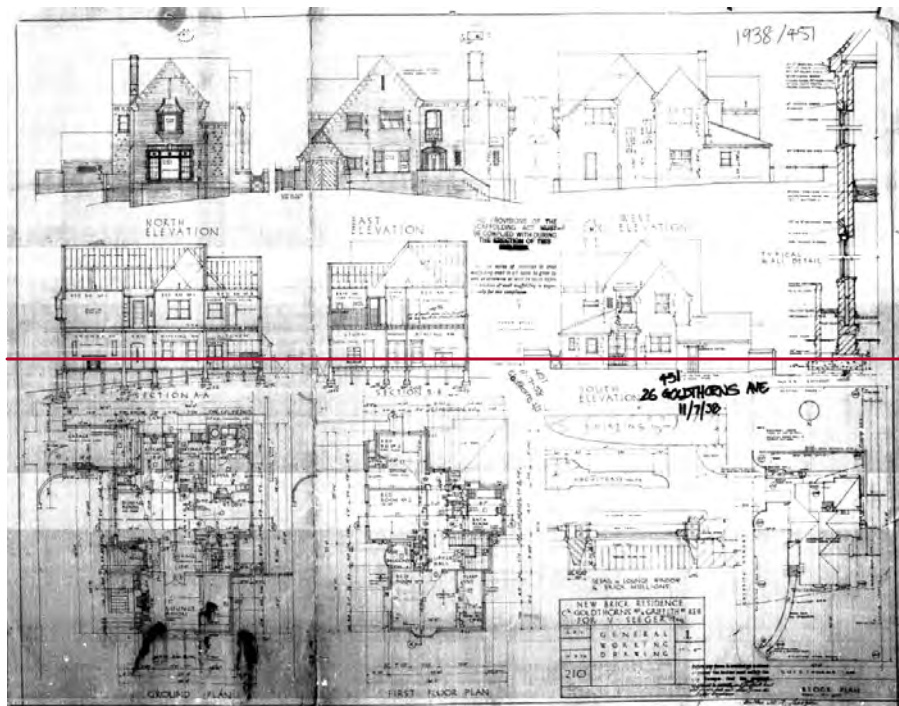


Figure 10. Architectural drawings for 26 Goldthorns Avenue (architect not identified in the title block. (Source: City of Boroondara Building Permit records))

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

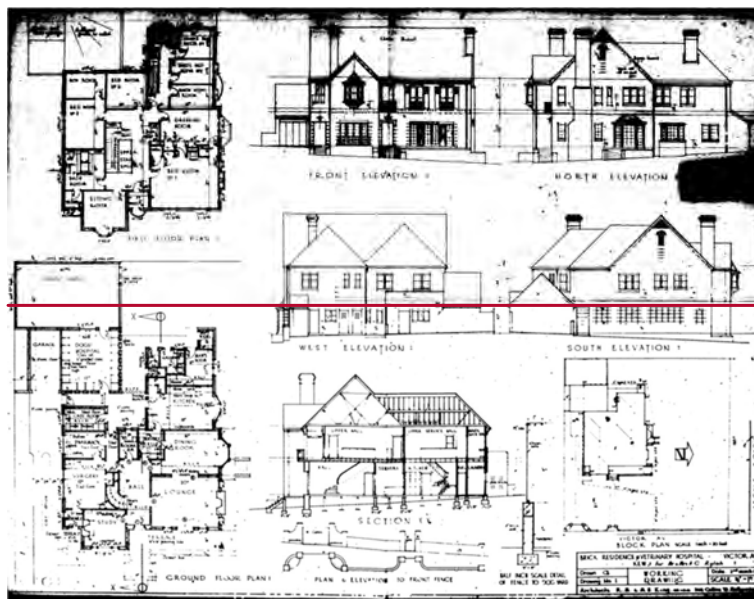


Figure 11. Architectural drawings by RM and MH King of Melbourne for a brick residence and veterinary hospital for Mr and Mrs AG Rylah, 2 March 1939. (Source: City of Boroondara Building Permit records)



Figure 12. 'Proposed residence Grong Grong Court Toorak for Mrs Thos Smith. [picture]/ R. M. & M. H. King', designed in the Old English revival style (1933), with garage, landscaping, gates integral parts of the design conceived for the whole. Created by RM and MH King architects. (Source: SLV)

KEW

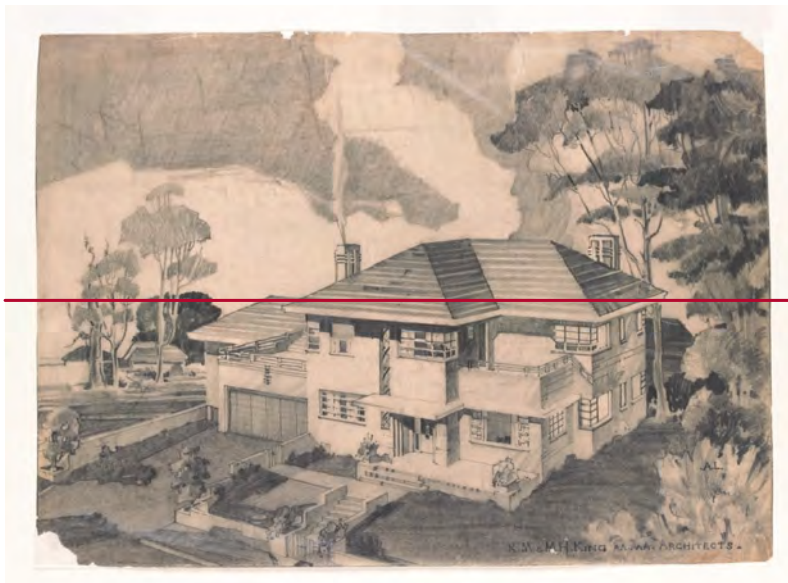


Figure 13. 'Aerial perspective of a two-storey house at 500 Orrong Road Armadale, corner of Dandenong Road', designed in the Moderne style (1933-37). Created by RM and MH King architects. (Source: SLV)

#### *R.M. and M.H. King*

Ray Maurice King began practicing as an architect in Adelaide in 1891. The following year he moved to Melbourne and over the next sixty years he and his son, Maurice Harrington King, who he went into partnership with in 1926, designed many industrial and residential buildings in Victoria. Maurice, who was trained as an engineer, is regarded as having transformed the fledgling practice established by his father into one of Melbourne's most prolific architectural firms of the mid-twentieth century (Kurrajong House website).

Although the firm designed a range of buildings including commercial (e.g., Kurrajong House, Collins Street, Melbourne of 1926-7, and the showroom for the Colonial Gas Company at Box Hill), factories (e.g., the Hopkins Odlum Apex Belting factory at Footscray) and churches (e.g., Knox Presbyterian Church, Ivanhoe of 1927), they are perhaps best known for their houses. R.M. & M.H. King designed many houses in the Tudor Revival, Mediterranean and Bungalow styles that were popular in the 1920s and 30s. However, their Moderne, or Art Deco, houses of the 1930s are regarded as some of the best examples of this style in Melbourne (Kurrajong House website).

Many of the firm's clients were high-profile Victorians including theatrical entrepreneurs J. & N. Tait, Arthur Rylah, lawyer and later Chief Secretary and Deputy Premier of Victoria; the Myttons and Beaurepaires. Ray King died in the early 1950s. Maurice King died prematurely in 1956 and the practice was closed shortly afterwards (Kurrajong House website).

#### *54-56 and 60-64 Argyle Road and designer-builder Basil Hayler*

No direct connection between the houses in the Precinct with designer-builder Basil Hayler was able to be established.

#### **Assessment Against Criteria**

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

*CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).*

The Goldthorns Hill and Environs precinct is historically significant for the evidence it provides of the pattern of settlement in this part of Kew during the interwar period, which were subdivided from the grounds of larger estates with grand mansions. The subject precinct is comprised of several subdivisions: the Monterey Estate, the Goldthorns Hill Estate, the Normanby Heights Estate, Goldthorns Estate, the Argyle Hill Estate, and a subdivision of land in Argyle Road and Royston Court. Not all the subdivisions resulted in immediate land sales until the interwar period, in particular the 1888 Monterey Estate.

Other precincts in Kew tell the story of the evolution of Kew as a residential suburb, but only the Goldthorns Hill and Environs Precinct, through its concentration of interwar housing stock in an eclectic range of house designs, has the ability to demonstrate the interwar part of the story of Kew's suburban growth and development so comprehensively.

The scale of many of the houses, and the 'respectability' epitomised by their architectural styles and associated elements, remain as important evidence of these historical processes and themes in the growth and development of Kew.

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

N/A

*CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).*

N/A

*CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Architecturally, the Precinct is significant as a compact collection of domestic interwar architectural styles from the mid 1920s to the early 1940s of high architectural quality. The Precinct retains a comparatively high level of intactness and integrity, including a number of original front fences, garages, and landscaping in front gardens (typically, garden and retaining walls, gates, concrete paths and driveways). Through this mix and its integrity, the Precinct exemplifies the notion of Kew's built heritage as 'a compendium of domestic architecture in Melbourne', especially of interwar domestic architecture.

The houses in Goldthorns Avenue are typically large double-storey brick homes built in the Old English revival and Moderne architectural styles, although smaller family homes in these same styles contribute cohesion to the Precinct. Goldthorns Avenue also includes a smaller number of homes from the early 1950s, in these same styles, which are additionally of note.

The use of interwar revival styles such as Old English, Spanish Mission, and Mediterranean, architectural styles which intentionally referenced other cultures whose history and architectural traditions were highly valued, quickly lent a sense of establishment and permanence to the new suburb.

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~~20 and 26 Goldthorns Avenue are individually significant as fine examples of their interwar architectural styles Moderne, and Old English, respectively. The high level of intactness of these properties includes their front fences, landscaping, and garages, which were included as their original design for 26 Goldthorns Avenue, and appear to also have been part of the original designs for 20 Goldthorns Avenue.~~

~~'Argyle' (formerly 'Skye') at 97 Argyle Road, built by 1930, comprises a single-storey brick and roughcast render Bungalow distinguished by unusual and visually arresting detailing on two brick bays with decorative parapets. The parapets are distinguished by their striking brick and render patchwork pattern, accentuated by the contrasting colours of the cream painted render and rich red brown brick. The house has been extended substantially, but its core form appears to include red brick foundations, roughcast rendered walls, with a glazed terracotta tile hip roof, and timber sash windows with multi-paned upper sashes, and its distinguishing features remain legible in views from the street.~~

~~The architectural significance of the Precinct is enhanced by the architectural quality and integrity of many of the contributory places. Many of the houses retain original associated built features, including some original garages that were integral components of the original house designs (at 59 Argyle Road, 7, 19, 22, 24, and 26 Goldthorns Avenue, and 33 Heather Grove), and early and original front fences (at 59 and 88 Argyle Road; 60 Campbell Street; 7, 9, 10, 15, 20, and 26 Goldthorns Avenue; 11 Lady Lochs Drive; and 66 and 70 Normanby Road.~~

~~*CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*~~

~~N/A~~

~~*CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*~~

~~N/A~~

~~*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*~~

~~N/A~~

~~*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*~~

~~N/A~~



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**Statement of Significance***What is Significant?*

The Goldthorns Hill and Environs Precinct comprises 60 Campbell Street; 1-25 and 2-26 Goldthorns Avenue; 1-11 Lady Lochs Drive; 47-97 and 52-88 Argyle Road; 66-74 Normanby Road; 31-37 Heather Grove; and 20 Victor Avenue, Kew. The Precinct is comprised of several subdivisions: the Monterey Estate (1888), the Normanby Heights Estate (1919), the Goldthorns Hill Estate (1925), the Goldthorns House Estate (c.1925-40), the Argyle Hill Estate (c.1936), and a subdivision of land in Argyle Road and Royston Court (c.1939). It includes a range of large to smaller family homes built in the 1920s, 1930s and early 1940s in a mix of interwar domestic architectural styles. The first houses in the precinct were built in the mid 1920s in the fashionable California Bungalow idiom. The majority of the houses in the Precinct were however built during the 1930s, many in the popular but conservative Old English, Georgian and Mediterranean revival styles, while many others were built in the more daring Moderne style.

Places of individual significance within the Precinct are 97 Argyle Road, and 20 and 26 Goldthorns Avenue.

Original front fences at 59, 61 and 88 Argyle Road, 60 Campbell Street, 7, 9, 10, 15, 20 and 26 Goldthorns Avenue, 11 Lady Lochs Drive, and 66 and 70 Normanby Road are contributory. Original garages at 59 Argyle Road, 7, 10, 22, 24 and 26 Goldthorns Avenue, and 33 Heather Grove are also contributory. Non-original alterations and additions to the houses are not significant.

*How is it significant?*

The Goldthorns Hill and Environs Precinct, Kew, is of local historical, architectural, and associative significance to the City of Boroondara.

*Why is it significant?*

The Goldthorns Hill and Environs precinct is historically significant for the evidence it provides of the pattern of settlement in this part of Kew during the interwar period, which were subdivided from the grounds of larger estates with grand mansions. The subject precinct is comprised of several subdivisions: the Monterey Estate, the Goldthorns Hill Estate, the Normanby Heights Estate, Goldthorns Estate, the Argyle Hill Estate, and a subdivision of land in Argyle Road and Royston Court. Not all the subdivisions resulted in immediate land sales until the interwar period, in particular the 1888 Monterey Estate. (Criterion A)

Other precincts in Kew tell the story of the evolution of Kew as a residential suburb, but only the Goldthorns Hill and Environs Precinct, through its concentration of interwar housing stock in an eclectic range of house designs, has the ability to demonstrate the interwar part of the story of Kew's suburban growth and development so comprehensively. The scale of many of the houses, and the 'respectability' epitomised by their architectural styles and associated elements, remain as important evidence of these historical processes and themes in the growth and development of Kew. (Criterion A)

There are houses of individual significance within the Precinct, for their particularly high architectural quality and as fine and uncommon examples of their architectural style, some of which are particularly notable for the high level of intactness and integrity of the property as a whole. (Criterion D)

20 and 26 Goldthorns Avenue are individually significant as fine examples of their interwar architectural styles Moderne, and Old English, respectively. The high level of intactness of these properties includes their front fences, landscaping, and garages, which were included as their original design for 26 Goldthorns Avenue, and appear to also have been part of the original designs

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for 20 Goldthorns Avenue. 'Argyle' (formerly 'Skye') at 97 Argyle Road, built by 1930, comprises a single-storey brick and roughcast render Bungalow distinguished by unusual and visually arresting detailing on two brick bays with decorative parapets. The parapets are distinguished by their striking brick and render patchwork pattern, accentuated by the contrasting colours of the cream painted render and rich red brown brick. The house has been extended substantially, but its core form appears to include red brick foundations, roughcast rendered walls, with a glazed terracotta tile hip roof, and timber sash windows with multi-paned upper sashes, and its distinguishing features remain legible in views from the street. (Criterion D)

The architectural significance of the Precinct is enhanced by the architectural quality and integrity of many of the contributory places. Many of the houses retain original associated built features, including some original garages that were integral components of the original house designs (at 59 Argyle Road, 7, 19, 22, 24, and 26 Goldthorns Avenue, and 33 Heather Grove), and early and original front fences (at 59 and 88 Argyle Road, 60 Campbell Street, 7, 9, 10, 15, 20, and 26 Goldthorns Avenue, 11 Lady Lechs Drive, and 66 and 70 Normanby Road. (Criterion D).

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

### PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	52	Argyle Road	Non-contributory	
	54-56	Argyle Road	Contributory	c.1925-30
	58	Argyle Road	Non-contributory	
	60-64	Argyle Road	Contributory	c.1925-30
	78	Argyle Road	Non-contributory	
	80, 82, 86	Argyle Road	Contributory	c.1930
Lyndon	88	Argyle Road	Contributory	c.1937
	47	Argyle Road	Contributory	1953
Leicester	49	Argyle Road	Contributory	c.1925-30
	51	Argyle Road	Non-contributory	c.1942
	53	Argyle Road	Contributory	c.1925-30
	55	Argyle Road	Non-contributory	c.1942, altered
	57	Argyle Road	Non-contributory	c.1935, altered
	59	Argyle Road	Contributory	c.1935
	61	Argyle Road	Non-contributory	c.1950s
	65	Argyle Road	Contributory	c.1942
	67	Argyle Road	Non-contributory	
	69	Argyle Road	Non-contributory	c.1935
	71	Argyle Road	Contributory	c.1926-27
	73	Argyle Road	Non-contributory	c.1935 (demolished)
	75	Argyle Road	Non-contributory	
Argyle (formerly Skye)	97	Argyle Road	Significant	c.1930
	60	Campbell Street	Contributory	c.1935-37
	1, 3, 7, 19	Goldthorns Av	Contributory	c.1938
	5, 15, 17, 25	Goldthorns Av	Contributory	c.1942
	9	Goldthorns Av	Contributory	c.1942
	11	Goldthorns Av	Non-contributory	c.1942
Lael	23	Goldthorns Av	Contributory	c.1942

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## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Name	Number	Street	Grading	Built Date
	13	Goldthorns Av	Contributory	1951
	21	Goldthorns Av	Non-contributory	
	2	Goldthorns Av	Contributory	1952
	4	Goldthorns Av	Non-contributory	1947
	6-8	Goldthorns Av	Non-contributory	
	10	Goldthorns Av	Contributory	c.1942
	12	Goldthorns Av	Non-contributory	1957
	14	Goldthorns Av	Non-contributory	c.1938, altered
	16	Goldthorns Av	Contributory	1938
	18	Goldthorns Av	Contributory	c.1938
	20	Goldthorns Av	Significant	1941
	22	Goldthorns Av	Contributory	c.1938
Berridale	24	Goldthorns Av	Contributory	c.1938
	26	Goldthorns Av	Significant	1938
	31	Heather Grove	Contributory	c.1942
	33, 35, 37	Heather Grove	Contributory	By 1945
	1	Lady — Lochs Drive	Non-contributory	1946
	3	Lady — Lochs Drive	Non-contributory	After 1942
	3a	Lady — Lochs Drive	Contributory	1952
	5, 7	Lady — Lochs Drive	Contributory	1935-38
	9	Lady — Lochs Drive	Non-contributory	1935-38
	11	Lady — Lochs Drive	Contributory	c.1942
	66-74	Normanby Road	Contributory	c.1925-30
	20	Victor Avenue	Contributory	Post 1945

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes Front fences: 59, 88 Argyle Rd; 60 Campbell St; 7, 9, 10, 15, 20, 26 Goldthorns Av; 11 Lady Lochs Drive; 66, 70 Normanby Rd Garages:

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	59 Argyle Rd; 7, 19, 22, 24, 26 Goldthorns Av; 33 Heather Gv
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**Identified By**  
Context Pty Ltd

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## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**Iona Estate Residential Precinct**


Prepared by: Context Pty Ltd

**Address:** 1-9 & 2-10 Berkeley Court and 75-77 Studley Park Road, Kew

<b>Name:</b> Iona Estate Residential Precinct	<b>Survey Date:</b> July 2017
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> See precinct map	<b>Construction Date:</b> c.1936-42

**GRADING**
 CONTRIBUTORY

 PRECINCT BOUNDARY

 EXISTING HERITAGE OVERLAY

KEW



**Figure 1. Eastern side of Berkeley Court, showing the mix of interwar Old English (left) and Moderne (right) architectural styles. The court has a lightly treed character, wide nature strips with lawn, and retains bluestone gutters. (Source: Context 2017)**

### Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided the 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008). Kew was divided into large allotments to encourage the establishment of small farms and market gardens to supply the growing settlement of Melbourne. These larger allotments meant that future subdivision proceeded in a piecemeal way (Sanderson 1988:4/2).

Access to Kew was originally via a bridge to Hawthorn, opened in 1852, and by the privately owned Studley Park Bridge (nicknamed the Penny Bridge), opened in 1857. Direct access to Kew was gained when the Johnston Street Bridge was built in 1858. In 1856 the Boroondara Road Board District, comprising Kew, Hawthorn and Camberwell, was proclaimed (*Victorian Places* 2015).

The first houses in Kew were built in the 1850s around the area now known as the Kew Junction. During the gold rushes of the 1850s, speculation on land purchases increased and the region experienced rapid expansion. As Jane Carolan writes, Kew became a 'suburb of British expatriates who built their homes and gardens to replicate those left behind.' Many of the villas and mansions were built to overlook the city of Melbourne and were set in acres of land (Carolan 2003:3).

Subdivision of land to form residential estates in the Kew area occurred from the 1860s, although plans from the 1860s and 1870s suggest that the scale of subdivision was quite small. In the 1880s, Melbourne's land boom was influential in establishing Kew's residential street pattern (Sanderson 1988:4/7-9).

Subdivision slowed with the economic depression of the 1890s. However, by the end of 1897, housing construction had begun anew. In 1903, Kew was described by the *Australian Handbook* as a 'very favourite place of residence for the merchants and upper tradesmen of the city, and is dotted with their elegant mansions, villas, and well-kept gardens' (cited in *Victorian Places* 2015).

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CONTEXT

From 1920 Victoria experienced the highest marriage rate in its history and families sought homes away from the crowded inner suburbs of Melbourne. Following the tramlines, new estates were established in Kew. The pattern of expansion continued through the rest of the decade, and was reflected in the construction of War Service Homes, a scheme administered by the State Bank from July 1922, with houses in Kew built mostly on subdivisions in the north and east of the suburb. New subdivisions in the 1920s changed the rural nature of north Kew, as housing and large recreation reserves began to replace dairy farms and market gardens. Estates were also established on the grounds of former mansions. Between 1921 and 1933, Kew's population increased by 46.62% and its house numbers by 62.73% (Sanderson 1988:4/11-17). As a result of council policy to limit industry, Kew had only 29 factories in 1927 compared with Hawthorn's 140 (Morrissey 2008), further reinforcing its reputation as a genteel residential suburb.

Subdivision slowed once again with the economic depression of the late 1920s and early 1930s, but new estates appeared in the mid-1930s. Most of the new estates were of a modest scale built around small courts or short streets that bisected the former grounds of large houses. However, some in the northern part of the suburb had more substantial houses. Further subdivision occurred after World War Two (Sanderson 1988:4/20 and 4/24). The Studley Park area of Kew underwent intensive and significant infill development in this period (Built Heritage 2012:17).

Today, Kew retains evidence of this historical growth and development. As the *City of Kew Urban Conservation Study* states:

*To the north and east twentieth century housing predominates, the result of the suburban expansion that followed both World Wars. In the rest of the suburb the housing is more mixed, a legacy of constant subdivision. For this reason Kew does not have significant nineteenth century streetscapes, but in the mixture of housing styles numerous important buildings remain, and in the individual examples both old and new, Kew's built heritage is almost a compendium of domestic architecture in Melbourne, from smaller family houses through to grand mansions (Sanderson 1988:4/25).*

## History

The Iona Estate Residential Precinct at 1-9 and 2-10 Berkeley Court, and 75-77 Studley Park Road, Kew, consists of a collection of large, two-storey (except for 77 Studley Park Road) late interwar houses.

The precinct is located on Portion 76 of the Boroondara Parish, 126 acres purchased by John Bakewell in 1851 (Parish Plan Boroondara 1931). Some of the land was subdivided and sold by Bakewell in the 1850s. By the 1860s, Portion 76 was bounded by Findon Street, Bakewell Street, Hodgson Street and Studley Park Road ('Plan of Borough of Kew' 1867).

Despite this subdivision, the Studley Park area retained mostly large houses on extensive allotments through until the mid-1890s (Sanderson 1988:4/9). In 1905, the area around the subject precinct was occupied by three substantial homes: 'Iveagh', 'Iona', and 'Sharland', all fronting Studley Park Road (MMBW Detail Plan no. 1292, 1905).

In many parts of Kew in the 1920s, as the owners of large properties died or sold their residences, new owners sought to capitalise on the value of the estates (Sanderson 1988:4/16), however some large properties were retained through until the 1930s.

As stated in the Historical Context section, the economic depression slowed the rate of subdivision in Kew, and it was not until the mid-1930s that new estates began to appear. In Studley Park, land on Dunlop Avenue was first offered for sale in 1934. In 1936, the sale and subdivision of the 'Rockingham' and 'Blythswood' properties followed, and 'Darley' was sold and subdivided in 1938 (Sanderson 1988:4/20).

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In February 1936, an advertisement informed the public of the demolition of 'Iona', a 'magnificent old mansion' of 16 rooms, plus two-storey brick stables and outbuildings at 73 Studley Park Road, Kew (*Argus* 8 February 1936:3). 'Iona', built c1882, had been the home of Charles Lister and his family until the late 1920s.

The 'Iona' land was subsequently subdivided to form the Iona Estate, comprising allotments in Studley Park Road and Berkeley Court and put up for sale in May 1936 (see Figure 2). Berkeley Court had been constructed in April of the same year (*Age* 16 April 1936:4). Auction notices offered '15 magnificent building allotments for sale' with frontages to Studley Park Road and Berkeley Court, which overlooked the city and suburbs with 'glorious views' of mountains and the bay (*Age* 16 May 1936:3).

Although auction bids for most of the allotments did not reach the vendor's reserves, blocks in Studley Park Road sold for £17 10s a foot, and in Berkeley Court, for £13 10s a foot (*Argus* 25 May 1936:10).

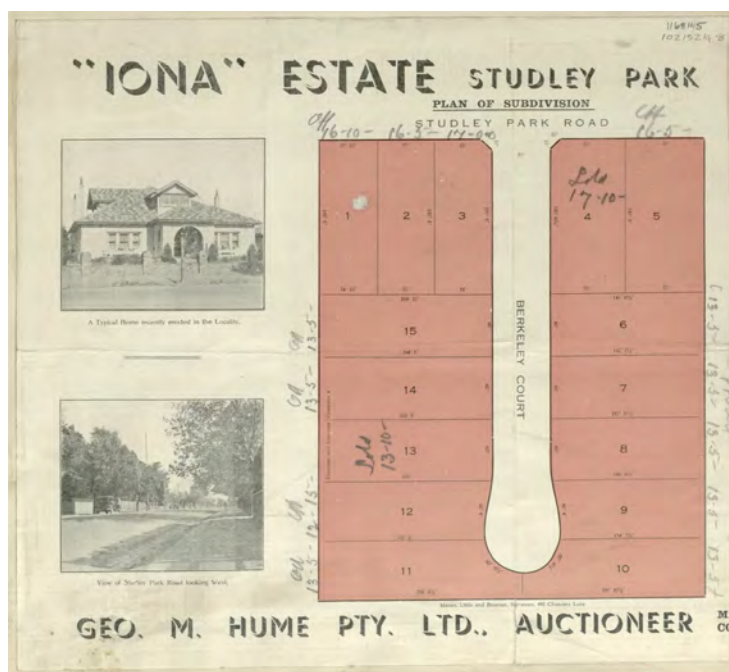


Figure 2. Iona Estate plan, 1936. (Source: SLV).

In 1938, two vacant houses stood at Berkeley Court and a residence had been built at 77 Studley Park Road (S&Mc 1938). By 1942, houses had been built at 1-5 and 2-10 Berkeley Court and at 75 Studley Park Road. In the same year, a house was under construction at 7 Berkeley Court (S&Mc 1942), and 9 Berkeley Court was constructed around the same time.

Although there does not appear to be a common link between the designers or builders of the residences, there is evidence that a number of the houses in the subject precinct were designed by architects. The Old English style two-storey brick residence at 75 Studley Park Road (HO346) was built for owner James Ross in 1938. It was designed by Melbourne architects, Marsh and



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Michaelson, and constructed by builders McDougall and Ireland (*Argus* 18 August 1938:18; *Age* 3 January 1939:6).

A 1941 auction advertisement for a two-storey brick residence of Georgian design at 8 Berkeley Court noted that it had been built by an architect as his own home. The architect referred to was Michael Francis (Frank) Moriarty, perhaps the son of church architect, Bart Moriarty. Frank Moriarty was admitted by the Architects' Registration Board in 1935 (*Argus* 14 November 1935:14; *Age* 29 December 1938:1; *Age* 25 November 1941:2).

A 1953 advertisement that the colonial style two-storey brick home at 6 Berkeley Court stated had been built in 1940 under architect supervision (*Argus* 16 May 1953: 24). In 1954, 10 Berkeley Court was advertised for sale as a 'charming, modern home', built 'just pre-war' to an 'authentic Cape Cod design by a leading American architect' (*Age* 6 February 1954:29).

In summary, the residences in the Iona Estate Residential Precinct were built between 1936 and c.1942. At least four of the subject houses were architect designed.

### Description & Integrity

The Iona Estate Residential Precinct is located on the south side of Studley Park Road, Kew. It consists of a large proportion of the 1936 subdivision of 'Iona Estate', which was formed from the former mansion 'Iona', originally 73 Studley Park Road (demolished in 1936). The Precinct comprises the properties fronting Berkeley Court and the two corner properties with boundaries to Berkeley Court and Studley Park Road.

The Estate comprises allotments on either side of a central court, named Berkeley Court. With wide nature strips of mown grass and concrete pathways, lightly treed, and situated on high ground, the streetscape of Berkeley Court has an open elevated character. The street has been resurfaced but retains bluestone gutters and concrete kerbing and paths.

The houses are predominantly large, double-storey brick dwellings, of high architectural quality and designed in a range of architectural styles. Some of the houses were architect designed, or alleged to have been built or supervised by architects. 75 Studley Park Road was designed by architects Marsh & Michaelson in 1938. 6 Berkeley Court is noted to have been built by and the home of architect Michael Francis (Frank) Moriarty. A 1953 sale notice for 8 Berkeley Court noted it was built under architect supervision. 10 Berkeley Court was noted to have been built by a 'leading American architect'. The only single storey house is at 77 Studley Park Road. Cohesion is provided by the largely similar housing types and consistently high architectural quality, and by the consistent setbacks. Some of the houses retain original or early front fences and gardens designed in keeping with the architectural style of the house. The houses represent a mix of architectural styles fashionable in the interwar period, namely the interwar Art Deco, Old English and Georgian revival styles, and interwar Mediterranean and Moderne architectural styles.

Built in c.1936-38, the earliest house in the precinct is possibly 77 Studley Park Road, a single storey cream brick house with wide cream and contrasting brick band consistent with the window height, timber framed sash and plate glass windows. Architecturally it represents a transition between interwar Art Deco (seen in the two prominent, cream brick tall chimneys with vertical expression) and the horizontality of interwar Moderne architectural styles. It retains its original front fence of red brick with cream brick detailing, mild steel gate, and original garage that is an integral part of the house and its design.

1 and 2 Berkeley Court and 75 Studley Park Road are designed in the Old English revival style. 75 Studley Park Road is a particularly fine example of this style, recognised in its individual listing in the Heritage Overlay (HO346). But the other examples of this style in the Precinct also demonstrate comparable architectural quality and integrity. True to type, all three houses feature asymmetrical massing, gables, imitation half-timbering, textured clinker bricks, corbelled brickwork, herringbone brickwork (at 75 Studley Park Rd and 2 Berkeley Ct), imitation limewash walls and multi-coloured

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glazed terracotta tiles (at 1 Berkeley Crt), arched openings, leadlight glazing, tall chimneys, and oriels (projecting bay windows supported on brackets or corbels). 2 Berkeley Court retains its original garage, which is an integral part of the original house design, and crazy-paved strip driveway.

3 and 5 Berkeley Court are a striking pair of double-storey interwar Moderne houses. Both houses are built of brick, rendered and painted white, with restrained detailing consistent with the desired pared-back and streamlined forms and lines of the Moderne aesthetic. Although built to different designs, both houses include many features characteristic of the Moderne style, including horizontality expressed in the low pitch, hip roofs, squat chimneys, wide plate glass windows which wrap around two façades, and horizontal bands of expressed brickwork. Horizontality is further expressed at 3 in the horizontal bars to the timber and glazed door of the upper-storey corner sun deck. The upper-storey corner sun deck at 5 is designed with a streamlined curve, also typical of the Moderne style.

While more conservatively designed than its neighbours at 3 and 5, the cream brick house at 7 Berkeley Court is also designed in the Moderne style, and features the characteristic horizontality of the style, expressed in the low pitch terracotta tile hip roof, the horizontal glazing bars to the timber sash windows and French doors to the corner sundeck.

All three houses retain their original garages, 3 with the addition of a side portico over the driveway, all of which were integral parts of the house designs. 3 and 7 retain original or early low brick front fences and gardens. The garden at no. 3 is particularly striking because of its Moderne design, consisting of low perimeter shrub planting around expanse of lawn, low front fence of rendered brick piers with horizontal pipe railings, crazy paving path and driveway. The driveways at 3 (crazy-paved) and 5 (concrete and lawn strip driveway) are also original.

4 and 8 Berkeley Court are built in the interwar Colonial or Georgian revival styles. The most characteristic feature of the style is the small-paned timber framed windows approximating Georgian proportions at both houses, and the shutters at 4. The shallow pitch hip roofs with terracotta tiles are also characteristic of the style. 8 Berkeley Court is cream face brick. 4 Berkeley Court was being rendered when surveyed.

Early descriptions of 6 Berkeley Court described its architectural style as 'Colonial' revival, which is similar to Georgian revival. This front garden and entrance of this house have been significantly altered by the addition of a high, solid masonry wall, a large garage with skillion roof, and construction of a new entrance. These new elements, designed in a post-modern idiom, have diminished the contribution of the house to the streetscape. In spite of these changes, however, the roof form, chimneys and the upper-storey cream brickwork of the original house remain visible from the street, meaning the house continues to make a modest contribution to the interwar streetscape.

9 Berkeley Court is built in the interwar Mediterranean architectural style. It is constructed of brick (overpainted) with a transverse gable tile roof, and small-paned timber sash windows. The Mediterranean influence is signalled by the use of wrought iron, on the gated, arched entry porch.

10 Berkeley Court is a double-storey architect-designed brick dwelling built in the American 'Cape Cod' architectural style. The second storey is contained in the slate-tile gable roof space, with three gabled dormers. The ground floor windows are generously sized, six-paned, timber sash windows. The upper-storey windows are also six-paned timber sash but smaller proportioned. The house is situated behind a high brick wall, which may be the same brick fence that was approved in 1952 (BP 2401). A covered gateway, designed in keeping with the house, may also have been built at this time. The crazy paving is in keeping with elements in interwar gardens and may be early or original. The black metal security gate is new.

### Comparative Analysis

There are other precincts in Boroondara in the Heritage Overlay that provide evidence of similar themes associated with the subdivision and development of Kew in the late interwar period. The most closely comparable are the Clutha Estate Precinct, Kew (HO525) and the Golf Links Estate, Camberwell (HO1) because of the time they were subdivided.

**HO525 Clutha Estate Precinct, Kew**, is a 1940s and later subdivision, thus it was subdivided slightly later than the Iona Estate Precinct which was subdivided in 1936. Thus, the Clutha Estate Precinct differs because the housing stock is later, 1940s and 1950s. However, the precincts are comparable because they both can be characterised as a compact microcosm of a range of late interwar architectural styles. The Clutha Estate is also comparable because, like Iona Estate, it was one of the later interwar subdivisions in Kew, and is an example of the continuing subdivision of the large Victorian estates fronting Studley Park Road during the twentieth century. Both Estates remain as particularly intact examples of later subdivisions which, for reasons of economy of space, utilised small central courts to maximise the number and size of allotments. The court layout can be seen in this part of Kew that lies to the east of Princess Street, north of Stevenson Street, and south of Molesworth Street.

**HO1 Golf Links Estate, Camberwell**, is a particularly intact and notable collection of domestic housing styles of the late 1920s to early 1940s, including interwar California Bungalow, Mediterranean, Old English and Moderne flavoured houses, the Golf Links Estate compares closely to the subject Precinct because of the comparable period of development and range of architectural styles. The Golf Links Estate differs, however, because of the inclusion of earlier California Bungalow houses.

### Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

*CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).*

The Iona Estate Precinct is significant for its ability to demonstrate the continuing pattern of subdivision of large Victorian-era estates built along the south side of Studley Park Road, Kew during the interwar years. The 1936 'Iona Estate' subdivision comprised 15 allotments subdivided from the former estate of a large Victorian-era house 'Iona'.

The subdivision is significant as an intact example of the late interwar subdivision pattern that used the small central court within the subdivision to maximise the number of allotments. The court layout is a distinctive characteristic in this part of Kew, considered a more economic use of space, rather than the more common and earlier linear street pattern. The same form is seen at the nearby Clutha Estate (HO525). Like at Clutha Estate, the court layout (Berkeley Court) of the Iona Estate was fully integrated into the initial subdivision plan.

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

N/A

*CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).*

N/A

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*CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Architecturally the Iona Estate Precinct is significant as a compact compendium of architectural styles fashionable in the late interwar period, which also retains a high level of intactness. Within the surrounding Kew neighbourhood, much of which was developed earlier, the precinct is readily appreciable as a late interwar subdivision because of its court layout, the open and lightly treed character of the streetscape with mown lawn nature strips and concrete paths, and because of the consistent building types and setbacks. A range of interwar period architectural styles is represented: Old English revival at 75 Studley Park Road and 1-2 Berkeley Court; Georgian revival at 4, 6 and 8 Berkeley Court; Moderne at 3, 5 and 7 Berkeley Court; American 'Cape Cod' at 10 Berkeley Court; and an interwar Mediterranean-influenced design at 9 Berkeley Court. The single-storey brick house at 77 Studley Park Road represents a transition from the interwar Art Deco and Moderne architectural styles.

The architectural significance of the Precinct is enhanced by the architectural quality and integrity of many of the contributory places. Many of the houses retain original associated built features, including some original garages that were integral components of the original house designs (at 77 Studley Park Road and 2, 3, 5, and 7 Berkeley Court), early and original front fences (at 77 Studley Park Road and 3 and 7 Berkeley Court), and original driveways (at 2, 3, 5 and 9 Berkeley Court). Several of the gardens are original or of long standing (at 77 Studley Park Road and 1, 3 and 7 Berkeley Court).

*CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

N/A

*CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

N/A

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

N/A

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

N/A

## Statement of Significance

### *What is Significant?*

The Iona Estate Precinct, Kew, comprising 1-9 & 2-10 Berkeley Court and 75-77 Studley Park Road, Kew, is significant. The Precinct is part of a late interwar subdivision located on the south side of Studley Park Road, called the Iona Estate, which was subdivided from the grounds of Iona, one of the large houses on the south side of Studley Park Road. The precinct comprises houses and gardens of a consistent type, designed in a variety of architectural styles fashionable in the interwar period. The residences were built in the interwar period over a very short time span, from c.1936-42. With only one exception, at 77 Studley Park Road, the houses are double-storey, and all houses are constructed of brick with generous setbacks, landscaped front gardens, many with original garages, some with original low masonry front fences.

The use of a small central court within the subdivision, to maximise the number of allotments, is also of note, with the court layout being a distinctive characteristic in this part of Kew, rather than the more common earlier linear street form. The lightly treed character and mown-lawn nature strips, typical of interwar streetscapes, and the bluestone gutters are also significant.

Original front fences at 77 Studley Park Road and 3, 7 Berkeley Court are contributory. The original garages at 77 Studley Park Road, 2, 3, 5 and 7 Berkeley Court are contributory. Non-original alterations and additions to the houses are not significant.

### *How is it significant?*

The Iona Estate Precinct is of local historic and architectural significance to the City of Boroondara.

### *Why is it significant?*

The Iona Estate Precinct is significant for its ability to demonstrate the continuing pattern of subdivision of large Victorian-era estates built along the south side of Studley Park Road, Kew during the interwar years. The 1936 'Iona Estate' subdivision comprised 15 allotments subdivided from the former estate of a large Victorian-era house 'Iona'. (Criterion A)

The subdivision is significant as an intact example of the late interwar subdivision pattern that used the small central court within the subdivision to maximise the number of allotments. The court layout is a distinctive characteristic in this part of Kew, considered a more economic use of space, rather than the more common and earlier linear street pattern. The same form is seen at the nearby Clutha Estate (HO525). Like at Clutha Estate, the court layout (Berkeley Court) of the Iona Estate was fully integrated into the initial subdivision plan. (Criterion A)

Architecturally the Iona Estate Precinct is significant as a compact compendium of architectural styles fashionable in the late interwar period, which also retains a high level of intactness. Within the surrounding Kew neighbourhood, much of which was developed earlier, the precinct is readily appreciable as a late interwar subdivision because of its court layout, the open and lightly treed character of the streetscape with mown lawn nature strips and concrete paths, and because of the consistent building types and setbacks. A range of interwar period architectural styles is represented: Old English revival at 75 Studley Park Road and 1-2 Berkeley Court; Georgian revival at 4, 6 and 8 Berkeley Court; Moderne at 3, 5 and 7 Berkeley Court; American 'Cape Cod' at 10 Berkeley Court; and an interwar Mediterranean-influenced design at 9 Berkeley Court. The single-storey brick house at 77 Studley Park Road represents a transition from the interwar Art Deco and Moderne architectural styles. (Criterion D)

The architectural significance of the Precinct is enhanced by the integrity of many of the contributory places. Many of the houses retain original associated built features, including some original garages that were integral components of the original house designs (at 77 Studley Park Road and 2, 3, 5, and 7 Berkeley Court), early and original front fences (at 77 Studley Park Road and 3 and 7 Berkeley Court), and original driveways (at 2, 3, 5 and 9 Berkeley Court). Several of the gardens

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are original or of long standing (at 77 Studley Park Road and 1, 3 and 7 Berkeley Court. (Criterion D)

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

### PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	75	Studley Park Road	Significant (HO346)	1938
	77	Studley Park Road	Contributory	c.1936-38
	1-7	Berkeley Court	Contributory	c.1942
	9	Berkeley Court	Contributory	c.1942
	2-4	Berkeley Court	Contributory	c.1938-42
	6	Berkeley Court	Contributory	1940
	8	Berkeley Court	Contributory	c.1941
	10	Berkeley Court	Contributory	c.1938-39

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes Front fences: 77 Studley Park Rd; 3, 7 Berkeley Court Garages: 77 Studley Park Rd; 2, 3, 5, 7 Berkeley Court
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**  
Context Pty Ltd

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

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**May Street Precinct**

Prepared by: Context Pty Ltd

**Address:** 5-45 and 10-50 May Street; and 134-144 Wellington Street, Kew

<b>Name:</b> May Street Precinct	<b>Survey Date:</b> August 2017
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> See precinct map	<b>Construction Date:</b> 1886 to 1930

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150The logo for Context Pty Ltd, featuring the word "CONTEXT" in a bold, sans-serif font. The letter "O" is stylized with a circular graphic element inside it.

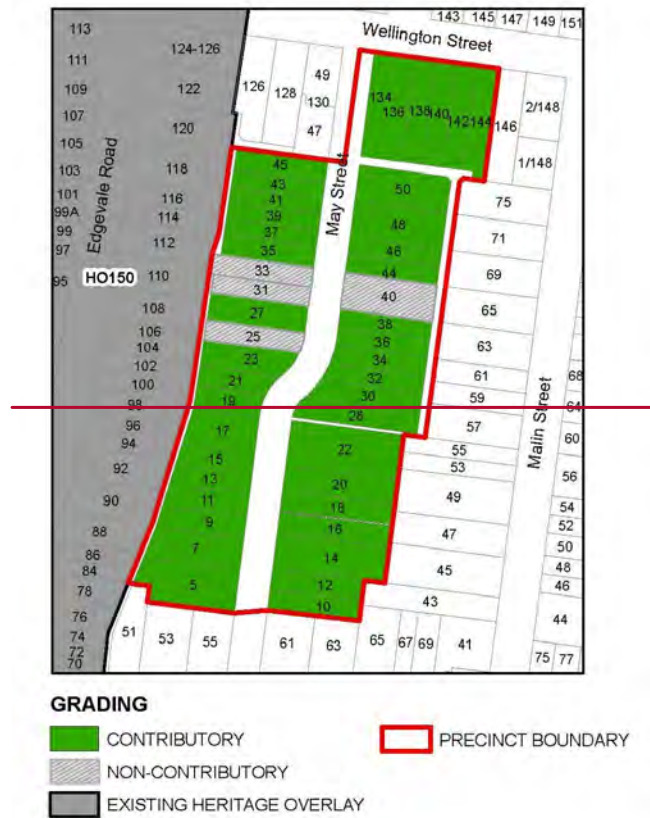


## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**GRADING**

- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

KEW



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CONTEXT

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



### Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided the 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008). Kew was divided into large allotments to encourage the establishment of small farms and market gardens to supply the growing settlement of Melbourne. These larger allotments meant that future subdivision proceeded in a piecemeal way (Sanderson 1988:4/2).

Access to Kew was originally via a bridge to Hawthorn, opened in 1852, and by the privately owned Studley Park Bridge (nicknamed the Penny Bridge), opened in 1857. Direct access to Kew was gained when the Johnston Street Bridge was built in 1858. In 1856 the Boroondara Road Board District, comprising Kew, Hawthorn and Camberwell, was proclaimed (Victorian Places 2015).

The first houses in Kew were built in the 1850s around the area now known as the Kew Junction. During the gold rushes of the 1850s, speculation on land purchases increased and the region experienced rapid expansion. As Jane Carolan writes, Kew became a 'suburb of British expatriates who built their homes and gardens to replicate those left behind.' Many of the villas and mansions were built to overlook the city of Melbourne and were set in acres of land (Carolan 2003:3).

Subdivision of land to form residential estates in the Kew area occurred from the 1860s, although plans from the 1860s and 1870s suggest that the scale of subdivision was quite small. In the 1880s, Melbourne's land boom was influential in establishing Kew's residential street pattern. With the revival of plans for the Outer Circle railway in the mid-1880s to connect Melbourne with Kew East, Camberwell, Burwood, Ashburton and Malvern East, even more ambitious subdivision schemes were implemented, and in the period of 1881-91, Kew's population almost doubled from 4288 to 8462 (Sanderson 1988:4/7-9).

Subdivision slowed with the economic depression of the 1890s. However, by the end of 1897, housing construction had begun anew. As noted by local historian Andrew Frost, the *Kew Mercury* confirmed the recovery on 30 May 1899 when the newspaper reported that in the previous year 'there had been a strong demand for "medium class" houses within reasonable distance of train or tram, and that over £9,000 of new buildings had been erected in Kew' (Frost nd:3-4). In 1901 Kew's population was 9469 (Victorian Places 2015).

## KEW

In 1903, Kew was described by the *Australian Handbook* as a 'very favourite place of residence for the merchants and upper tradesmen of the city, and is dotted with their elegant mansions, villas, and well-kept gardens' (cited in *Victorian Places* 2015).

Today, Kew retains evidence of this historical growth and development. As the *City of Kew Urban Conservation Study* states:

*To the north and east twentieth century housing predominates, the result of the suburban expansion that followed both World Wars. In the rest of the suburb the housing is more mixed, a legacy of constant subdivision. For this reason Kew does not have significant nineteenth century streetscapes, but in the mixture of housing styles numerous important buildings remain, and in the individual examples both old and new, Kew's built heritage is almost a compendium of domestic architecture in Melbourne, from smaller family houses through to grand mansions* (Sanderson 1988:4/25).

From 1920 Victoria experienced the highest marriage rate in its history and families sought homes away from the crowded inner suburbs of Melbourne. Following the tramlines, new estates were established in Kew. The pattern of expansion continued through the rest of the decade, and was reflected in the construction of War Service Homes, a scheme administered by the State Bank from July 1922, with houses in Kew built mostly on subdivisions in the north and east of the suburb. New subdivisions in the 1920s changed the rural nature of north Kew, as housing and large recreation reserves began to replace dairy farms and market gardens. Estates were also established on the grounds of former mansions. Between 1921 and 1933, Kew's population increased by 46.62% and its house numbers by 62.73% (Sanderson 1988:4/11-17).

### History

The May Street Precinct is located on Portion 73 of the Boroondara Parish, approximately 69 acres purchased by P Mornane in 1851 (Parish Plan Boroondara 1931).

By the 1860s, Portion 73 was bounded by Denmark Street, Wellington Street, Barkly Road and Barkers Road ('Plan of Borough of Kew' 186?). Xavier College was founded on part of what was known as Mornane's paddock in 1872 (Barnard 1910).

As noted by Pru Sanderson, slow development of transport in Kew meant that large-scale subdivisions did not result in rows of boom housing. From the mid-1880s in the area bounded by Glenferrie Road, Barkers Road, Wrixon Street and Cotham Road, for example, a number of small subdivisions took place. A small shopping area subsequently evolved around at the intersection of Edgevale Road and Wellington Street, and with the subdivision of the Atkins Estate, the Annadale Estate, and Doona Hill, quite dense development occurred (Sanderson 1988:4/8-4/9). This development was facilitated by the construction of the Kew branch railway line. A new terminus station, located on the southeast corner of Wellington and Denmark streets, was officially opened on 19 December 1887, and a second and intermediary station, located between Barkers Road and Hawthorn Grove, opened at the same time (Built Heritage 2012:61).

The resultant subdivisions included the formation of a small estate fronting Fitzwilliam Street, Davis Street, Malin Street and May Street (see Figure 1). The estate plan is dated 17 January 1885, however no further detail could be found about the actual sale of the allotments ('Kew, Vic.: subdivision auction' 1885?). The plan may refer, in part, to the Auburn Grange Estate auctioned on 22 October 1885 (see Figure 2) ('Kew, Auburn Grange' 1885).

[illegible]

**AUBURN GRANGE,**

THURSDAY, OCTOBER 22, 1885.

MAY STREET

22	25	18
21	26	17
20		14
		13

MAIN STREET

FITZWILLIAM STREET.

VALUABLE VILLA SITES.

Beautifully situated in the same road and in a line with Henry's Paddock, and at a relative distance from Auburn Station, as that valuable and well-known Estate is from Glenferrie.

Will be sold by Auction on THURSDAY, 22nd OCTOBER, at 5 o'clock in the afternoon.

The Auctioneers in placing the Sale at this hour have consulted the convenience of City Gentlemen and others, and beg to inform them that Cabs will be at hand at 4 o'clock to convey STRAYS to meet at 4.45 p.m. and to return them by 5.15 p.m. Trains from vice Bridge.

Plans, Particulars and Plans to be obtained from the Auctioneers.

**D. EDELSTEN & CO.,**  
30 COLLINS STREET EAST.

TERMS: £5 DEPOSIT.

And the Bidder or Bidders must take at 4.45 p.m. at 4 o'clock, one contract in the form of a receipt for the cash, and the balance for the above-mentioned amount, or their name on the Receipt, before entering the Sale.

Glendale Rd.  
Durbin Avenue  
Burwood Road.

BARKER'S ROAD.

AUBURN ROAD.

GLLENFERRIE ROAD.

COLLINS STREET EAST.

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**Figure 3. The Omnibus Reserve estate where allotments were sold from 1886. This plan shows the estate in 1889. (Source: SLV)**

As part of the development that accompanied the establishment of the railway line, the Wellington Reserve estate was also subdivided and sold later in 1886 (see Figure 4). Forty-one 'choice building sites' between Wellington Street and Fitzwilliam Street were offered for sale at auction on 9 October 1886 ('Wellington Reserve, Kew' 1886).

As shown in Figure 2, the remaining, unsold allotments in the Wellington Reserve estate were auctioned on 3 March 1888 ('Wellington Reserve, Kew' 1888). An advertisement for the sale noted that the allotments commanded an extensive and panoramic view, and were close to the Auburn and Kew railway stations, omnibuses, shops, and 'scholastic institutions'. Three new 'substantial weatherboard cottages' were also included in the sale (Age 2 March 1888:2). These houses were likely built on three of the four allotments shown on the west side of May Street as 'sold' in the 1888 subdivision plan (see Figure 5), at today's 39-43 May Street.



Figure 4. Wellington Reserve estate plan, 1886. (Source: SLV).



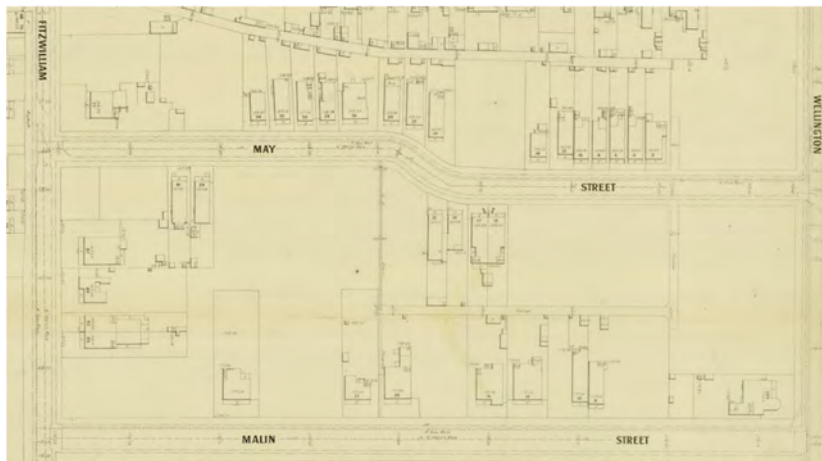
Figure 5. Wellington Reserve estate plan, 1888. (Source: SLV).

In 1891, four four-room brick cottages in May Street were advertised for sale (Age 21 October 1891:2). By 1892, six houses had been constructed on the east side of May Street; on the west side of May Street, 14 houses had been built, with five of those listed as vacant (S&Mc 1892). These houses were unnumbered. By 1897, houses were occupied on the east side of May Street at today's 10, 12 and 32 May Street, with residences at 34-38 listed as vacant; on the west side

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houses had been built at today's 9-23 and 35-45, with the residence at number 19 listed as vacant (S&Mc 1897).

A Melbourne Metropolitan Board of Works plan shows the subject precinct in 1904, with residences in existence at today's 9-23, 33-45, 10-12 and 32-38 May Street (MMBW Detail Plan no. 1571, 1904).



**Figure 6. May Street and surrounding streets in 1904 (north is to the right). (Source: MMBW Detail Plan no. 1571, 1904)**

By 1915, additional houses had been built in May Street at numbers 7, 14, 28 and 30. In the same year, three (unnumbered) houses were in existence in Wellington Street between May and Malin streets (S&Mc 1915). By 1920, all houses in the subject precinct in May Street had been built apart from numbers 5, 16-18, 22, 25-27 and 40. Subject houses at 134-144 Wellington Street had also been built by 1920 (S&Mc 1920). By 1925, additional houses had been built in May Street at numbers 25-27, 16-18, 22 and 40 (S&Mc 1925). A house at 5 May Street had been built by 1930 (S&Mc 1930).

In summary, the Contributory houses in the May Street Precinct were built on the Auburn Reserve, Omnibus Reserve and Wellington Reserve estates between 1886 and 1930.

#### **Description & Integrity**

May Street runs north-south between Wellington and Fitzwilliam streets, and has a jog in the middle of the street, which creates picturesque vistas. May Street is surfaced with asphalt, with concrete footpaths, and lined with immature birch trees on both sides of the street. Most houses are free standing and detached with small side setbacks, often with low front fences mostly in timber (no original fences survive).

The May Street Precinct comprises the houses on the west and east sides of May Street respectively at numbers 5-45 and 10-50; and six houses on the north-west corner of Wellington Street at numbers 134-144. May Street consists of a mixture of the late 19<sup>th</sup> and early 20<sup>th</sup> century houses and is characterised primarily by modest, single storey Victorian and Edwardian houses.

The majority of the Victorian houses are timber, clad in weatherboard or ashlar board, with a relatively small number of masonry examples. Many of the Victorian houses have low hipped roof with expressed eaves, typically seen in the 1870s and '80s domestic Italianate examples. The exceptions are 36, 38 and 46 May Street, which have parapeted gables, a form that became



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popular in the late 1880s. The semi-detached bichrome brick pair at 36 & 38 May Street has very unusual raking gable form to the front parapet, decorated with inset panels and a blind Serlian window with engaged Corinthian columns surrounded by a heavy moulding. Common window types used in the Victorian houses are double-hung sashes with or without sidelights.



Figure 7. A typical late-Victorian Italianate timber cottage at 19 May Street. (Source: Context 2017)



Figure 8. The semi-detached pair at 36 & 38 May Street with parapets unusual in the raking form and detail. (Source: Context 2017)

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The Edwardian houses in this precinct are characterised by front gabled bays with half-timbering in the apex, and double-fronted houses pair this with a high gabled roof form to create an asymmetrical façade composition, all typical of the Queen Anne style. A few houses retain their original terracotta tiled roofs. The majority of Edwardian places are single-fronted timber houses, with the exceptions of double-fronted houses at 5, 22 & 27 May Street and the semi-detached pairs at 44 & 46 May Street (the only example in brick) and in Wellington Street. Most of the Edwardian dwellings have casement windows in groups of three with highlights, though a few double-hung sash windows.



Figure 9. Edwardian semi-detach pair at 44 & 46 May Street, with numbers 48 & 50 to the left. (Source: Context 2017)

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Figure 10. Double-fronted Edwardian villa at 50 May Street. (Source: Context 2017)

Among the Edwardian houses, two semi-detached timber-framed pairs at 138 & 140 and 142 & 144 Wellington Street are notable for their high level of decorative details. The pairs are matched to resemble a single villa, with a shared roof clad in terracotta tiles with decorative ridgecapping and finials. Each pair has varied details in the chimneys and timber fretwork. The fretwork at 138 & 140 and curved half-timbering at 142 & 144 are unusual details reflecting Art Nouveau influences. The original door surrounds and highlights in all four dwellings are also notable.



Figure 11. The Edwardian semi-detached pairs at 142-138 Wellington Street (number 144 is mostly out of sight behind hoarding at left). (Source: Context 2017)

134 & 136 Wellington Street are a weatherboard semi-detached pair with walls of roughcast render above a weatherboard dado. The simple and chunkier timber fretwork and timber posts in these



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dwellings represent a shift to the Arts and Crafts movement at the transition from the Edwardian to the interwar period.



Figure 12. Early interwar houses at 16 & 18 May Street. (Source: Context 2017)

Other houses in the precinct that illustrate this transition are early interwar houses that continue many of the forms and details of the Edwardian period, with a shift toward lower-pitch gable roofs. The single-fronted houses at 16 & 18 May Street, built c1920-25, are good examples of this continuity. The use of roughcast render for decorating small sections of weatherboard surfaces is still observed as well as the use of decorative notched weatherboards. Common verandah treatments continue to be turned timber posts and timber fretwork. The fine double-fronted Indian Bungalow at 5 May Street, built c1925-30, continues a type that was popular at the turn-of-the-century, with a high tiled and hipped roof continuing over the front verandah and walls of roughcast above a weatherboard dado. It has lost its original verandah posts.



Figure 13. Interwar house with a very Edwardian form at 5 May Street. (Source: Context 2017)

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Common external alterations, mainly to the Victorian houses, are to the verandah details, which often have replacement turned timber posts and reproduction cast-iron friezes. Some altered windows and modern carports are observed in both Victorian and Edwardian places.

### Comparative Analysis

There are many residential precincts in the Boroondara Heritage Overlay that have a similar development period: primarily Victorian and Edwardian with some early interwar. The most similar examples in Kew and other suburbs include:

HO527 High Street South Residential Precinct, Kew - This precinct incorporates variety of building types and styles from the Victorian and Federation eras, and interwar period. The diagonal alignment of High Street in particular, with dwellings on sharply angled frontages, has encouraged vigorous diagonally-oriented designs which are notable for their consistent orientations, views of side elevations, and entrance and verandah ornamentation.

HO529 Queen Street Precinct, Kew - It is of aesthetic significance for exhibiting a varied aesthetic character, which derives from its Victorian, Federation and later interwar residential development. The precinct's rich variety comes from the mix of building types and styles. Fenton Avenue's interwar character is also consistent, with richly detailed brick treatments and a variety of Art Deco elements.

HO146 Central Gardens Precinct, Hawthorn - Characterised by modest Victorian brick and timber workers' terrace houses (either attached or detached), most dating from the 1880s and 1890s, and single storey. Later housing within the area includes interesting examples of small scale and duplex Bungalow variants.

HO161 Ryeburne Avenue Precinct, Hawthorn East - A predominantly late Victorian/Federation precinct developed to capitalize on the prestigious image of the early mansion development in nearby Harcourt Street. Rathmines Road includes brick Federation duplexes, while Ryeburne Avenue has a concentration of timber Federation houses, which is unusual for Hawthorn.

HO160 Rathmines Grove Precinct, Hawthorn East - is a highly intact, single storey, Victorian timber precinct of generally single fronted houses with timber block fronted front walls, and cast iron verandahs. The place is associated with the large mansions along Harcourt Street and illustrates the flow-on effect of early mansion house construction on the type of development in the surrounding area.

The May Street Precinct compares closely in its development period to the two other Kew precincts (HO527 and HO529), but the scale of the May Street houses is smaller on average (more single-fronted houses) making it more comparable to HO146 Central Gardens Precinct in Hawthorn. In the integrity of the streetscapes, May Street compares well to all of the other precincts.

### Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

*CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).*

The May Street Precinct illustrates the late nineteenth-century subdivision pattern seen in Kew. The slow development of transport to the suburb meant that the area was characterised by large blocks of land and mansion estates for most of the century, with small suburban subdivisions occurring from the mid-1880s. May Street, which is only a single block long, illustrates this process as it was subdivided bit by bit as part of three estates: Auburn Grange, Omnibus Reserve and

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Wellington Reserve estates. This piecemeal progression is demonstrated by the kink in the May Street roadway, which indicates the boundary between two of the estates.

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

NA

*CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).*

NA

*CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The precinct is of architectural significance for its collection of houses that represent the dwellings erected in the more modest parts of Kew during the late nineteenth and early twentieth centuries. These include a large collection of single-fronted Italianate timber cottages with typical features including hipped roofs with bracketed eaves, rendered chimneys with a cornice, simple front verandahs, and double-hung sash windows, some with sidelights. The Edwardian houses are Queen Anne in style and range from single-fronted cottages with a half-timbered front gable, to double-fronted samples with an asymmetrical façade. A number of early interwar houses have very similar designs, including the gable-fronted form and casement windows.

*CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

The precinct is of aesthetic significance for a number of unusual or particularly ornate examples of Victorian and Edwardian dwellings, in particular the pair of bichrome brick semi-detached Victorian dwellings at 36 & 38 May Street with raking parapets ornamented with blind Serlian arches, and the two pairs of semi-detached Edwardian Queen Anne timber dwellings at 138-144 Wellington Street which have elaborate timber fretwork, leadlight windows and half-timbered gables with an Art Nouveau influence.

*CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

NA

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

NA

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

NA

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## Statement of Significance

### *What is Significant?*

The May Street Precinct, comprising 5-45 and 10-50 May Street; and 134-144 Wellington Street, Kew, is significant. It was subdivided as part of three different estates in 1885 and 1886. About half of the houses along May Street were built during the nineteenth century, and tend to be modest single-fronted houses, mostly of timber with a few brick examples. The second half were built mostly from 1910 to 1920, including the three semi-detached pairs on Wellington Street.

The following properties are Non-contributory to the precinct: 22, 25, 31, 33 & 40 May Street. The remainder are Contributory.

### *How is it significant?*

The May Street is of local historical, architectural and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

The May Street Precinct is of historical significance as a tangible illustration of the late nineteenth-century subdivision pattern seen in Kew. The slow development of transport to the suburb meant that the area was characterised by large blocks of land and mansion estates for most of the century, with small suburban subdivisions occurring from the mid-1880s. May Street, which is only a single block long, illustrates this process as it was subdivided bit by bit, as part of three estates: Auburn Grange, Omnibus Reserve and Wellington Reserve estates. This piecemeal progression is demonstrated by the kink in the May Street roadway, which indicates the boundary between two of the estates. (Criterion A)

The precinct is of architectural significance for its collection of houses that represent the dwellings erected in the more modest parts of Kew during the late nineteenth and early twentieth centuries. These include a large collection of single-fronted Italianate timber cottages with typical features including hipped roofs with bracketed eaves, rendered chimneys with a cornice, simple front verandahs, and double-hung sash windows, some with sidelights. The Edwardian houses are Queen Anne in style and range from single-fronted cottages with a half-timbered front gable, to double-fronted samples with an asymmetrical façade. A number of early interwar houses have very similar designs, including the gable-fronted form and casement windows. (Criterion D)

The precinct is of aesthetic significance for a number of unusual or particularly ornate examples of Victorian and Edwardian dwellings, in particular the pair of bichrome brick semi-detached Victorian dwellings at 36 & 38 May Street with raking parapets ornamented with blind Serlian arches, and the two pairs of semi-detached Edwardian Queen Anne timber dwellings at 138-144 Wellington Street which have elaborate timber fretwork, leadlight windows and half-timbered gables with an Art Nouveau influence. (Criterion E)

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**Grading and Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

**PRECINCT GRADINGS SCHEDULE**

Name	Number	Street	Grading	Built Date
	5	May Street	Contributory	C1925-30
	7	May Street	Contributory	C1910-15
	9	May Street	Contributory	C1886-97
	11	May Street	Contributory	C1886-97
	13	May Street	Contributory	C1886-97
	15	May Street	Contributory	C1886-97
	17	May Street	Contributory	C1880s
	19	May Street	Contributory	C1886-97
	21	May Street	Contributory	C1886-97
	23	May Street	Contributory	C1886-97
	25	May Street	Non-contributory	contemporary
	27	May Street	Contributory	C1920-25
	31	May Street	Non-contributory	C2002
	33	May Street	Non-contributory	C2002
	35	May Street	Contributory	C1886-97
	37	May Street	Contributory	C1886-97
	39	May Street	Contributory	C1885-88
	41	May Street	Contributory	C1885-88
	43	May Street	Contributory	C1885-88
	45	May Street	Contributory	C1886-97
	10	May Street	Contributory	C1886-97
	12	May Street	Contributory	C1886-97
	14	May Street	Contributory	C1910-15
	16	May Street	Contributory	C1920-25
	18	May Street	Contributory	C1920-25
	20	May Street	Contributory	C1915-20
	22	May Street	Non-Contributory	<del>C1920-25</del> Rebuilt 2014
	28	May Street	Contributory	C1910-15
	30	May Street	Contributory	C1910-15
	32	May Street	Contributory	C1886-97
	34	May Street	Contributory	C1886-97
	36	May Street	Contributory	C1886-97
	38	May Street	Contributory	C1886-97
	40	May Street	Non-contributory	contemporary
	44	May Street	Contributory	C1915-20
	46	May Street	Contributory	C1915-20
	48	May Street	Contributory	C1915-20
	50	May Street	Contributory	C1915-20
	134	Wellington Street	Contributory	c1915-20
	136	Wellington Street	Contributory	c1915-20
	138	Wellington Street	Contributory	C1915
	140	Wellington Street	Contributory	C1915
	142	Wellington Street	Contributory	C1915
	144	Wellington Street	Contributory	C1915

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Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**  
Context Pty Ltd

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**Thornton Estate Residential Precinct**

Prepared by: Context Pty Ltd

**Address:** 1 to 35 Thornton Street and 46 to 48 Stevenson Street, Kew

<b>Name:</b> Thornton Estate Residential Precinct	<b>Survey Date:</b> 24 July 2017
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> See precinct map	<b>Construction Date:</b> c.1925-30; c. 1935-58



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## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



**Figure 1. The Thornton Estate Precinct, streetscape, looking southwest from the north end of the street. (Source: Context, 2017)**

#### Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided the 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008). Kew was divided into large allotments to encourage the establishment of small farms and market gardens to supply the growing settlement of Melbourne. These larger allotments meant that future subdivision proceeded in a piecemeal way (Sanderson 1988:4/2).

Access to Kew was originally via a bridge to Hawthorn, opened in 1852, and by the privately owned Studley Park Bridge (nicknamed the Penny Bridge), opened in 1857. Direct access to Kew was gained when the Johnston Street Bridge was built in 1858. In 1856 the Boroondara Road Board District, comprising Kew, Hawthorn and Camberwell, was proclaimed (*Victorian Places* 2015).

The first houses in Kew were built in the 1850s around the area now known as the Kew Junction. During the gold rushes of the 1850s, speculation on land purchases increased and the region experienced rapid expansion. As Jane Carolan writes, Kew became a 'suburb of British expatriates who built their homes and gardens to replicate those left behind.' Many of the villas and mansions were built to overlook the city of Melbourne and were set in acres of land (Carolan 2003:3).

Subdivision of land to form residential estates in the Kew area occurred from the 1860s, although plans from the 1860s and 1870s suggest that the scale of subdivision was quite small. In the 1880s, Melbourne's land boom was influential in establishing Kew's residential street pattern (Sanderson 1988:4/7-9).

Subdivision slowed with the economic depression of the 1890s. However, by the end of 1897, housing construction had begun anew. In 1903, Kew was described by the *Australian Handbook* as a 'very favourite place of residence for the merchants and upper tradesmen of the city, and is dotted with their elegant mansions, villas, and well-kept gardens' (cited in *Victorian Places* 2015).

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From 1920 Victoria experienced the highest marriage rate in its history and families sought homes away from the crowded inner suburbs of Melbourne. Following the tramlines, new estates were established in Kew. The pattern of expansion continued through the rest of the decade, and was reflected in the construction of War Service Homes, a scheme administered by the State Bank from July 1922, with houses in Kew built mostly on subdivisions in the north and east of the suburb. New subdivisions in the 1920s changed the rural nature of north Kew, as housing and large recreation reserves began to replace dairy farms and market gardens. Estates were also established on the grounds of former mansions. Between 1921 and 1933, Kew's population increased by 46.62% and its house numbers by 62.73% (Sanderson 1988:4/11-17). As a result of council policy to limit industry, Kew had only 29 factories in 1927 compared with Hawthorn's 140 (Morrissey 2008), further reinforcing its reputation as a genteel residential suburb.

Subdivision slowed once again with the economic depression of the late 1920s and early 1930s, but new estates appeared in the mid-1930s. Most of the new estates were of a modest scale built around small courts or short streets that bisected the former grounds of large houses. However, some in the northern part of the suburb had more substantial houses. Further subdivision occurred after World War Two (Sanderson 1988:4/20 and 4/24). The Studley Park area of Kew underwent intensive and significant infill development in this period (Built Heritage 2012:17).

Today, Kew retains evidence of this historical growth and development. As the *City of Kew Urban Conservation Study* states:

*To the north and east twentieth century housing predominates, the result of the suburban expansion that followed both World Wars. In the rest of the suburb the housing is more mixed, a legacy of constant subdivision. For this reason Kew does not have significant nineteenth century streetscapes, but in the mixture of housing styles numerous important buildings remain, and in the individual examples both old and new, Kew's built heritage is almost a compendium of domestic architecture in Melbourne, from smaller family houses through to grand mansions (Sanderson 1988:4/25).*

### History

The Thornton Estate Residential Precinct includes the properties at 1-35 Thornton Street, and 48-46 Stevenson Street. These properties are located on Portion 76 of the Boroondara Parish, 126 acres purchased by John Bakewell in 1851 (Parish Plan Boroondara 1931). Some of the land was subdivided and sold by Bakewell in the 1850s. By the 1860s, Portion 76 was bounded by Findon Street, Bakewell Street, Hodgson Street and Studley Park Road ('Plan of Borough of Kew' 1867).

Despite some subdivision, the Studley Park area retained mostly large houses on extensive allotments through until the mid-1890s (Sanderson 1988:4/9). In 1904, the subject precinct area, between Carson Street and Howard Street, was occupied by four substantial homes: 'Clutha', 'Mount Edgecombe', Thornton' and 'Oakwood', all fronting Studley Park Road (MMBW Detail Plan no. 1293, 1904).

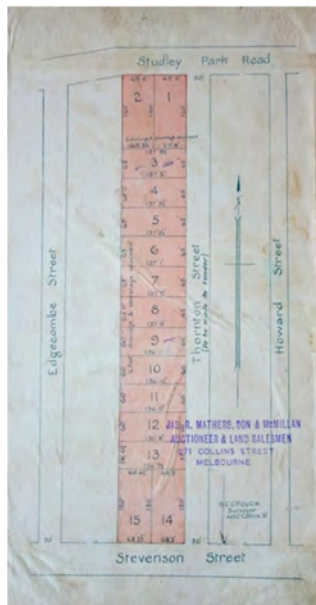
In many parts of Kew from the first decades of the twentieth century, as the owners of large properties died or sold their residences, new owners sought to capitalise on the value of the estates (Sanderson 1988:4/16).

One of these estates was 'Thornton'. In November 1867, merchant Alfred Harris purchased part of the estate of Thomas Stevenson, a portion of land that extended from Studley Park Road to Stevenson Street. In the 1867 rate book Harris is listed as the owner of a residence named 'Thornton', and by 1876, the owner was Hugh Thompson, a shoe manufacturer. After Thompson died in 1918, the 'Thornton' residence and grounds were subdivided in the same year to form the Thornton Estate (Rogers 1973:144-45).

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

A plan of Thornton Estate (see Figure 2) shows a subdivision of 15 residential allotments on the west of Thornton Street, between Studley Park Road and Stevenson Street. The vendor, W Gadsen, paid for the cost of constructing Thornton Street (*Camberwell and Hawthorn Advertiser* 18 October 1918:2).

A notice regarding the auction of Thornton Estate noted its proximity to the electric tram and Kew train, and its easy walking distance to the Victoria Street cable tram (*Table Talk* 5 December 1918:3). Allotments on the Thornton Estate were sold between 1918 and 1921 (*Age* 12 November 1921:2).



**Figure 2. Thornton Estate Plan, 1918. (Source: KHS)**

In 1920, one house was in the course of construction on the west side of Thornton Street (S&Mc 1920).

By 1925, houses had been built at today's 1-3 and 9-35 Thornton Street, with a residence in the course of construction at 5 Thornton Street. A house was recorded in the 1924 street directory as "being built", and the following year as occupied by Lewis C Grutzner.

The Grutzner family lived in the residence at 46 Stevenson Street from the time of its construction c.192 through until at least 1956 (*Argus* 14 January 1956:8). A laundry and shed were built in 1966 at the residence (BP 968).

By 1930, all residences in the precinct had been built, with the possible exception of 48 Stevenson Street, which first appeared in the street directory between 1935 and 1938 (S&Mc 1930 and 1938). This is not in keeping with its appearance: a gabled and jerkin-head gabled bungalow with a tapered Arts & Crafts chimney, it appears to have been built in the early 1920s.

In summary, all the residences that make up the subject precinct were built on the Thornton Estate. The houses were all constructed between 1920 and 1930, with the exception of 48 Stevenson Street, which may have been built in c.1935-38.

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### Description & Integrity

The Thornton Estate Precinct comprises a group of brick and timber interwar Bungalows of unusual and distinctive designs. With few exceptions, the houses were built over a relatively short five-year time span, which lends the Precinct striking visual cohesion, in spite of the diverse designs of the houses and some alterations.

Thornton Street is long and straight, and slopes down gently from north (Studley Park Road) to south (Stevenson Street). The street is lined with mature Plane trees on the west side (canopies uniformly U-shape pruned for powerlines), with mown lawn nature strip, and concrete footpath. The east side comprises densely planted mature gardens, which include mature Bhutan Cypress (*Cupressus torulosa*) near the substation, pepper trees (*Schinus molle*), lilly pilly (*Syzygium smithii*), and other woody shrub and understorey plantings. The canopies of these street plantings meet overhead forming a 'tunnel' effect along the entire length of the street. The consistent set-back of the houses along the west side of the street, front garden settings, and relatively consistent medium-height front fences add to the visual cohesion of the precinct.

Mostly built over a short time-span of approximately five years, the architectural style of the houses is consistently interwar California Bungalow, with individual house designs representing variations on a theme of the style.

A simplified version of the California Bungalow, with the less complex but still visually prominent transverse gable roof, is at 1 Thornton Street. The window and door openings have been modified and windows and doors replaced, but the roof form and fabric (terracotta tile) and gable ends (visible from the street in oblique views), and medium height front fence still make a positive, if modest, contribution to the mid- to late-twenties' streetscape.

5 Thornton Street includes many features characteristic of the California Bungalow style, including roughcast rendered walls, wide eaves with exposed roof timbers, prominent hip roof (tiles not original), buttressed foundations on south east corner, original windows to side (south) elevation. In spite of a second storey addition and modifications to the front windows the house continues to be legible as representative of the California Bungalow style.

The houses at 9 to 11 and 29 to 31 Thornton Street are distinctive in the street as asymmetrical pairs of attached Bungalows. The southern or lower dwelling of each pair (9 and 29) is considerably more decorative than the dwelling on the northern side. The walls of 9-11 are brick to window head height, with contrasting roughcast render above and contrasting smooth render to window sills. The windows are timber sash with four-paned upper sash. 9 has a bay window with horizontal awning. Typical features of the California Bungalow idiom at 9-11 are the conspicuous transverse gable roof with large projecting asymmetrical gable with room contained in the roof space. The gable end is filled with roughcast render with weather board and windows in the apex. The entry porch to 9 is contained in the space below the projecting gable, with brick arched entry, and original timber and glazed door with side light. Tall, flat top, roughcast rendered chimneys, with smooth render at the top, complement the large roof. The entry to 11 is in the north elevation. The projecting gable at 11 contains an internal room.

True to type, the Bungalows at 17 and 19 Thornton Street feature visually prominent, terracotta tile, low to medium-pitch roof forms (double street facing gable at 17, and hip roof with Dutch gables at 19), flat topped chimneys, prominent street-facing gable, and original projecting timber window frames and windows. The gable ends at 17 are weatherboard with roughcast panel at apex, at 19 shingles. No. 19 is built of brick to mid-window height with contrasting roughcast render above and brick quoining to wall junctions. 17 is weatherboard to window head height, with roughcast render panel above. The projecting gables shade deep front verandahs, each with heavy masonry balustrades of different designs, and heavy masonry piers supporting the verandah roof (rendered with tapered tops at 17, contrasting render to buttressed arched opening defined by striking decorative brick pattern at 19). The front fence at 19 is designed to match the verandah balustrade and is original or early. A garage has been added to 17, designed in keeping with the house.

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## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

The asymmetrical pair at 29 and 31 has a terracotta tile transverse gable and hip roof with projecting gable to 29 only. The walls are of red brick, with contrasting smooth and roughcast render to gable ends and sills. A prominent round bay with a row of five timber sash leadlight windows and horizontal awning sits beneath the roughcast rendered gable end with three vertical rectangular vents. There is another bay window (square) to the side (south) elevation of 29, also with a horizontal awning. An entry porch to 29 is at the junction of the L-shaped dwelling, with conspicuous timber fretwork and brick piers to porch. Brick gable ends are filled with roughcast render and. Both dwellings retain original grouped projecting timber framed windows. 29 retains its original double door, glazed and half-timbered.

Like 1 Thornton Street, 23 Thornton Street is a substantially modified brick Bungalow with additions to the rear and an upper storey. It is difficult to discern the original form of the house from later works. The house displays a number of features sympathetic with the California Bungalow style, including the timber framed windows and the curved bay on the principal elevation, and chimneys (some possibly replicas designed to match an original).

The low squat form of 27 Thornton Street, low pitch terracotta tile hip and Dutch gable tile roof, projecting timber windows with geometric leadlight pattern are typical of the California Bungalow style. The Dutch gable end is filled with roughcast render with a lattice work vent in the apex. The walls are brick (overpainted) to sill height with roughcast render above. Asymmetrical in plan, the verandah is not beneath a projecting gable. It is instead uncovered, with brick piers and roughcast rendered balustrade with punched out openings.

The original Bungalow at 33 Thornton Street has been substantially modified, with a second storey added in 1981. Some new elements have been designed in keeping with the 1920s Bungalow style. The front garden is largely brick paved with a modern lightweight palisade fence.

The house at 35 Thornton Street is a double storey brick dwelling, built in 1962, which is Non-contributory.

46 Stevenson Street is an asymmetrically designed Bungalow on the corner of Stevenson and Thornton streets. The house and front fence are designed to address not only Stevenson Street, but the Thornton Street frontage as well. The house is partially obscured behind mature trees in the garden.

The house combines an eclectic and rich combination of styles with an unusually high standard of detailing and integrity of the site, with house, front fence, and garden paths intact.

It has a terracotta tile hip and gable roof with tall square and rectangular brick chimneys with distinctive tops; a wide flat cement layer supported on cement brackets, with squared cement chimney pot with chamfered corners and arched terracotta cover. The walls are brick with contrasting roughcast rendered walls above window head height. Two side windows on either side of a chimney feature distinctive rounded splayed bases, also roughcast rendered. The projecting timber framed sash windows with leadlight are distinctive in that the bottom sash is taller than the top. The gable ends are of note for the distinctive chevron patterned central feature, set in front of roughcast rendered gable ends with timber strapwork.

The verandah has square face brick piers, and a roughcast rendered masonry balustrade which extends in a sweeping curve down the splayed front steps, terminating in a low flat capped rendered square pier.

The front garden contains original concrete pathway with rolled edges and gutters, from the corner gateway to the front verandah steps and side of the house. The brick and timber pergola that define the gateway and the gate are original or early, and in a design in keeping with the period of the house.

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The front fence to Stevenson and Thornton streets is original, and consists of square brick piers with smooth rendered chamfered tops (unpainted grey cement) and roughcast rendered foundations/retaining wall (unpainted grey cement) and timber lattice infill.

A contemporary double garage which imitates the cladding materials and details has been built at the rear, facing Thornton Street.

48 Stevenson Street may have been the last house to be constructed in the subdivision, in c.1935-38. Like the other houses it is a brick California Bungalow. The walls are rendered (non-original) with distinctive buttressed corners and a curved corner bay with shingles above (southeast corner) that links the front and side facades. True to type it has a prominent terracotta tile transverse gable and jerkin-head roof. A distinctive flat-topped roughcast rendered tapered chimney complements the roof. A prominent street facing gable with buttressed pier contains an entry porch and internal room. This buttressed pier is counterbalanced on the opposite side. The projecting gable end is infilled with shingles. The projecting gable contains an internal room (left) with rounded bay and group of four timber sash, half leadlight windows, with shingles below sill and above head height, and entry porch (right) with arched opening. The low front fence and gate piers are early and consistent with fences built in the interwar period, but it has been over-rendered. The concrete and lawn strip driveway is also early or original.

### Comparative Analysis

There are other precincts in Kew and the wider Boroondara area in the Heritage Overlay that provide evidence of similar themes associated with the subdivision and development of Kew in the interwar period. These include the Clutha Estate Precinct, Kew (HO525), the Iona Estate, Kew (recommended for the HO by this study), the Golf Links Estate, Camberwell (HO1), and the Goldthorns Hill & Environs Precinct, Kew (recommended for the HO by this study).

All four of the aforementioned estates were also subdivided in the interwar period. Like the Thornton Estate, Iona Estate (Berkeley Court) and Clutha Estate (Mackie and Younger courts) also began as estates subdivided in the interwar period from the grounds of larger allotments with grand houses on the south side of Studley Park Road. Part of the Goldthorns Hill & Environs Estate was also a subdivision of the grounds of a large mansion, Goldthorns.

The Clutha, Iona, and Golf Links estates were all subdivided later than the Thornton Estate: Clutha Estate is a later 1940s subdivision with housing stock dating from the early forties and later; Iona Estate was subdivided in 1936; and the Golf Links Estate was subdivided and developed from the late 1920s to early 1940s. As later subdivisions, Clutha Estate and Iona Estate utilised the central court layout (see also at the Iona Estate Precinct) and thus differ from the Thornton Estate which utilised the straight street form that was more typical of earlier interwar subdivisions. The straight street layout of the Thornton Estate subdivision is similar in pattern to the subdivisions that comprise the Goldthorns Hill & Environs Precinct, also subdivided earlier in the interwar period.

All four estates include a greater diversity of housing styles than the Thornton Estate Precinct. They were developed over longer time spans, and therefore represent other architectural styles fashionable during the interwar period.

The Thornton Estate Precinct differs from other interwar subdivisions in that its housing stock was built over a very short period of time. The houses in the Thornton Estate were largely all built over a five-year time span. This gives the Precinct a greater consistency in the architectural style of the houses — California Bungalow — even though each house is built to very distinctive designs.

### 46 Stevenson Street

Widening the comparative sample beyond Kew and Boroondara, 46 Stevenson Street emerges as an excellent example of elaborately detailed post-Federation and interwar houses built on corner

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

allotments. Many are landmark buildings, specifically designed to make maximum benefit of their corner siting. They often have two principal façades as well as corner entrances to the property to provide an elongated entry path, sometimes with some form of entry pergola. They are often of larger size or more elaborate designs than surrounding houses constructed at the same time. Local people of substance, including doctors, keen to demonstrate their status often built such houses. 46 Stevenson Street shares many of these qualities, although the status of the owner who built the house, named Grutzner, is not known.

Some examples include two well-known houses, now demolished:

- 'Shameen' 1050 Malvern Road, built by Beaver and Purnell 1916
- Grange Road, Toorak (cnr Trawalla Avenue).

Some surviving examples of comparable integrity to 46 Stevenson Street include:

- 57a Droop Street, Footscray - a highly intact, interwar Bungalow with quirky high quality architectural detailing, original front fence and garden features (see Figure 3).
- 5 Alma Street, Aberfeldie - a highly intact, elegantly designed villa, built c.1929 with eclectic style, original front fence, garage, and front garden (see Figure 4).

46 Stevenson Street and its intact associated features (front fence, gateway, garden path), compares favourably with some of the best-known interwar landmark corner houses in Melbourne.



Figure 3. 57a Droop Street, Footscray. (Source: Google Streetview 2017)

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Figure 4.5 Alma Street, Aberfeldie, with its principal elevation to Alma Street. (Source: Context, July 2017).

#### Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

*CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).*

The Thornton Estate Precinct is significant for its ability to demonstrate the continuing pattern of subdivision of large Victorian-era estates built along the south side of Studley Park Road, Kew, during the early interwar years. Subdivided in 1918, the Thornton Estate comprised 15 allotments subdivided from the former substantial home named Thornton. The subdivision remains legible because of the consistent streetscape character along its extent, created by the uniform and evenly planted street trees, lawn nature strips and early concrete footpath, and the consistency in architectural style of the houses (diverse forms of the interwar California Bungalow), set behind generally medium-height front fences in garden settings.

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

N/A

*CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).*

N/A

*CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Architecturally, the Thornton Estate Precinct is significant for the consistency of the architectural style of the houses, interwar California Bungalow. This is because the houses in the Thornton

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Estate were largely built over a five-year time span, from c.1920-30; the exception may be 48 Stevenson Street, built c.1935-38. This distinguishes the Thornton Estate Precinct from other interwar precincts which were generally built over longer time spans and thus represent a greater diversity of architectural styles. Even though each house is built to very distinctive designs, they display features typical of the California Bungalow idiom, including visually prominent roofs, many with visually prominent street facing gables, flat top chimneys, some houses with shingling (19 Thornton and 48 Stevenson streets), heavy masonry verandah piers and balustrading, and projecting timber window frames, and geometric pattern leadlight glazing.

Architecturally, 46 Stevenson Street is significant as an interwar Bungalow that exhibits many features typical of the interwar brick Bungalow style, a popular idiom for domestic architecture in the suburbs during the 1920s. Its significance is enhanced by the high degree of intactness of the house and its grounds (front fence, garden paths, gateway and gate) and the high quality of the detailing evident in these original features.

The intactness of 46 Stevenson Street, and the integrity of the site as a whole, compares favourably with some of the best-known interwar landmark corner houses in Melbourne.

The architectural significance of the Precinct is enhanced by the architectural quality and integrity of some of the contributory places. Some of the houses retain early and original front fences (46 and 48 (altered) Stevenson Street and 19 Thornton Street).

*CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

N/A

*CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

N/A

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

N/A

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

N/A

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### Statement of Significance

#### *What is Significant?*

The Thornton Estate Precinct, which comprises 1-35 Thornton Street and 46-48 Stevenson Street, Kew, is significant. The Thornton Estate was subdivided in 1918. The houses were largely built between c.1920 and 1930, with the exception of 48 Stevenson Street, which may have been built c.1935-38.

The street plantings of uniformly spaced and pruned mature plane trees on the west side, and dense mature plantings on the east side. The lawn nature strip and concrete footpaths in the public domain contribute to the Precinct's significance.

The house, front fence, gateway, and garden paths at 46 Stevenson Street is individually Significant. Intact original front fences at 19 Thornton Street are contributory.

Non-original alterations and additions to the houses in the Precinct are not significant, including the second storey additions, garages, high brick front fences. Some of the front fences are sympathetic to the architectural style of the houses, but are not significant.

High brick front fences at 5 Thornton Street and lightweight modern palisade fences at 1 and 33 Thornton Street are not significant.

#### *How is it significant?*

The Thornton Estate is of local historic and architectural significance to the City of Boroondara.

#### *Why is it significant?*

The Thornton Estate Precinct is significant for its ability to demonstrate the continuing pattern of subdivision of large Victorian-era estates built along the south side of Studley Park Road, Kew, during the early interwar years. The Thornton Estate comprised 15 allotments subdivided from the former substantial home named Thornton. The subdivision remains legible because of the consistent streetscape character along its extent, created by the uniform and evenly planted street trees, lawn nature strips and early concrete footpath, and the consistency in architectural style of the houses (diverse forms of the interwar California Bungalow), set behind generally medium-height front fences in garden settings. (Criterion A)

Architecturally, the Thornton Estate Precinct is significant for the consistency of the architectural style of the houses, interwar California Bungalow. This is because the houses in the Thornton Estate were largely all built over a five-year time span, from c.1925-30; the exception may be 48 Stevenson, built c.1935-38. This distinguishes the Thornton Estate Precinct from other interwar precincts which were generally built over longer time spans and thus represent a greater diversity of architectural styles. Even though each house is built to very distinctive designs, they display features typical of the California Bungalow idiom, including visually prominent roofs, many with visually prominent street facing gables, flat top chimneys, some houses with shingling (19 Thornton and 48 Stevenson streets), heavy masonry verandah piers and balustrading, and projecting timber window frames, and geometric pattern leadlight glazing. (Criterion D)

Architecturally, 46 Stevenson Street is significant as an interwar Bungalow that exhibits many features typical of the interwar brick Bungalow style, a popular idiom for domestic architecture in the suburbs during the 1920s. Its significance is enhanced by the high degree of intactness of the house and its grounds (front fence, garden paths, gateway and gate) and the high quality of the detailing evident in these original features. The intactness of 46 Stevenson Street, and the integrity of the site as a whole, compares favourably with some of the best-known interwar landmark corner houses in Melbourne. (Criterion D)

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

The architectural significance of the Precinct is enhanced by the architectural quality and integrity of some of the contributory places. Some of the houses retain early and original front fences (46 and 48 Stevenson Street and 19 Thornton Street). (Criterion D)

**Grading and Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

**PRECINCT GRADINGS SCHEDULE**

Name	Number	Street	Grading	Built Date
	1	Thornton Street	Contributory	c.1925
	3	Thornton Street	Non-contributory	
	5 to 11, 17 to 31	Thornton Street	Contributory	c.1925-30
	15	Thornton Street	Non-contributory	demolished
	33	Thornton Street	Non-contributory	c.1925-30, modified 1981
	35	Thornton Street	Non-contributory	1962
	46	Stevenson Street	Significant	c.1923-24
	48	Stevenson Street	Contributory	c.1935-38

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours Is a permit required to paint an already painted surface?	No
Internal Alteration Controls Is a permit required for internal alterations?	No
Tree Controls Is a permit required to remove a tree?	No
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	No
Incorporated Plan Does an Incorporated Plan apply to the site?	No
Outbuildings and fences exemptions Are there outbuildings and fences which are not exempt from notice and review?	Yes - Front fences: 46 Stevenson Street and 19 Thornton Street
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Identified By**

Context Pty Ltd



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**References**

Age, as cited.

Argus, as cited.

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## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**HO142 Barrington Avenue Precinct extension**

Prepared by: Context Pty Ltd

**Address:** 2-6 Barrington Avenue; 135-187 Cotham Road; 2A Hillcrest Avenue; and 2 Kent Street, Kew**Name:** HO142 Barrington Avenue Precinct extension**Survey Date:** August 2017**Place Type:** Residential

Map of proposed extension:

**Precinct character and significance**

The Barrington Avenue Precinct was identified by the 'Kew Urban Conservation Study' (P Sanderson, 1988); in that report it was called Urban Conservation Area No. 1 (C). Its initial extent included Kew Cemetery and Victoria Park as the northern part of the precinct.

No precinct citations as such were prepared as part of the 1988 study, but there is a brief description of the proposed precinct focusing on the character of the individually significant buildings:

*This area contains 8 structures that have been designated Grade A in the study, and includes the large tracts of land of Boroondara Cemetery and Victoria Park. ... The streets to the south of the cemetery contain four Grade A houses, and a high concentration of Grade B and C buildings of the Edwardian and inter war periods. They warrant protection as an area of architectural significance and as forming a most in keeping southern boundary to the cemetery and Victoria Park. (Sanderson 1988: Vol. 1, 3/19)*

When implemented, the precinct contained only the residential area to the south of Parkhill Road. Boroondara Cemetery is included separately as a place on the Victorian Heritage Register, while Victoria Park is a Council-owned place that is recommended for future assessment by this Kew Heritage Gap Study (2017).

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A statement of significance was prepared for Barrington Avenue Precinct (HO142) as part of the 'Review of Heritage Overlay Precinct Citations' (Lovell Chen, 2006). It reads as follows:

*Barrington Avenue Precinct, Kew, is an area of heritage significance for the following reasons:*

- *There is a concentration of graded buildings of high quality design in the area.*
- *The area features predominantly Federation and interwar building stock, reflecting the strength of Kew's development in these years, and has a high level of integrity. It stands as the leading concentration of Kew housing from these combined periods.*
- *The area features generally well preserved basalt kerbing, grading and bitumen footpath surfacing in the streets, on their original pattern, and a large number of mature street trees and private gardens.*
- *The area complements the historical and architectural significance of the Boroondara Cemetery adjacent to it, and the design of Victoria Park adjoining it.*

While they are not specifically mentioned in the statement of significance for the HO142 precinct, there are also groups of Victorian houses that are Contributory to the precinct. Examples include houses at the south end of Belmont Avenue (Nos. 9, 11 and 18; No. 14 is Significant).

Apart from the removal of the cemetery and park, the extent proposed in the 1988 study is precisely as it is today. It runs south from Parkhill Road, between Ridgeway Avenue and Adeney Avenue, to the south end of the north-south streets just before they reach Cotham Road (apart from Hillcrest Avenue whose southern half is excluded). No properties facing Cotham Road were included in the precinct.

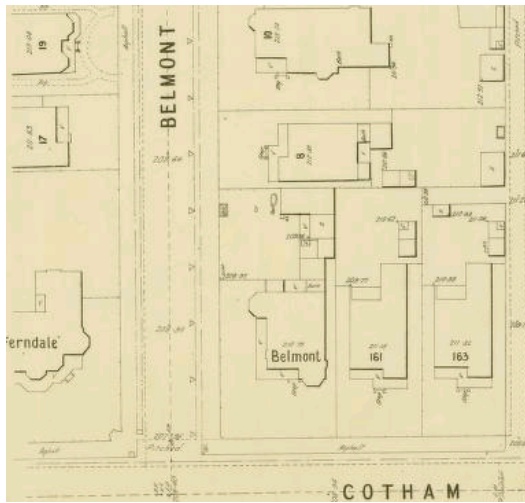
#### **Extension character**

The proposed extension runs along the north side of Cotham Road, from the east side of Kent Street almost to Marshall Avenue. It also takes in two houses just north of Cotham Road that sit between the Cotham Road properties and the existing boundaries of HO142 Barrington Avenue. There is a third house, 'Barrington', whose current address is 2-4 Barrington Avenue, but it actually faces Cotham Road.

Like the existing precinct, the extension contains residential buildings, primarily constructed during the Edwardian and early interwar periods, as well as a few Victorian houses (one remodelled in the interwar period).

The Victorian houses are all grouped around the south end of Belmont Avenue. As shown on the MMBW Detail Plan No. 1591, the southern two-thirds of this street, as well as the adjoining lots on Cotham Road, were developed with suburban houses by 1904.

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



**Figure 1. The three late Victorian houses at 161 (Belmont), 163 and 165 Cotham Road, at the south end of Belmont Avenue. (Source: MMBW Detail Plan No. 1592, 1904)**

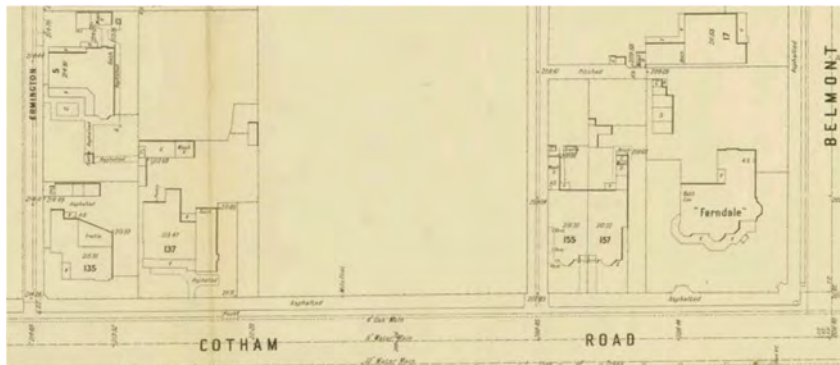
Victorian houses in the extension include a row of three villas at 161-163 Cotham Road, built in 1891-92, most likely by a single builder. Note that No. 161 is in an individual HO (HO284), but is also considered to contribute to the precinct extension. All three are built of bichrome (or polychrome) face brick in the Italianate style, similar to examples already in the precinct at 14 and 18 Belmont Avenue (Significant and Contributory, respectively).



**Figure 2. The polychrome Italianate villa at 163 Cotham Road. (Source: Context 2017)**

At the south end of Belmont Avenue, on the west side, is a pair of two-storey semi-detached Italianate dwellings (originally Nos. 155-157), of a similar age. They were converted to flats in the 1920s with some stylistic remodelling of the façade at that time.

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**Figure 3. Cotham Road in 1904, showing the current No. 143 (far left), and the semi-detached pair converted into flats at Nos. 153-155. Note that 'Ferndale' at No. 159 and the house at what is now No. 145 have been demolished. (Source: MMBW Detail Plan No. 1591, 1904)**

The two-storey villa at 143 Cotham Road demonstrates the transition from the Victorian Italianate to the Federation Queen Anne. Like other early examples of this style in Australia, it has a far stronger English influence with vertical massing and a very small corner verandah, but displays elements that would become typical of suburban housing in the early 1900s, such as a tall hipped roof with projecting gabled bays, exposed roof rafter tails, decorative strapwork and terracotta pots to the chimneys, half-timbering to the front gable, and timber fretwork detail to the entrance porch and corner verandah.



**Figure 4. Early Federation Queen Anne house at 143 Cotham Road, of c1891. (Source: Context 2017)**

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

The Edwardian-era houses use many of the same decorative elements as at 143 Cotham Road, and add to it the use of terracotta roof tiles and cresting, the use of red face brick, and the introduction of a strong diagonal axis often emphasised by a bay window and/or verandah gablet at one corner. This diagonal emphasis is particularly effective on corner houses, such as 151, 169 and 179 Cotham Road.



Figure 5. A fine Federation Queen Anne corner house at 169 Cotham Road. (Source: Context 2017)

The next stylistic transition is demonstrated by a group of early interwar houses, all with attic storeys, at 2-4 Barrington Avenue (formerly 171 Cotham Road), and at 139, 181, 185 & 187 Cotham Road.



Figure 6. The Significant attic-storey villa at 2-4 Barrington Avenue of 1916-17. (Source: Context 2017)



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The first, and finest, of these houses is 2-4 Barrington Avenue (formerly 171 Cotham Road), a late Federation villa constructed by builder Frederick R Ratten as his home in 1916-17. This property was assessed by Lovell Chen in 2005 as part of the larger 'Review of B-graded buildings in Kew, Camberwell and Hawthorn' (revised 2007, 2009) and recommended for an individual Heritage Overlay. It was found to be significant for the following reasons:

*... of local historical and architectural significance. A representative and externally relatively intact example of a brick attic-style residence of the late Federation period, it features distinctive bracketed flying gable ends with carved barge boards, roughcast rendered infill and ornate pressed cement cartouche. It is of historical significance in the local context for its association with two prominent local residents, Frederick Ratten, builder and Mayor of the Borough of Kew in 1915-16 and Desmond Kennedy, Mayor of the City of Kew in 1963.*

The attic-storey, double-fronted and symmetrically planned Federation style brick villa displays a style and form which is seen on other dwellings of this period in the precinct and wider study area. The ornate pressed cement cartouche detailing to the three projecting gables is unusual and distinguishes this dwelling from other significant buildings (17 Selbourne Road and 11 Barrington Avenue), which provide a sound benchmark and threshold for comparative analysis.

In comparing the gable detail to other similarly graded and symmetrically planned brick villa examples, with projecting gables visible from the street, most are detailed with half timbering and roughcast render, as seen at 1223 Burke Road, 24 Miller Grove and 8 Denmark Street. Variations to this are seen using rough cast alone or combined with brickwork or timber weatherboards / shingles (31 Wellington Street) but no known examples of the cartouche detailing have been found in the precinct or the wider study area.

While the Amendment C64 Independent Panel recommended 2-4 Barrington Avenue be removed from the Heritage Overlay as part of Amendment C64, the Panel also recommended Council consider the inclusion of the site and the adjoining individual heritage sites in Cotham Road in the existing heritage precinct HO142 (Barrington Avenue).

That same year, 1916, a quite different attic-storey house was built at 187 Cotham Road, demonstrating a strong influence from the English Arts & Crafts movement and a clear break from the Queen Anne style. Walls are finished in roughcast render and ornament is far simpler, with triangular eaves brackets and solid verandah brackets in a slim 'knife blade' shape. Later houses in this group illustrate a transition to the California Bungalow style that was so ubiquitous in the 1920s and early 1930s (see, for example, 147 & 149 Cotham Road in the extension). Houses such as the 1917 attic bungalow at 185 Cotham Road, 139 Cotham Road of 1921, and 181 Cotham Road of 1924, all have red face brick walls and a steep transverse gabled roof with prominent gabled dormers. Windows have geometric leadlights and porches are supported on heavy brick piers. Among these examples, 'Currajong' at 139 Cotham Road is particularly fine, with a hit-and-miss brick balustrade to the sleepout porch of the attic dormer. It was occupied by Frederick R Ratten when built in 1921, and presumably also built by him.

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



**Figure 7. Attic bungalow of 1921 at 139 Cotham Road, by builder Frederick R Ratten. (Source: Context 2017)**

The final Contributory houses built in the precinct extension took the place of a Victorian villa at the corner of Cotham Road and Kent Street in 1936. They include a semi-detached pair at 135-137 Cotham Road and a detached house behind it at 2 Kent Street. Their identical chimneys and same built-date indicate they were the work of a single designer/builder. Both can be described as Georgian Revival, or Old Colonial, in style. Both have long, tiled hipped roofs and walls with a clinker-brick dado and roughcast render above, as well as geometric leadlight windows. The semi-detached pair has a more obvious Georgian influence, with Tuscan-order columns to its long verandah, and a corner parapet that projects through the roof. Notably, the render of No. 137 has never been painted. The house at 2 Kent Street has a symmetrical façade with a central porch flanked by hipped projecting bays. The porch is supported by pairs of heavy piers with fluted tops.



**Figure 8. The semi-detached pair of 1936 at 135 (left) and 137 (right) Cotham Road. (Source: Context 2017)**

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KEW**Conclusion**

The current HO142 Barrington Avenue Precinct is noted in the statement of significance for its collection of Edwardian and interwar dwellings. There is also a core of surviving Victorian houses, particularly along Belmont Avenue, that are also graded as Contributory and Significant to the precinct.

The proposed precinct extension contains a very similar building stock to the existing HO142 precinct, both in their built dates, as well as in design quality and intactness. They range from Victorian Italianate villas, to Edwardian Queen Anne villas, to early interwar attic bungalows, 1920s California Bungalows, and 1930s Georgian Revival houses.

The extension is also logical in its boundaries, binding together the south ends of the streets within the existing precinct (but excluding the less intact section of the streetscape east of Marshall Avenue).

Amongst the 25 properties in the proposed extension (two of which already have individual HO numbers), 20 of them would be Contributory or Significant to the extended HO142 precinct, an overall rate of 80 percent. This compares favourably to the existing extent of HO142, which has 70 percent Contributory and Significant properties within it.



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**Grading and Recommendations**

The following properties are recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an extension to the Barrington Avenue Precinct (HO142).

**PRECINCT GRADINGS SCHEDULE\***

Name	Number	Street	Grading	Built Date
Barrington	2-4	Barrington Avenue (formerly 171 Cotham Road)	Significant	1916-17
	6	Barrington Avenue	Non-contributory	
	135	Cotham Road	Contributory	1936
	137	Cotham Road	Contributory	1936
Currajong	139	Cotham Road	Contributory	1921
	143	Cotham Road	Contributory	C1891
	145	Cotham Road	Non-contributory	
	147	Cotham Road	Contributory	1920s
	149	Cotham Road	Contributory	1920s
	151	Cotham Road	Contributory	C1905
The Carrington	153-155	Cotham Road & 2A Hillcrest Avenue	Contributory	C1880s & 1920s remodel
	159	Cotham Road	Non-contributory	
Belmont	161	Cotham Road	Significant (HO284)	1891-92
	163	Cotham Road	Contributory	1891-92
	165	Cotham Road	Contributory	1891-92
	167	Cotham Road	Significant (HO285)	1911
	169	Cotham Road	Contributory	C1905
	175	Cotham Road	Non-contributory	
	177	Cotham Road	Non-contributory	
	179	Cotham Road	Contributory	C1910
Bunbury	181	Cotham Road	Contributory	1924
	183	Cotham Road	Contributory	C1910
	185	Cotham Road	Contributory	1917
	187	Cotham Road	Contributory	1916
	2	Kent Street	Contributory	C1935-37

\* Does not include the gradings of properties within the original Barrington Avenue Precinct (HO142, Amendment L8 to the Kew Planning Scheme, 1991). Refer to the *Boroondara Schedule of Gradings Map* for the complete precinct gradings schedule.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No

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<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	-
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**  
Context Pty Ltd

**References**

P Sanderson, 'Kew Urban Conservation Study', 1988.

Lovell Chen, 'Review of Heritage Overlay Precinct Citations', 2006.

Lovell Chen, 'Review of B-graded buildings in Kew, Camberwell and Hawthorn', 2005 (revised 2007, 2009) – place citations for 135-137, 161, 167, 171 and 181 Cotham Road.

MMBW Detail Plans Nos. 1590 of 1903, 1591 of 1904, and 1592 of 1904.

Sands & McDougall's Melbourne street directories, various.

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**HO143 Barry Street Precinct extension**

Prepared by: Context Pty Ltd

**Address:** 31-57 Princess Street and 19-23 Wills Street, Kew**Name:** HO143 Barry Street extension**Survey Date:** August 2017**Place Type:** Residential

Map of proposed extension:

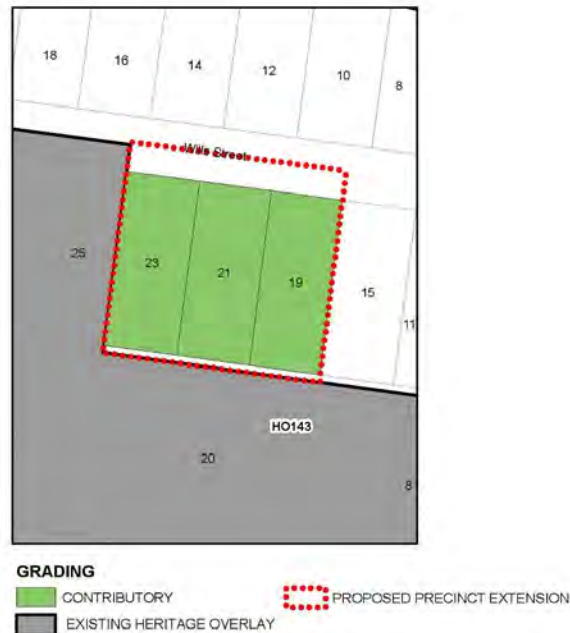
*Area 1: 31-57 Princess Street***GRADING**

CONTRIBUTORY

EXISTING HERITAGE OVERLAY

PROPOSED PRECINCT EXTENSION

KEW

**Area 2: 19-23 Wills Street****Precinct character and significance**

The Barry Street Precinct was identified by the 'Kew Urban Conservation Study' (P Sanderson, 1988); in the report it was called Urban Conservation Area No. 1 (A).

No precinct citations as such were prepared as part of the 1988 study, but there is a brief description of the proposed precinct focusing on the character of the individually significant buildings:

*This area contains 14 buildings that have been designated Grade A in the study; most of which were built during the late Victorian and Edwardian periods. This is one of the few areas containing such a concentration of large Edwardian buildings in Melbourne, and most of the houses were designed by prominent architects of the time. The topography of the area has in a number of cases been used to advantage by the designers, resulting in visually prominent buildings. (Sanderson 1988: Vol. 1, 3/17)*

A statement of significance was prepared for Barry Street Precinct (HO143) as part of the 'Review of Heritage Overlay Precinct Citations' (Lovell Chen, 2006). It reads as follows:

*Barry Street Precinct, Kew, is an area of heritage significance for the following reasons:*

- *The place has an unusual concentration of highly graded buildings, many of which were designed by prominent Melbourne architects.*
- *The area is one of Melbourne's best concentrations of large late Victorian and Federation house designs, in varied materials and often ably utilising the topography of the area. The precinct also has a number of distinctive designs of the interwar period.*

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

- *The eastern area of the precinct has some more modest dwellings on smaller blocks, including substantially intact development from the late nineteenth and early twentieth centuries.*
- *Many of the streets are marked by original basalt kerbing and grading, and the area features mature gardens and street trees.*

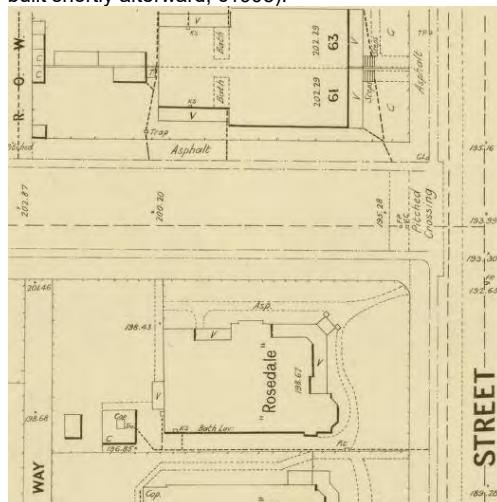
The extent proposed in the 1988 study was much as the precinct is today: an irregular extent running from Wills Street at the north to Studley Park Road at the south, primarily along the spine of Barry Street and extending irregularly along east-west cross-streets. For the most part, the precinct did not include properties on the main roads, apart from those on Princess Street at the entrance to Fellows Street and those on Studley Park Road at the entrances to Studley Avenue and Fernhurst Grove. A similar mapping approach was used at the northernmost entrance to the precinct off Wills Street, where two properties on the corner of Wills and Barry streets were included in the precinct (25 Wills Street and 37 Barry Street).

HO143 Barry Street Precinct has retained much the same boundaries to 2017, apart from the addition of two rows of houses at 33-41 Fernhurst Grove and 15-29 Princess Street. These houses are Victorian and Edwardian in origin, in accordance with the precinct statement of significance. Both of these previous precinct extensions back onto the remaining HO143 precinct, but do not form continuous streetscapes with the precinct.

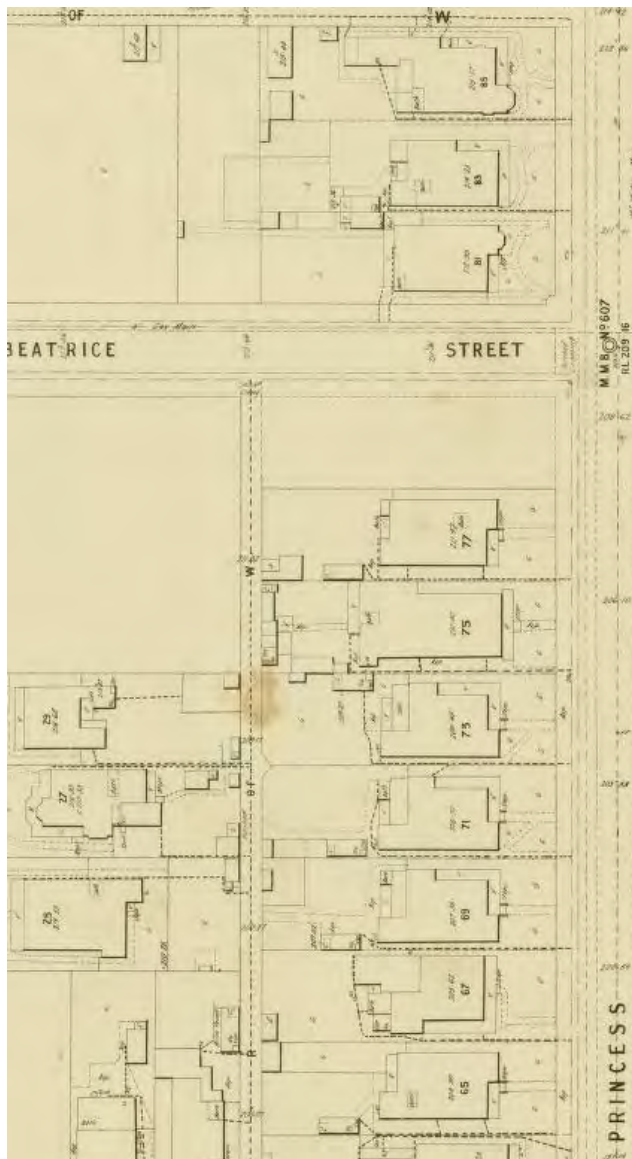
#### Extension character

##### Area 1: 31-57 Princess Street

The row of houses proposed as a precinct extension along Princess Street are mostly Victorian era dwellings with two Edwardian examples on corner sites. As illustrated by MMBW plans for this area, all the houses in the extension had been built by 1903 except for 51 Princess Street (which was built shortly afterward, c1905).



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**Figure 2. 37-57 Princess Street in 1903. Note that 51 Princess Street, on the corner of Beatrice Street has not been built yet. (Source: MMBW Detail Plan No. 1345)**

The extension abuts the row of Victorian and Edwardian houses to the south at 15-29 Princess Street, which are already in the HO143 precinct. To the west of the extension is Stawell Street which has Victorian and Edwardian Contributory houses at this end of HO143.

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

The Victorian houses in the proposed extension are almost all detached, single-storey Italianate villas, with bichrome brick or rendered walls. The exception is the pair of two-storey terrace houses at 33-35 Princess Street. They are already in the Boroondara Heritage Overlay as HO334, but as they are consistent with valued period of precinct HO143 they should be considered part of the extension.

As is visible on the MMBW plan, the Victorian villas at 37-49 & 53-57 Princess Street has a variety of plans and configurations. A few have symmetrical facades, while most have a projecting rectangular or canted bay to one side of the façade. This includes four originally houses with identical details by a single builder at 37 & 41-45 Princess Street with square projecting bays.



**Figure 3. The pair of terrace houses at 33-35 Princess Street (HO334, left), and three Victorian villas at 37-41 Princess Street. (Context 2017)**

Two of the most intact and best examples of Victorian villas are 47 and 55 Princess Street. The house at 47 Princess Street has a symmetrical block front, and retains extensive cast-iron to the verandah, including an entrance pediment, fluted posts, frieze and brackets and balustrade. The house also retains its original iron palisade fence on a bluestone plinth.



**Figure 4. 47 Princess Street. Note the original verandah iron, tiled front path, bluestone steps, six-panelled front door and groups of three windows on either side. (Source: Context 2017)**

The other unusually intact house is 55 Princess Street. It has a symmetrical façade with a return verandah, and the ruled render walls have never been painted. Other details, such as the verandah



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iron, are also intact. Amongst the houses with rendered walls, 53 Princess Street has particularly fine details such as label moulds to the segmentally arched windows of the canted bay.



**Figure 5. Victorian villas at 53 & 55 Princess Street, and the Edwardian villa at 51 Princess Street to the left. (Source: Context 2017)**

The c1905 Edwardian Queen Anne villa at 51 Princess Street has a tiled pyramidal roof and projecting gabled bay with decorative trusswork. Walls are of tuckpointed Hawthorn brick with red brick dressings. The c1900 Queen Anne villa at 31 Princess Street is the largest dwelling in the extension, comparable to the larger houses in the HO143 precinct. It has roughcast rendered walls and a tiled hipped roof. Its corner site is recognised by three gables: one with a canted bay to the main Princess Street frontage, one to the corner at the centre of the return verandah, and the third at the end of the return verandah on the Stawell Street side. It appears that the porch supports were replaced in the 1920s with paired masonry piers.

The houses in the proposed extension have an overall high level of intactness. Alterations include the replacement of verandah posts (No. 39), re-rendering of walls (Nos. 41 & 43), and overpainting of brick (No. 57). All properties in the proposed extension are Contributory or Significant to HO143 Barry Street Precinct.

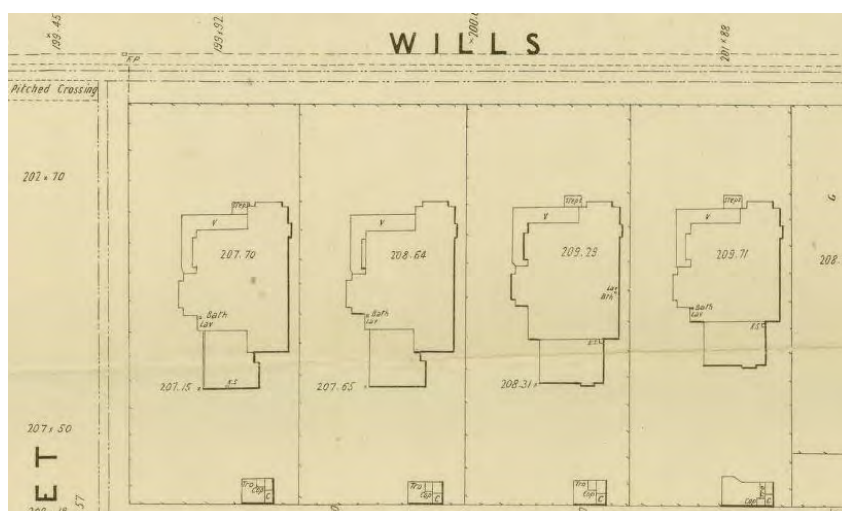


## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**Area 2: 19-23 Wills Street**

**Figure 6.** Edwardian villas at 25 Wills Street (in the precinct, at right), and at 19-23 Wills Street. (Source: Context 2017)

As noted in the description of the current boundaries of HO143 Barry Street Precinct, at the entrance to the precinct often the corner properties of the adjoining street are included to frame this visual entry. At the northern entry to the precinct, the two properties on the Wills and Barry streets corners are included in the precinct. They are a large Victorian villa at 37 Barry Street, and an Edwardian villa at 25 Wills Street.



**Figure 7.** Footprints of the houses at 19-25 Wills Street in 1905. Note that the four have virtually identical plans (apart from the size of the rear wing), suggesting they are the work of a single designer/builder. (Source: MMBW Detail Plan No. 1335)

This approach has left out of the precinct three other adjacent Edwardian villas at 19-23 Wills Street. It is likely that they were all built at the same time by a single designer-builder, judging from their identical footprints, same roof forms (pyramidal hip with projecting front and side gables), similar corbelled chimneys, and use of pierced decoration to the brackets to the gable eaves. In addition,

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they all have face brick walls with render dressings, half-timbering to the gables, as well as lobed bargeboards.



Figure 8. 25 Wills Street (in HO143).

Figure 9. 21 Wills Street. Note same gable form with rendered neck as at No. 25.



Figure 10. 19 Wills Street.



Figure 11. 23 Wills Street.

The three houses in the proposed extension are of a sufficient intactness for Contributory buildings. Alterations include the overpainting of brickwork (No. 21), and the construction of rear extensions (particularly large to No. 21).

### Conclusion

The proposed extension at 31-57 Princess Street contains only properties that would be Contributory or Significant to HO143 Barry Street Precinct. They are all Victorian and Edwardian-era dwellings, which are defined as the primary valued periods of this precinct. As noted in the statement of significance, in Clause 22.05, this adjoins the eastern area of the precinct which 'has some more modest dwellings on smaller blocks'. The Victorian houses in the extension are comparable (or larger) than those already in the precinct on Princess Street and Fernhurst Grove. The Edwardian villa at 31 Princess Street is comparable in size to the larger Edwardian houses seen in the precinct, such as adjoining houses at 1 & 3 Stawell Street. The addition of this precinct would also serve to join the currently detached precinct streetscape at 15-29 Princess Street with Stawell Street, making precinct HO143 more logical in its boundaries.

The proposed extension at 19-23 Wills Street also contains only properties that would be Contributory to HO143 Barry Street Precinct. These Edwardian villas are entirely in keeping with the valued period and character as places contributory to the precinct. This is demonstrated, in particular, by their similarity to the adjoining house at 25 Wills Street, which is graded Contributory to HO143.

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**Grading and Recommendations**

The following properties are recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an extension to the Barry Street Precinct (HO143).

**PRECINCT GRADINGS SCHEDULE\***

Name	Number	Street	Grading	Built Date
'Rosedale'	31	Princess Street	Contributory	C1900
'Stawell'	33	Princess Street	Significant (HO334)	C1892
'Princess'	35	Princess Street	Significant (HO334)	C1892
	37	Princess Street	Contributory	C1880s
	39	Princess Street	Contributory	C1880s
	41	Princess Street	Contributory	C1880s
	43	Princess Street	Contributory	C1880s
	45	Princess Street	Contributory	C1880s
	47	Princess Street	Contributory	C1880s
	49	Princess Street	Contributory	C1880s
	51	Princess Street	Contributory	C1905
	53	Princess Street	Contributory	C1880s
	55	Princess Street	Contributory	C1880s
	57	Princess Street	Contributory	C1880s
	19	Wills Street	Contributory	C1900
	21	Wills Street	Contributory	C1900
	23	Wills Street	Contributory	C1900

\* Does not include the gradings of properties within the original Barry Street Precinct (HO143, Amendment L8 to the Kew Planning Scheme, 1991). Refer to the *Boroondara Schedule of Gradings Map* for the complete precinct gradings schedule.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	-
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

KEW

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**Identified By**

Context Pty Ltd

**References**

P Sanderson, 'Kew Urban Conservation Study', 1988.

Lovell Chen, 'Review of Heritage Overlay Precinct Citations', 2006.

MMBW Detail Plans Nos. 1345 & 1352 of 1903, No. 1335 of 1905.

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CONTEXT

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**HO150 Glenferrie Road Precinct extension**

Prepared by: Context Pty Ltd

**Address:** 4 Belmont Avenue, 154-182 Cotham Road, 1-5 Franks Grove, 3 and 5 Rossfield Avenue (part of 231 Barkers Road), 7-19 & 2-14 Rossfield Avenue, and 5-19 & 2-28 Stansell Street, Kew

**Name:** HO150 Glenferrie Road extension

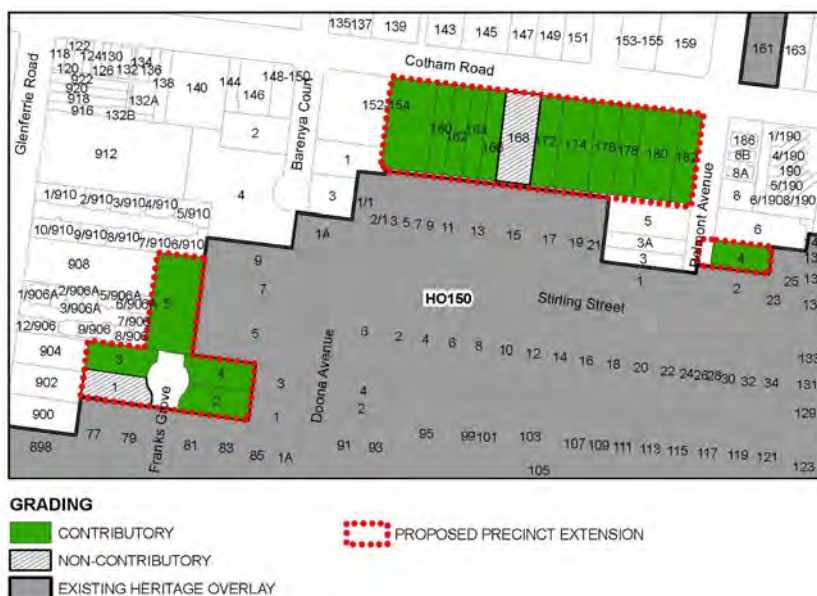
**Survey Date:** August 2017 & February 2018

**Place Type:** Residential

Maps of proposed extension:

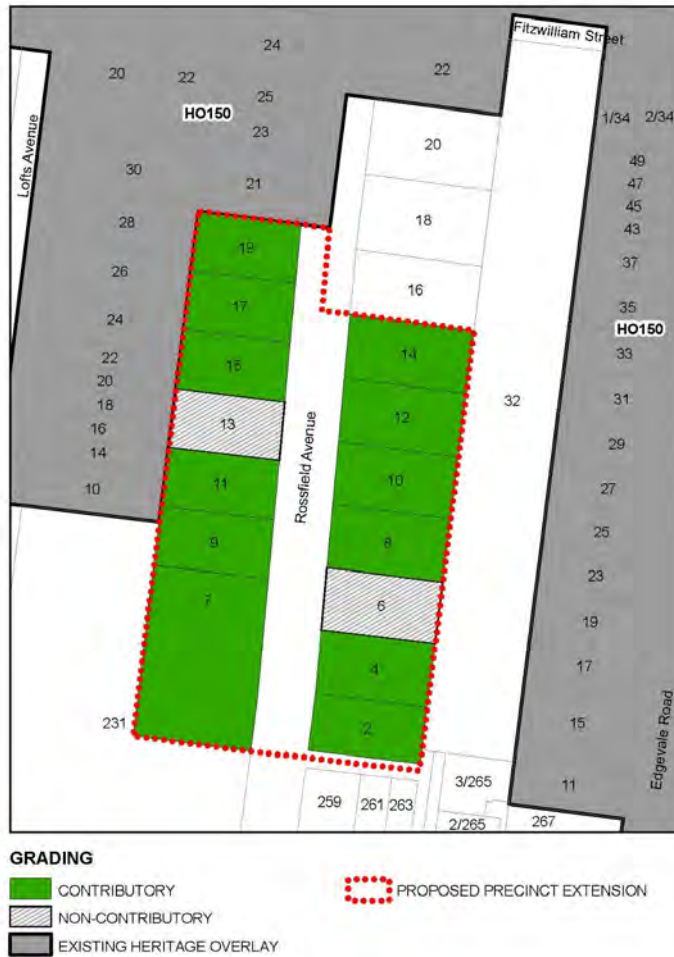
*Area 1: 4 Belmont Avenue and 154-182 Cotham Road, Kew*

*Area 2: 1-5 Franks Grove, Kew*



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Area 3: 3 and 5 Rossfield Avenue (part of 231 Barkers Road), 2-14 & 7-19 Rossfield Avenue, Kew



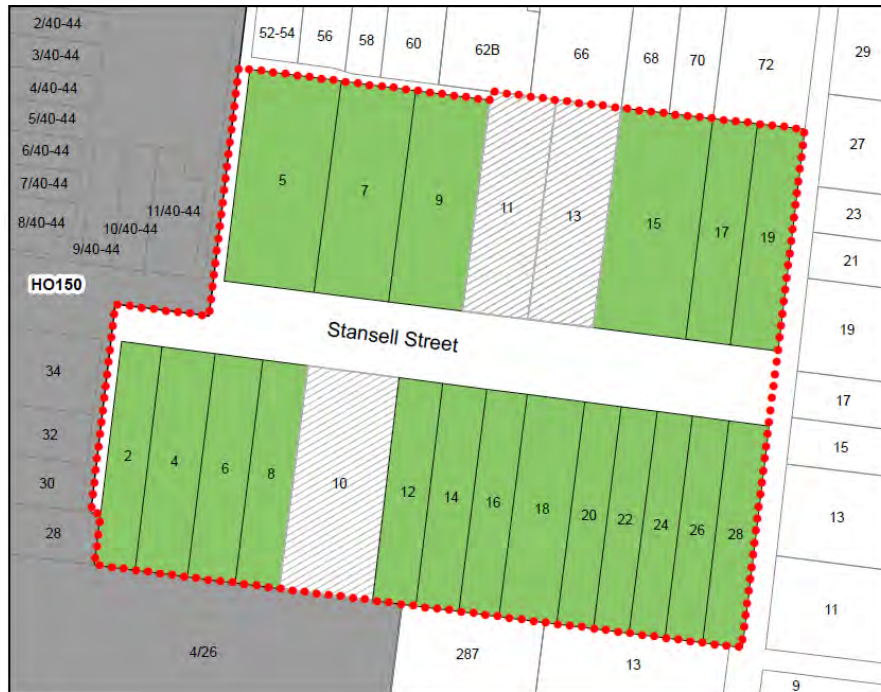
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CONTEXT



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

## Area 4: 5-19 &amp; 2-28 Stansell Street, Kew



## GRADING

- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY

PROPOSED PRECINCT EXTENSION

KEW

### Precinct character and significance

The Glenferrie Road Precinct was identified by the 'Kew Urban Conservation Study' (P Sanderson, 1988); in the report it was called Urban Conservation Area No. 1 (D).

No precinct citations as such were prepared as part of the 1988 study, but there is a brief description of the proposed precinct focusing on the character of the individually significant buildings:

*This area contains 16 structures that have been designated Grade A in the study. Most of these Grade A buildings are mansions built in the Victorian period and they are concentrated around the western end of the area, particularly in Glenferrie and Selbourne Roads. Many of these mansions no longer have sympathetic surroundings, and a number have been turned to institutional uses. The eastern end is of a different nature, being one of the few concentrations of small to medium scale Victorian housing in Kew, that resulted from housing estates of the 1880s such as the Edgevale Estate and the Doona Hill Estate. It has a very high concentration of Grade B and C buildings and they combine to form streetscapes of an homogenous nature. (Sanderson 1988: Vol. 1, 3/20)*

A statement of significance was prepared for Glenferrie Road Precinct (HO150) as part of the 'Review of Heritage Overlay Precinct Citations' (Lovell Chen, 2006). It reads as follows:

*The Glenferrie Road Precinct, Kew, is an area of heritage significance for the following reasons:*

- *The western parts of this precinct are marked by mansion development of the Victorian period, and though some are surrounded by unsympathetic later development, a significant number of individually significant early Kew mansions survive here, albeit in some cases converted to institutional uses. This is one of three notable mansion precincts in Kew, the others being HO158 (Walmer Street) and HO162 (Sackville Street).*
- *More modest but still valued late Victorian residential development, such as single-fronted cottages and terrace rows, is also located in the western areas of the precinct.*
- *The eastern section of the precinct is significant for its mixture of small and medium scale Victorian housing, much of which relates to two important 1880s estates: Edgevale and Doona Hill.*
- *The area has a strong visual connection with several fine assemblages of school buildings: either in its midst (Ruyton) or at its borders (Trinity, Xavier, Methodist Ladies' College).*
- *The area includes the former Kew civic buildings and the Sacred Heart Church and School, both in Cotham Road, the latter important to the considerable Roman Catholic heritage in the area.*
- *The area also includes the entire Glenferrie Road streetscape north of Barkers Road up to Wellington Street, including two of MLC's most important buildings and a mixed 1880s to interwar streetscape.*
- *The area includes a number of individually significant architectural designs, the majority of which are Victorian mansions*

The extent proposed in the 1988 study was much as the precinct is today: an irregular polygon extending north-south along Glenferrie Road and streets to the west, and a wider section extending to Edgevale Road at the east. The precinct was originally intended to include the northern half of Trinity Grammar School, around the intersection of Charles and Wellington streets and to the north at Cotham Road, but these areas have been left out. Another change was the addition of the east

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CONTEXT



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

side of Union Street to the precinct, which backs onto the precinct but does not share a continuous streetscape with it.

As noted in the original precinct description and the current statement of significance, HO150 Glenferrie Road Precinct has a predominantly Victorian character, with a smaller number of Edwardian and interwar dwellings. While the presence of Edwardian and interwar buildings is only expressly mentioned on Glenferrie Road, others in the precinct are also graded Contributory to the precinct.

One particular concentration of interwar dwellings, most of them built in the 1930s, is on Wellington Street, just east of Glenferrie Road. There are four houses at 77-83 Wellington Street, built in 1934-37, that frame the entrance to the small court known as Franks Grove. Two of them are Old English or Tudor Revival in style (Nos. 79 & 81, Significant and Contributory, respectively), one is Georgian Revival (No. 77, Contributory), while the fourth has a simple Moderne design.

### Extension character

#### **Area 1: 4 Belmont Avenue and 154-182 Cotham Road**

The south side of Cotham Road to the east of the Belmont Avenue intersection comprises a row of Victorian dwellings - terrace houses, villas and a mansion - along with an Edwardian semi-detached pair. Around the corner, at 4 Belmont Avenue, is another Victorian villa.

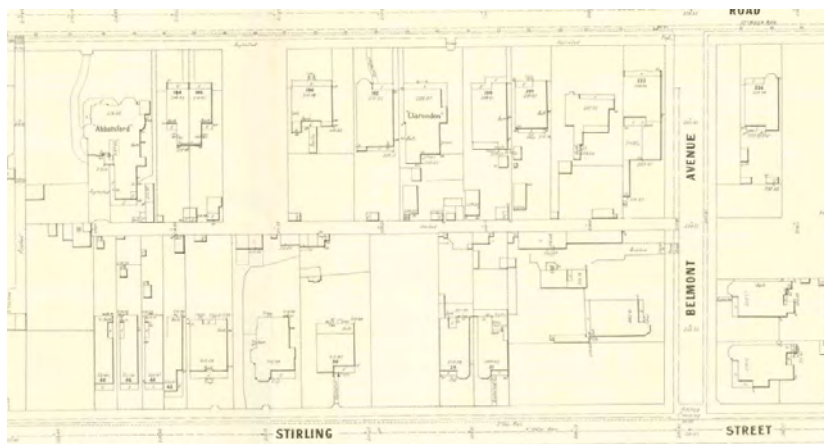
The house at 4 Belmont Avenue is a bichrome brick Italianate villa with an asymmetrical façade. It has a two-storey rear addition set behind the original roof. The similarity in chimney detail suggests that it was the work of the same builder who constructed 2 Belmont Street next door, which is Contributory in HO150 Glenferrie Road Precinct. While No. 2 is somewhat larger, with an ogee-profile return verandah, its face brick walls have been rendered in the twentieth century. To the south, HO150 takes in Stirling Street which has a housing stock predominantly of Victorian villas, as well as a few Edwardian houses.



Figure 1. 2 (right) and 4 (left) Belmont Avenue. (Source: Context 2017)

The extension along Cotham Road includes a row of varied Victorian villas at Nos. 172-182, which were built in the late 1880s and 1890s. As was typical in the nineteenth century, most of them are Italianate in style. These include block-fronted villas (Nos. 174 & 182) and parapeted two-storey terrace houses (Nos. 160-162), as well as asymmetrical villas with a square (Nos. 176 & 178) or canted (No. 172) projecting bay. The earliest house in the street is unusual for its time (1889) as it is Gothic Revival in style. It has an asymmetrical façade with a gabled bay to one side. The gable bargeboard is elaborately scalloped and pierced, similar to the verandah fretwork, and it has a canted bay window with a polygonal hipped roof. The property retains a pair of mature and very tall *Araucaria cunninghamii* (Hoop Pines) in the front yard.

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**Figure 2.** The area that is now 154-186 Cotham Road and the southern end of Belmont Avenue in 1904, showing all the nineteenth-century dwellings. (Source: MMBW Detail Plan No. 1575, 1903)



**Figure 3.** Victorian Italianate house at 178 Cotham Road. (Source: Context 2017)

Another standout among the nineteenth-century houses is the former 'Abbotsford' at 154 Cotham Road, which is now the home to the Missionary Sisters of St Peter Claver. This two-storey red brick mansion was constructed in 1894 and is an early example of the Queen Anne style. It has gables to the front and west side elevations, with a two-storey return verandah between them. The verandah is distinguished by its canted ends, heavy turned posts to the first floor, and slender round brick columns to the ground floor (similar to those seen at Ussher & Kemp's 98 Riversdale Road, Hawthorn, of 1899-1900, HO179). The house retains elaborate stained-glass highlight windows to the ground floor, though one front window has been bricked up. The architect has not been identified.

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY



**Figure 4. The 1894 mansion at 154 Cotham Road which is now home to the Missionary Sisters of St Peter Claver. (Source: Context 2017)**

The final Contributory building to be constructed in the precinct extension is the semi-detached pair at 164-166 Cotham Road, of 1915. It has red brick walls and a hipped tile roof and is massed to appear like a single detached villa. Both dwellings have deeply arched ladder fretwork to their front verandah.



**Figure 5. The semi-detached pair at 164-166 Cotham Road. (Source: Context 2017)**

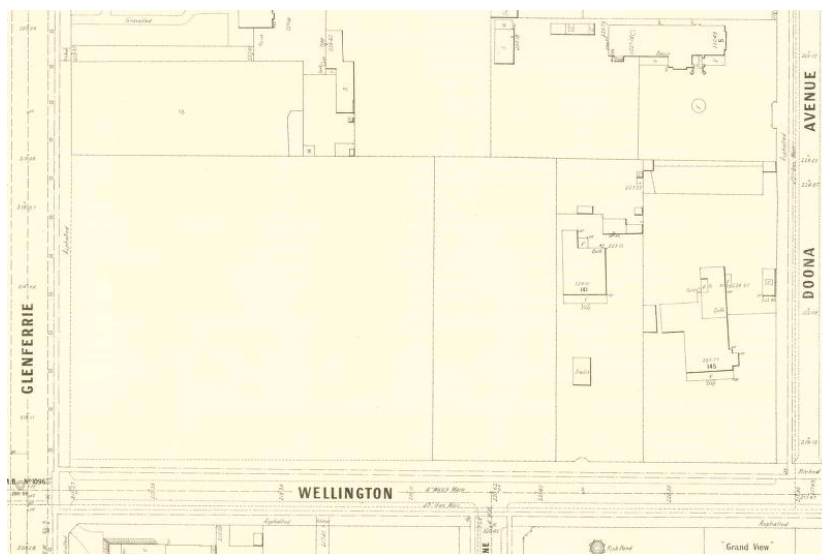
Alterations to the houses on Cotham Road include the overpainted brick (No. 182), visible rear extensions set behind the main roof (Nos. 174, 180), rebuilding of front verandah (Nos. 172, 176), removal of chimneys (No. 176), and extensions to the sides (No. 154). There is one Non-contributory property at No. 168 (single-storey brick units).

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The proposed extension is very similar in its housing stock to the adjoining section of HO150 on Belmont Avenue and Stirling Street, with its strong Victorian character with a smaller number of Edwardian buildings. The 1890s mansion at 154 Cotham Road is in keeping with the 'mansion development of the Victorian period' noted in the precinct statement of significance. And like other examples noted in the statement of significance, it too has been 'converted to institutional uses'. The proposed areas to be added to the existing streetscape are of a high integrity, with only one Non-contributory property among them (168 Cotham Road,

#### **Area 2: 1-5 Franks Grove**

As noted in the discussion of the current HO150 Glenferrie Road Precinct, there is a concentration of 1930s houses on Wellington Street, just east of Glenferrie Road. As seen on the 1903 MMBW plan of the area, a very large block on the north-east corner of the Wellington Street and Glenferrie Road intersection was entirely vacant at the time and apparently not developed until the interwar period.



**Figure 6. The north-east corner of Glenferrie Road and Wellington Street, which was vacant in 1903. Franks Grove was created just north of the outlet of Selbourne Road (visible at centre bottom). (Source: MMBW Detail Plan No. 1575, 1903)**

Land owned by Edwin Franks Millar was subdivided in 1929 to create what is now 77-83 Wellington Street, 898-904 Glenferrie Road, and 1-4 Franks Grove in 1929 (LP 12882). The executors of Millar's will sold off all the house blocks between 1929 and 1936 (CT V.5486 F.108). The Franks Grove cul-de-sac was first listed in the street directories after 1935, with Peniston Flats (5 Franks Grove) and two other houses had been completed by 1937, and another one was being built. By 1941, the fourth and final house had been constructed.

This period of construction at 77-83 Wellington Street directly corresponds with that of the Significant and Contributory houses in the HO150 precinct, which were part of the same 1929 subdivision that created Franks Grove.

Stylistically, they are also closely related. Peniston Flats, which is visible at the top of the cul-de-sac from Wellington Street, is a two-storey building in the Georgian Revival style, like 77 Wellington Street. The flats building has clinker brick to the ground floor and render above, two-storey



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

polygonal stair towers, and Tuscan-order columns to the central porch area. The house on Wellington Street has a similar materiality, with clinker brick walls, a tiled hipped roof, and Tuscan-order columns to the front porch.



**Figure 7. Peniston Flats at 5 Franks Grove, 1935-36. (Source: Context 2017)**

There is a bold Streamlined Moderne house at 2 Franks Grove which has walls of variegated tapestry brick, a hipped roof largely concealed behind a parapet, and curved to the corners and central front porch (supported on dwarf Tuscan columns). It has a very intact setting, retaining its brick front fence, curved garden path, divided-track driveway and attached garage. While similar in style to the Contributory 83 Wellington Street, its design is far more interesting.



**Figure 8. The Moderne house at 2 Franks Grove. Note the original front path and driveway. (Source: Context 2017)**

Finally, there are two Old English/Tudor Revival houses, at 3 & 4 Franks Grove, that can be compared to the larger examples of this style at 79 & 81 Wellington Street (Significant and Contributory). The house at No. 4 has clinker brick walls with accents in glazed manganese and

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cream brick batts (half bricks). The house at No. 3 is a simpler version of this style, apparently built just before the outbreak of World War II.



**Figure 9. East side of Franks Grove, showing Peniston Flats (left), the Old English house at No. 4 (centre), and the Moderne house at No. 2 (right). (Source: Context 2017)**

One of the original houses in the proposed precinct extension, at 1 Franks Grove, has been demolished and replaced recently. It is a two-storey dark grey brick box that is set to the side of the court, not impeding any views.

**Area 3: 2-14 & 7-19 Rossville Avenue, 3 and 5 Rossville Avenue (part of 231 Barkers Road)**

The land that would become Rossville Avenue was only partly developed at the turn of the century. There were several houses at its north and south ends, facing the existing Fitzgerald Street and Barkers Road, as well as a few early homesteads facing Barkers Road but set well back from it. Shortly after 1910, a brick villa was constructed at what is now 2 Rossville Avenue (initially with a Barkers Road address).



**Figure 10. Earliest house in the precinct 2 Rossville Avenue. (Source: Context 2017)**

In the early 1920s, Henry Berry & Company Pty Ltd owned the land that would become the road reserve, as well as land that would be subdivided to create 2-16 & 3-19 Rossville Avenue (CT V4669 F713). In 1927 and 1928 the company sold off the blocks of land at 5-19 & 4-16 Rossville Avenue. Already in 1928 the street directory recorded nine existing houses on the street (five of

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

them still vacant), and another seven houses under construction. By 1929 all houses at Nos. 2-16 & 5-19 were completed and occupied. The final two houses, at Nos. 3 & 21, were completed by 1934.



**Figure 11. Looking north along the west side of Rossfield Avenue (Nos. 15-21). (Source: Context 2017)**

The houses along the street are very consistent in their scale and setbacks, which is due partly to their very rapid construction, and also due to the influence of one man. Builder Arthur Harper Ford purchased seven blocks of land in 1927 and 1928 and was apparently responsible for construction these houses, at 6 (demolished), 10, 11, 14, 15, 17 & 19 Rossfield Avenue. Many houses also retain their original dwarf brick front fence and concrete two-track driveway.

Ford's houses are all brick California bungalows, all but one of which has a transverse gabled roof. Great variety is created within these strictures by the uses of different material finishes (such as timber and asphalt shingles, pressed-metal panels in roughcast and fish-scale patterns, rock-faced concrete blocks, contrasting brick colours), porch treatments (such as chunky dwarf columns, tapered and straight piers, paired piers), and major and minor gables facing the street. One house (No. 17) has a hipped roof and two picturesque jerkin-head minor gables.

Apart from the California Bungalow style, there is an early 1930s house at No. 3 with roughcast rendered walls and brick bat detailing that adopts motifs from both the Tudor Revival and Spanish Mission styles (a depressed Tudor arch and a Serlian window motif, respectively). Its closest comparison is a bungalow of similar age, materiality and style (it also has a Tudor arch to the porch) at 21 Rossfield Avenue, which is already a Contributory place in the HO150 precinct.

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**Figure 12. The Tudor Revival house at 21 Rossfield Avenue (right, Contributory in HO150), along with California Bungalows at Nos. 17-19 to the left. (Source: Context 2017)**

The houses have highly intact facades, though a number of them have a two-storey extension to the rear (at Nos. 4, 8, 15), with the extension to No. 8 the most intrusive as it sits partway before the roof ridgeline. There are two contemporary dwellings, at Nos. 6 & 13, that are Non-contributory. A row of Non-contributory mid-20<sup>th</sup> century flats at Nos. 16-20 have been left out of the precinct extension.

**Area 4: 5-19 & 2-28 Stansell Street**

The land that would become Stansell Street was subdivided in 1886 as part of the Omnibus Company's Reserve. This comprised both sides of Stansell Street, the south side of Fitzwilliam Street adjoining it, and much of Edgevale Road between Fitzwilliam Street and Barkers Road (Omnibus Coy's Reserve real estate map, 1886).



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

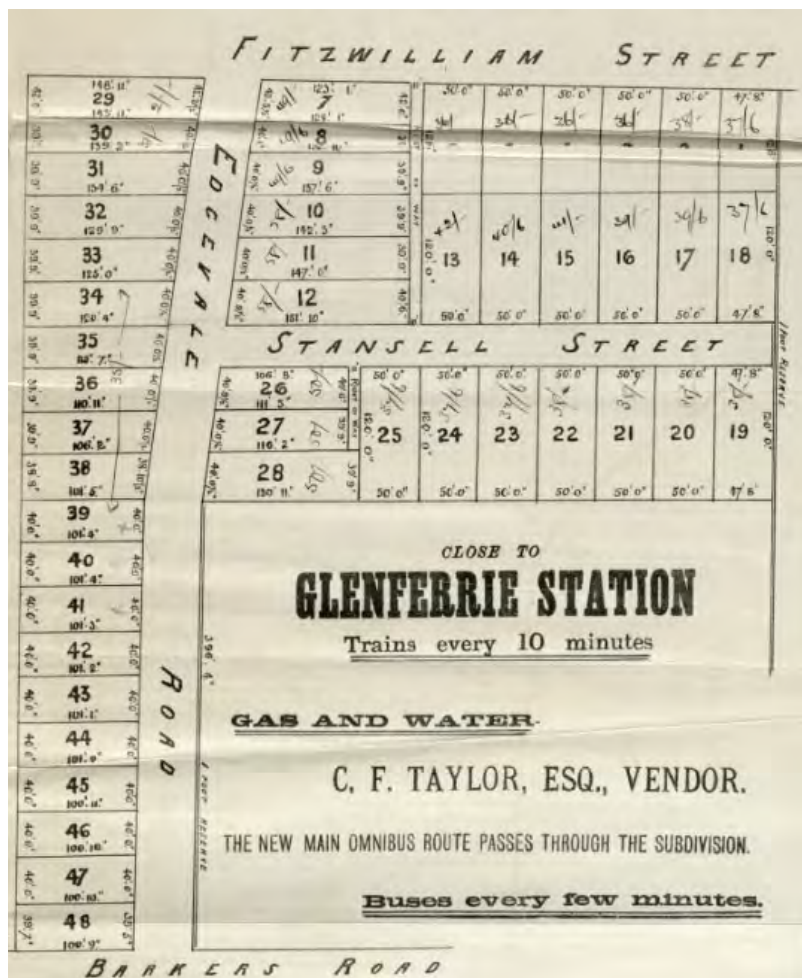


Figure 13. Sale plan for the Omnibus Company's Reserve subdivision, dated 1886. (Source: Batten & Percy Collection, SLV)

By 1892, there were four houses listed on the north side of Stansell Street (S&McD). These double-fronted Victorian houses are shown on the 1903 MMBW Detail Plan No. 1572. The south side of the street was still empty.

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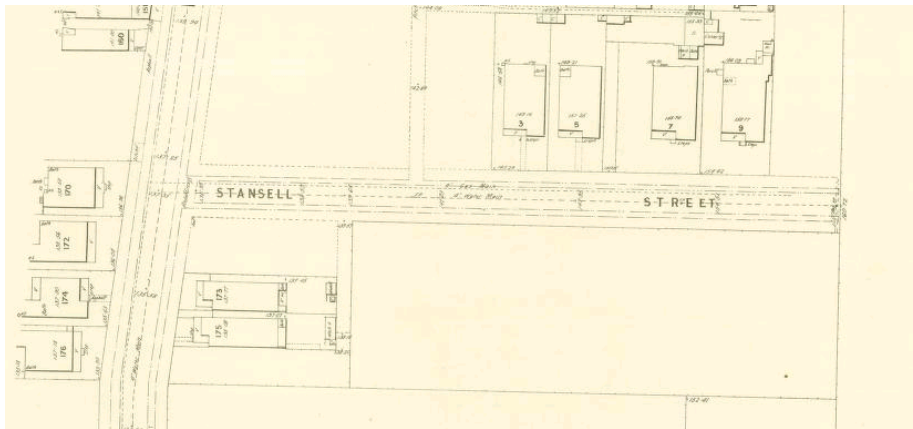


Figure 14. Stansell Street in 1903. Note the four double-fronted houses on the north side. (Source: MMBW Detail Plan No. 1572, 1903)

This remained the case until 1910, when the first two houses appeared on the south side of the street. By 1915, the entire south side of the street had been developed with 14 houses. This required the subdivision of the seven original southern allotments into narrower blocks that held single-fronted cottages. Another three houses had been constructed on the north side (at Nos. 5 and 17-19), bringing the total number of dwellings to seven. The very rapid development of the south side of the street gave rise to the high level of architectural consistency on the south side of Stansell Street, with narrow gable-fronted cottages typical of the Edwardian era.

Three of the four Victorian double-fronted houses survive on the north side, at Nos. 7, 9 & 15. They were originally identical in form, with an asymmetrical façade created by a projecting hipped-roof bay beside a front verandah. Each has a façade clad with ashlar-look boards and bracketed eaves. Windows are of two kinds: pairs of double-hung vertical sashes, or a double-hung sash surrounded by sidelights. All three can be considered typical Italianate villas. Of the three, No. 15 appears to be the most intact, while No. 7 has a rebuilt verandah (with a more convex roof profile). No. 9 retains an intact front façade (with some replacement of verandah details), but the low-line M-hipped roof has been raised to accommodate a modern attic storey with dormer windows on the front and sides.



Figure 15. The Victorian house at 7 Stansell Street. (Source: Context 2018)

The Edwardian houses are also timber structures, and all but one is a single-fronted cottage. The exception is No. 5, which is a double-fronted villa with an asymmetrical façade and high gabled-hipped roof. The projecting front gable is embellished with a simple bay window, half-timbering and a scalloped bargeboard. The elaborate timberwork continues to the front verandah, which has a convex hipped roof. The corner brackets are of particular note, with a pierced Art Nouveau pattern. The house is highly intact externally.

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**Figure 16. The double-fronted villa at 5 Stansell Street. (Source: Context 2018)**

The remaining Edwardian cottages are of three types: the majority have a small corner verandah tucked next to the gable front, two have a return verandah that wraps around the front façade, and there are two semi-detached pairs with small entrance porches set back between the pairs. It appears that a small number of builders were responsible for the dwellings

The Edwardian cottages share a range of features that are typical to that era. These include corbelled red-brick chimneys, walls clad with weatherboards (often embellished with bands notched like shingles), paired or single double-hung sash windows or casement windows with highlights, half-timbering or notched weatherboards/shingles to the front gable, and turned timber verandahs posts with timber fretwork in a variety of patterns. Some houses also retain timber hoods over the front windows.



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**Figure 17. Row of single-fronted Edwardian cottages at 16-20 Stansell Street. (Source: Context 2018)**

Most of the Edwardian cottages are quite intact, though some have lost their original verandah posts (No. 8), and others have lost their chimney (Nos. 2 & 24), or have replacement window hoods (Nos. 12 & 14).

The gable-fronts of the Edwardian cottages lend a high level of consistency to the street. There are three Non-contributory houses at Nos. 10, 11 and 13. All of them are single-storey and follow the front setbacks of their Contributory neighbours, so they are not intrusive.

The street retains bluestone pitched kerbs and channels, though some have been asphalted over to create a crossover. There is a bluestone pitched laneway at the east end of the street running south (the northern part has been concreted over), and another running north on the west side of 5 Stansell Street.

#### **Conclusion**

The proposed extension of HO150 Glenferrie Road Precinct at 4 Belmont Avenue and 154-182 Cotham Road contains predominantly Victorian as well as Edwardian dwellings. This housing stock is in keeping with the predominant character of the HO150 Glenferrie Road Precinct as a whole, as is the inclusion of the mansion formerly known as 'Abbotsford' at 154 Cotham Road. They are also similar in scale and style to houses in the adjacent part of Belmont Avenue and Stirling Street that are already Contributory to HO150.

The proposed extension of HO150 Glenferrie Road Precinct at 1-5 Franks Grove contains a collection of late interwar houses and flats. Franks Grove was subdivided along with the adjoining area of Wellington Street (Nos. 77-83), and dwellings were built at the same time. Due to the brief period of development, the houses in these two parts of the subdivision are also united stylistically, with Georgian Revival, Old English/Tudor Revival, and Moderne styles seen on both streets, making this a very logical extension. The late interwar houses at 77-83 Wellington Street are graded Contributory and Significant to HO150, in keeping with the mention in the statement of significance of interwar dwellings north of Barkers Road up to Wellington Street.

The proposed extension of HO150 Glenferrie Road Precinct at 2-14 & 3-19 Rossfield Avenue is a very consistent streetscape of interwar houses, particularly California Bungalows. Its high level of consistency in style, scale, setbacks and materials is thanks to the rapid development of the street

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(1927-34) as well as the involvement of a single builder who constructed half of them. The precinct continues the interwar development at the north end - 21 Rossfield Avenue, Contributory in HO150.

The proposed extension of HO150 Glenferrie Road Precinct at 5-19 & 2-28 Stansell Street is a consistent streetscape of Edwardian (mostly) single-fronted dwellings as well as a group of earlier Victorian houses. As noted in the history, they were built during two short bursts of activity which resulted in the cohesive streetscape. The small number of Non-contributory dwellings does not affect the integrity of the streetscape. While Edwardian houses are not expressly noted in the HO150 precinct statement of significance, there are similar dwellings within the precinct that are graded Contributory, such as 15, 28, 34, 71 and 88 Edgevale Road, indicating that Edwardian (and Victorian) housing stock on Stansell Street can contribute to HO150.

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

**Grading and Recommendations**

The following properties are recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an extension to the Glenferrie Road Precinct (HO150).

**PRECINCT GRADINGS SCHEDULE\***

Name	Number	Street	Grading	Built Date
Myrnong	4	Belmont Avenue	Contributory	1892
Abbotsford	154	Cotham Road	Contributory	1894
	160	Cotham Road	Contributory	C1892
	162	Cotham Road	Contributory	C1892
	164	Cotham Road	Contributory	1915
	166	Cotham Road	Contributory	1915
	168	Cotham Road	Non-contributory	
	172	Cotham Road	Contributory	C1896
Clarendon	174	Cotham Road	Contributory	C1891
	176	Cotham Road	Contributory	C1895
	178	Cotham Road	Contributory	C1892
Wymond Girls' School (former)	180	Cotham Road	Contributory	1889-90
	182	Cotham Road	Contributory	C1890
	1	Franks Grove	Non-contributory	
	2	Franks Grove	Contributory	C1935-41
	3	Franks Grove	Contributory	C1935-41
	4	Franks Grove	Contributory	C1935-41
Peniston Flats	5	Franks Grove	Contributory	C1935-37
	2	Rossfield Avenue	Contributory	C1910-14
	3	Rossfield Avenue	Contributory	C1930-34
	4	Rossfield Avenue	Contributory	C1927-29
	5	Rossfield Avenue	Contributory	C1927-29
	6	Rossfield Avenue	Non-contributory	
	7	Rossfield Avenue	Contributory	C1927-29
	8	Rossfield Avenue	Contributory	C1927-29
	9	Rossfield Avenue	Contributory	C1927-29
	10	Rossfield Avenue	Contributory	C1927-29
	11	Rossfield Avenue	Contributory	C1927-29
	12	Rossfield Avenue	Contributory	C1927-29
	13	Rossfield Avenue	Non-contributory	demolished
	14	Rossfield Avenue	Contributory	C1927-29
	15	Rossfield Avenue	Contributory	C1927-29
	17	Rossfield Avenue	Contributory	C1927-29
	19	Rossfield Avenue	Contributory	C1927-29
	2	Stansell Street	Contributory	C1910-15
	4	Stansell Street	Contributory	C1910-15
	6	Stansell Street	Contributory	C1910-15
	8	Stansell Street	Contributory	C1910-15
	10	Stansell Street	Non-contributory	contemporary
	12	Stansell Street	Contributory	C1910-15
	14	Stansell Street	Contributory	C1910-15
	16	Stansell Street	Contributory	C1910-15
	18	Stansell Street	Contributory	C1910-15
	20	Stansell Street	Contributory	C1910-15
	22	Stansell Street	Contributory	C1910-15

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Name	Number	Street	Grading	Built Date
	24	Stansell Street	Contributory	C1910-15
	26	Stansell Street	Contributory	C1910-15
	28	Stansell Street	Contributory	C1910-15
	5	Stansell Street	Contributory	C1910-15
	7	Stansell Street	Contributory	C1886-92
	9	Stansell Street	Contributory	C1886-92
	11	Stansell Street	Non-contributory	contemporary
	13	Stansell Street	Non-contributory	contemporary
	15	Stansell Street	Contributory	C1886-92
	17	Stansell Street	Contributory	C1910-15
	19	Stansell Street	Contributory	C1910-15

\* Does not include the gradings of properties within the original Glenferrie Road Precinct (HO150, Amendment L8 to the Kew Planning Scheme, 1991). Refer to the *Boroondara Schedule of Gradings Map* for the complete precinct gradings schedule.



## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**  
Context Pty Ltd

**References**  
P Sanderson, 'Kew Urban Conservation Study', 1988.

Certificates of Land Title, Vol. 5486 Fol. 108, Vol. 4669 Fol. 713.

Lovell Chen, 'Review of Heritage Overlay Precinct Citations', 2006.

Lovell Chen, 'Review of B-graded buildings in Kew, Camberwell and Hawthorn', 2005 (revised 2007, 2009) – place citation for 180 Cotham Road.

MMBW Detail Plans Nos. 1573 and 1575, 1903.

Sands & McDougall's Melbourne Street Directories, various years.

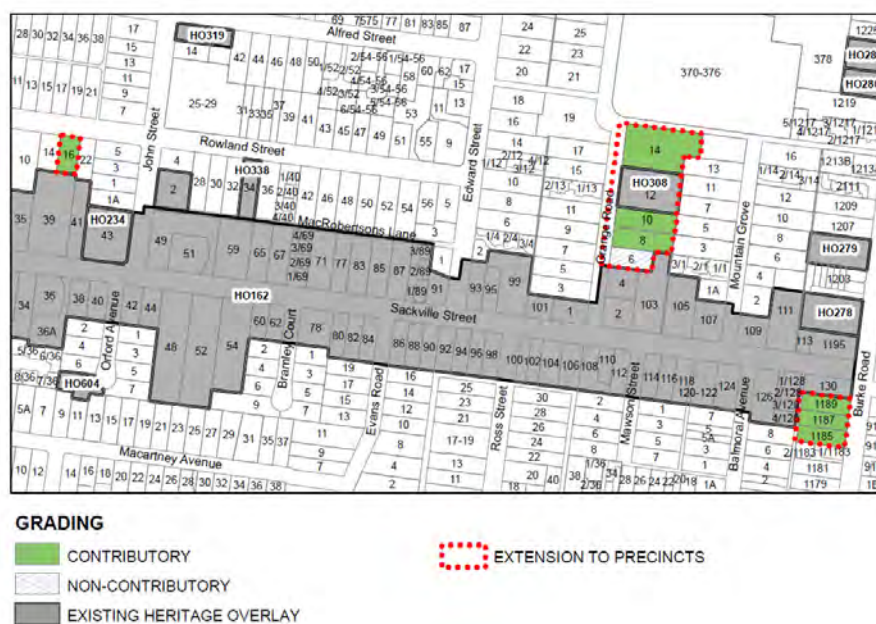
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**HO162 Sackville Street Precinct extension**

Prepared by: Context Pty Ltd

**Address:** 1185-1189 Burke Road; 6-14 Grange Road; and 16 Rowland Street, Kew**Name:** HO162 Sackville Street extension**Survey Date:** August 2017**Place Type:** Residential precinct

Map of proposed extension:

**Precinct character and significance**

The Sackville Street Precinct was identified by the 'Kew Urban Conservation Study' (P Sanderson, 1988); in the report it was called Urban Conservation Area No. 1 (E).

No precinct citations as such were prepared as part of the 1988 study, but there is a brief description of the proposed precinct focusing on the character of the individually significant buildings:

*Sackville and Wrixon Streets contain 8 houses that have been designated Grade A in the study. Most are mansions of considerable size built in the late Victorian period, that are set on their original, generous allotments of land. Between these there is a high concentration of Grade B and C buildings. They combine, particularly at the western end of the street, to form an impressive collection of large houses, many of architectural distinction. Of the Grade B and C houses in the area, most were built after the Victorian period, but they have maintained the*

## CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

*architectural distinction of the street. The Urban Conservation Area is recommended with the intent to maintain this group of large houses on their original land holdings. (Sanderson 1988: Vol. 1, 3/21)*

A statement of significance was prepared for Sackville Street Precinct (HO162) as part of the 'Review of Heritage Overlay Precinct Citations' (Lovell Chen, 2006). It reads as follows:

*The Sackville Street Precinct, Kew, is an area of heritage significance for the following reasons:*

- *The place contains a number of individually significant mansions generally dating from the late Victorian period, set on generous allotments. These are supported, visually, by a series of smaller houses which range in date from the Victorian era to the Federation and interwar periods. There are several pleasant houses from the post-WWII period.*
- *As is the case for Harcourt Street Hawthorn (HO151), the area is important for its ability to demonstrate a pattern of early mansion development supplemented by smaller houses added from the Federation through to more recent periods.*
- *The area is notable for its imposing envelope of street trees which arch over the street for most of its length, and for its large and mature gardens.*

The extent proposed in the 1988 study was much as the precinct is today: a linear extent along the entire length of Sackville Street, excluding frontages to adjacent streets with the exception of two properties forming an eastern 'gateway' to the precinct off Burke Road (1195 Burke Road and 130 Sackville Street).

An additional property at 4 Grange Road, not shown on the 1988 map, has been included in the HO162 precinct. This is an early interwar bungalow. The area in the precinct around Grange Road was developed primarily in the early interwar period, including houses at 103, 104, 105, 106, 107 & 110 Sackville Street, as well as 1, 2 and 4 Grange Road (all Contributory to the precinct, except for the Significant 105 Sackville Street). There are also late interwar (1930s-1942) houses in the precinct, including Contributory examples at 34 and 83 Sackville Street, and a Significant house at 51 Sackville Street.

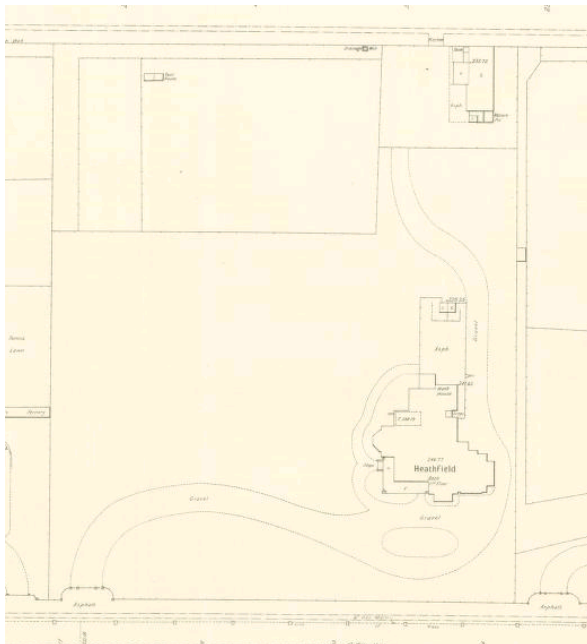
Another notable change between the 1988 precinct extent recommendations and the current boundaries of precinct HO162 is that the properties that are now 6-16 Rowland Street were recommended for inclusion in the precinct, but are now outside of it. This was due to inclusion in 1988 of the entire extent of the grounds of the 1888 mansion 'Heathfield' at 39 Sackville Street (Significant in HO162), which at that time retained its extensive gardens. Since that time, the gardens have been subdivided, creating new properties at 31 & 35 Sackville Street and 6-16 Rowland Street. While the new Sackville Street addresses have been retained within the precinct (as Non-contributory properties with contemporary houses), 6-16 Rowland Street was excluded from the precinct extent.

#### **Extension character**

##### **Area 1: 16 Rowland Street**

As noted above, the property that is now 16 Rowland Street was once part of the grounds of the mansion 'Heathfield' (39 Sackville Street).

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**Figure 1. 'Heathfield' and grounds in 1904. Note the Stables in the upper right-hand corner, fronting on to Rowland Street. (Source: MMBW Detail Plan No. 1569, 1904)**

As noted, the mansion is a Significant property in the HO162 precinct and retains a small part of its original grounds at 39 Sackville Street.



**Figure 2. 'Heathfield' at 39 Sackville Street; Significant in HO162. (Source: Context 2017)**

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Directly behind 39 Sackville Street, the stables of 'Heathfield' survive at 16 Rowland Street. They have been converted into a residential dwelling, and extended to the south (rear) and east.

While the mansion is Italianate in style, the stables are Gothic Revival, with a cross-gabled roof and decorative bargeboards and finials.



Figure 3. The former 'Heathfield' stables at 16 Rowland Street. (Source: Context 2017)

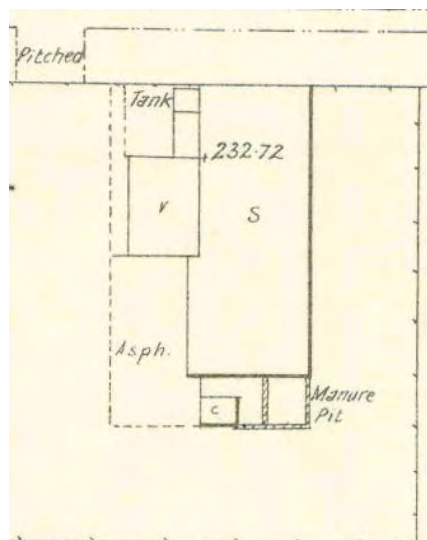
The walls of the former stables are finished in ruled render, and windows are both standard rectangular double-hung sashes, as well as decorative arched windows in the western gable. ~~It appears that a~~ All joinery elements, including ledged and bracketed stable doors on the west elevation have either been replaced in kind ~~or recently refinished~~ as part of restoration and adaptation works carried out 2004-06 (Boroondara planning permit PP04/250).

Restoration works included the reinstatement of windows in their original size and position on the north and west elevations, and the removal of a later verandah from the west elevation.

~~Alterations to the former stables include the loss of a verandah on the west side (where the stable doors are), and the construction of two extensions. There also appears to be a tiny, flat roofed extension along the east elevation filled with timber garage doors. Set further back from the street is a hipped roof extension, connected to the former stables by a narrow link. This building has rendered walls and quoins at the corners, and a chimney that suggests a 1930s built date. The garage doors along the west elevation of the stables and this small dwelling may have been interwar alterations to allow the housing of cars and the chauffeur. This would coincide with the extensions to the rear of 'Heathfield' made in 1932 by its then owners the Franciscan Order.~~

~~To~~ New works involved the construction of a rear ~~the rear is a much larger and more recent~~ extension, with a double-storey section at the back of the site and a single-storey link with the stables building. ~~There is also a pavilion to the east of the stables, with a narrow corridor link.~~ While the use has changed, and it has been extended, ~~the 2004-06 works have been carried out with~~ care and the former stables have a built form that is still recognisable as such.

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**Figure 4. Footprint of the 'Heathfield' stables in 1904 (above). Note the verandah on the west elevation (since removed). Compare to a current aerial of 16 Rowland Street. The former stables has a cross-gabled roof, while the extensions have hipped roofs. (Sources: MMBW Detail Plan No. 1569, 1904, and Google Maps, 2017)**



While horses provided essential transport in the nineteenth and early twentieth century, only the well-off could afford to have their own horses and carriage. As expensive and high-status possessions, both horses and carriages were generally housed in well-constructed, substantial buildings, second in architectural importance only to the main house itself. Most stables were two-storey structures with a hay loft on the top floor, like the 'Heathfield' stables. Though often converted to motorcar garages in the early twentieth century, thus extending their usefulness, stables are an increasingly rare building type.

In the Boroondara Heritage Overlay, 19 stables associated with residential dwellings have been identified. Of them, seven are at properties (mansions and gentlemen's retreats) of State significance. Nearly half of them (nine) are located in Hawthorn, Boroondara's oldest suburb. Three of them are located in Kew:

- 6 Studley Park Road, Kew (HO223) – Whitty House, an Italianate mansion of 1908-09 retains its stables.
- 96 Studley Park Road, Kew (VHR H515) – 'Raheen', a mansion of 1868-88, retains a large stable block.
- 1 Tennyson Street, Kew (HO349) – timber building of c1917 behind a significant house and shop of c1916.

As an integral part of the 'Heathfield' and a rare surviving stables building, 16 Rowland Street should be included in the Heritage Overlay. Considering the changes over time to the building, a Contributory grade is considered appropriate.



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**Area 2: 6-14 Grange Road**

Grange Road was created when land to the south-west of the Kew Reservoir was subdivided in the early twentieth century. It is shown on a 1913 MMBW plan (Detail Plan No. 1566), but the southern half shown (1-19 & 2-14 Grange Road) was still vacant at the time, as was the surrounding section of Sackville Street, between Burke Road and Edward Street.

One of the first houses to be constructed on the street was 12 Grange Road, an attic-storey Arts & Crafts Bungalow of c1920 (HO308) with an unusual roof of blue-glazed terracotta tiles. Other houses on the street were built from the early interwar period (late 1910s) through to the outbreak of World War II. They form a streetscape on the east side with the two 1920s bungalows already in the HO162 precinct (2 & 4 Grange Road), though the attic-storey bungalow at 6 Grange Road was demolished after this assessment.



**Figure 5. East side of Grange Road, with 4 Grange Road (at right, in precinct), as well as 6 (demolished), 8 & 10 Grange Road (left). (Source: Context 2017)**

Like the adjoining part of the HO162 precinct, most of the houses in the extension are early interwar attic-storey bungalows, or later interwar California Bungalows. A Moderne two-storey flats building of c1940 at 10 Grange Avenue is an exception.

Of particular note is a substantial brick attic-bungalow at 14 Grange Avenue. It has a transverse gable roof which extends over a front porch supported on brick piers. The central dormer window has an arched window beneath a tiled hood. There is a smaller dwelling or sleepout next to the main house, which may have been built at the same time, judging from the chimney (it is visible in a 1945 aerial photo). This chimney is identical in pattern to those seen on nearby attic-storey bungalows at 130 Sackville Street (Contributory to HO162) and 1185-1189 Burke Road (in the proposed HO162 extension), so appears to be the work of the same designer/builder.

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**Figure 6. Attic-storey bungalow at 14 Grange Road. (Source: Context 2017)**

Of the later houses in the proposed extension, 8 Grange Road is a classic California Bungalow. The large site allows a sprawling L-shaped plan with a major and a minor gable to the front and the front porch tucked into the entrant corner. The walls are of red brick, with a gable treatment of both timber shingles and roughcast render.



**Figure 7. The California Bungalow at 8 Grange Road. (Source: Context 2017)**

The houses in the proposed extension have a high level of intactness, apart from new French doors to No. 3. The Mintern Abbas Flats at No. 10 retain their original garages at the rear, divided track

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driveway, and low brick front fence. No. 8 also retains an original clinker brick front fence (though it was damaged when viewed in 2017).

**Area 3: 1185-1189 Burke Road**

As noted in the HO162 precinct background, only the two corner properties at the intersection with Burke Road were included in the original (and current) extent of HO162 Sackville Street Precinct. The property on the southern corner, 130 Sackville Street, is a Contributory attic-storey bungalow, which faces Burke Road.



**Figure 8. The contributory house at 130 Sackville Street. The adjoining attic-storey bungalows (1185-1189 Burke Road) are visible in the background. (Source: Context 2017)**

Like other Contributory and Significant houses in the east end of the HO162 precinct, which was undeveloped by 1913, 130 Sackville Street is an early interwar attic-storey bungalow with a strong Arts & Crafts stylistic influence.

The same is true of the three houses to its south, at 1185-1189 Burke Road. Judging from the street directories, the entire row (including 130 Sackville Street) was built between 1917 and 1920. Judging by their details, the four houses were designed by a single person. Three of them (130 Sackville Street, 1185 & 1187 Burke Road) have the same unusual chimney design: a slender brick shaft with a smooth rendered top punctuated by two projecting headers on each face. The house at 1189 Burke Road has a different chimney top, with indented rectangles in the render, but other details, such as windows, suggest it was designed by the same person as 130 Sackville Street.

The three houses in the extension all have brick walls, with the major and minor gables filled with simplified half-timbering (fibro-cement with timber straps) or timber shingles in the gables. Windows are in box frames with simple leadlights, and more elaborate Art Nouveau lights to the front door and surrounds. All have at least one bay window with a simple hood ornamented by expressed rafter tails. Porches are supported on dwarf brick piers with a timber post on top, or on heavy brick piers. Nos. 1185 and 1187 are both gable-fronted with a minor gable and attic sleepout within the roof form. No. 1189 has a transverse gable roof, and a large half-timbered dormer dominating the façade. It is similar in form to the dormer on the Sackville Street elevation of 130 Sackville Street.

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Figure 9. The gable-fronted attic-storey bungalow at 1185 Burke Road. (Source: Context 2017)

The three houses at 1185-1189 Burke Road are highly intact as viewed from the street, with various rear extensions visible in aerials.

### Conclusion

The proposed extension of HO162 Sackville Street Precinct at 16 Rowland Street will allow the protection on an original outbuilding associated with the Significant mansion formerly known as 'Heathfield', already in the precinct. As noted above, stables are an increasingly rare building type, in Boroondara and elsewhere. Stables of prestigious residences, such as 'Heathfield', were not just utilitarian outbuildings, but were architecturally designed in their own right, especially when they were on public view. The 'Heathfield' Stables are a good example of this as the fronted Rowland Street, and were designed in a picturesque Gothic Revival style.

The proposed extension to the precinct at 3 & 6-14 Rowland Street contains properties that continue the area of interwar development seen in the east end of the precinct. They make a logical continuation northward, as 1, 2 & 4 Grange Road are already in the precinct. The houses in the extension are of a comparable size, intactness and design quality as those already in the precinct, with 14 Grange Road particularly distinguished. As noted in the current precinct statement of significance, in Clause 22.05, interwar houses are part of the valued character of the precinct.

The proposed extension at 1185-1189 Burke Road also contains substantial and intact dwellings of the early interwar period that would be Contributory to HO162 Sackville Street Precinct. They both continue a streetscape that is already in the precinct, extending south from 1195 Burke Road, and also figuratively reunite a row of unified houses designed and built as a group. Their contributory nature to the precinct is clearly demonstrated by their similarity to 130 Sackville Street (Contributory), which stands at the start of the row.

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**Grading and Recommendations**

The following properties are recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an extension to the Sackville Street Precinct (HO162).

**PRECINCT GRADINGS SCHEDULE\***

Name	Number	Street	Grading	Built Date
	1185	Burke Road	Contributory	C1920
	1187	Burke Road	Contributory	C1920
	1189	Burke Road	Contributory	C1920
	6	Grange Road	Non-contributory	
	8	Grange Road	Contributory	1920s
Mintern Abbas Flats	10	Grange Road	Contributory	C1940
	12	Grange Road	Significant (HO308)	C1920
	14	Grange Road	Contributory	C1915-20
'Heathfield' Stables	16	Rowland Street	Contributory	C1888

\* Does not include the gradings of properties within the original Sackville Street Precinct (HO162, Amendment L8 to the Kew Planning Scheme, 1991). Refer to the *Boroondara Schedule of Gradings Map* for the complete precinct gradings schedule.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	-
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**  
Context Pty Ltd

**References**  
P Sanderson, 'Kew Urban Conservation Study', 1988. Including Grade B Citation No. 18 for 39 Sackville Street.

Lovell Chen, 'Review of Heritage Overlay Precinct Citations', 2006.

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**KEW**

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Lovell Chen, 'Review of B-graded buildings in Kew, Camberwell and Hawthorn', 2005 (revised 2007, 2009) – place citation for 12 Grange Road.

MMBW Detail Plans Nos. 1569 of 1904 & 1566 of 1913.

Sands & McDougall's Melbourne Street Directories, various years.

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CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

HO520 Kew Junction Commercial Heritage Precinct revised  
citation - extension to include 137-139 High Street, Kew

Original citation prepared by Lovell Chen (2013), revised by Context (2017). Changes are highlighted.