

people place heritage

CONTEXT

CITY OF BOROONDARA MUNICIPAL-WIDE HERITAGE GAP STUDY

Volume 5. Kew East & Mont Albert

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Prepared for the
City of Boroondara



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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, and Hawthorn were mainly in the 2016/17 financial year. Suburb assessments for Kew, Kew East and Mont Albert, Hawthorn East, Glen Iris, and Ashburton, 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 East and Mont Albert. 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. 5 Kew East & Mont Albert' are:

- There are three heritage precincts assessed to be of local significance (see Appendix A.1).
- There are nine individual heritage places assessed to be of local significance (see Appendix A.2).
- There is one place of potential heritage significance that is Council-owned (see Appendix A.3).

Recommendations

It is recommended that the Boroondara City Council:

- Adopt the 'City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 5 Kew East & Mont Albert' (2017) and include it as a Reference Document in the Planning Scheme;
- Implement the 'City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 5 Kew East & Mont Albert' (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 places assessed as being of local significance, listed in Appendix A.2, 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, Kew East and Mont Albert, Hawthorn East, Glen Iris, and Ashburton, 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 East, and that part of the suburb of Mont Albert that is within the City of Boroondara. It contains an overview of the methodology, findings and recommendations, as well as citations of places and precincts identified as being of local significance.

1.2 Study areas

The study areas for this assessment are the suburb of Kew East and the north-west corner of the suburb of Mont Albert which is within the City of Boroondara. The remaining area of Mont Albert, which is in the City of Whitehorse, is excluded from the study area.

A map is shown below indicating Kew East's boundaries (dotted line) and the current extent of the Heritage Overlay (shaded).

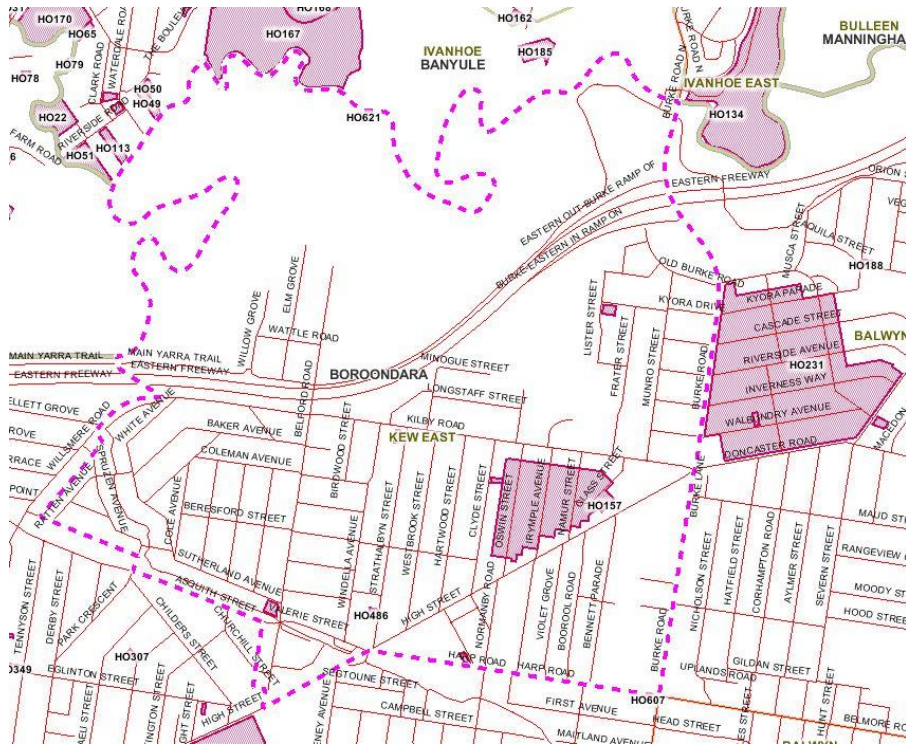


Figure 1. Map of Kew East (with surrounding suburbs) showing current extent of the Heritage Overlay (shaded). (Source: Land Channel, 2017)

Kew East has minimal Heritage Overlay coverage at present, with a single precinct of interwar residential development, and a small number of individual places.

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 southern part of Kew East is roughly rectangular, bounded by Burke Road, Harp Road and Asquith Street, and Willsmere Road, while the northern boundary is irregular, following the course of the Yarra River. The section of Kew East between the Yarra and the Eastern Freeway is almost entirely undeveloped, apart from golf courses.

The map below shows the north-west corner of Mont Albert that is in the City of Boroondara. It is bordered by Balwyn to the west, Surrey Hills to the south, and the remainder of Mont Albert to the east (in the City of Whitehorse).

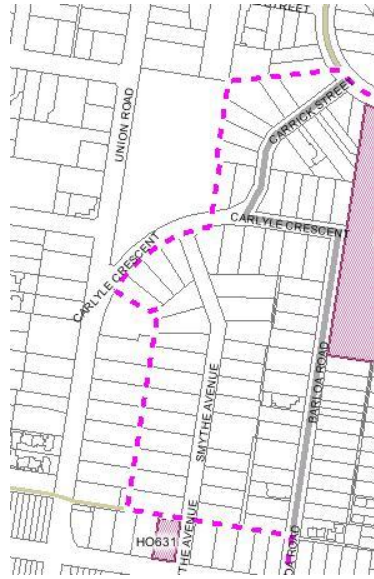


Figure 2. Map of the part of Mont Albert in the City of Boroondara, bounded by the pink dotted line to the west and south, and the grey line to the east. (Source: Land Channel, 2017)

There are currently no properties in the Boroondara Heritage Overlay in Mont Albert (though there are some in the Whitehorse Heritage Overlay).

This part of Mont Albert is entirely residential, and developed in the Edwardian and Interwar eras. Detached houses site on large suburban blocks, similar in character to the adjoining areas of Balwyn and Surrey Hills.

1.3 Previous heritage studies

Kew East

Heritage places and precincts in Kew East (and Kew proper) 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 only one HO precinct (then known as Urban Conservation Areas), which comprises an area of 1920s bungalows, now HO157 Oswin Street Precinct. In addition, one A-grade place was put in the Heritage Overlay at that time, with three more added following the ‘Review of B-graded buildings in Kew, Camberwell and Hawthorn’ by Lovell Chen, 2007, revised 2009.

There are also two places on the Victorian Heritage Register in Kew East.

Mont Albert

The small sliver of Mont Albert was part of the City of Camberwell when the first heritage study of that municipality was carried out, the ‘Camberwell Conservation Study’ by Graeme Butler & Associates, 1991.

No precincts were identified in the study that extend into Mont Albert. Nor were any individual places identified in the Site Schedule (Vol. 5).

Since that time, no assessments have been recorded in the Hermes heritage database, and no places in this part of Mont Albert have been included in the Boroondara Heritage Overlay.

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 3.2.

2 APPROACH AND METHODOLOGY

2.1 Introduction

The 'City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 5 Kew East' (the 'Kew East 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 East and Mont Albert 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;

- 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

Kew East

The first stage of the Kew East and Mont Albert Study was a survey of the entire suburb of Kew East, followed by the Boroondara component of Mont Albert, 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.

The Stage 1 survey found that there is a very small amount of Edwardian-era development in Kew East, as well as 1920s bungalows in the southern parts of the suburb. The large majority of both residential and commercial development took place in the late interwar and early post-war periods, roughly 1930 to 1950.

There is a strong contrast between the housing stock of Kew East as compared to Kew proper. Unlike its ‘parent’ suburb, Kew East has fewer apparently architect-designed houses of any era, and most of the housing stock can be described as ‘typical’ rather than ‘exceptional’. While intact streetscapes of ‘typical’ dwellings could certainly form a precinct of local significance, there has been much spot redevelopment in the suburb from the 1960s and ‘70s onward, resulting in broken-up streetscapes. For this reason, only a limited number of potential precincts were identified in the Stage 1 fieldwork, and these are of a small size.

While there were few stand-out residential (or commercial) properties, Kew East does retain a fine collection of community buildings, such as schools and churches, from the interwar and post-war periods. While they might be more modest in scale than those in other Boroondara suburbs, they are comparable in their design quality and intactness.

Mont Albert

Only a very north-western corner of the suburb of Mont Albert is located within the City of Boroondara – comprising both sides of Smythe Avenue, and a single side each of Barloa Road, Carlyle Crescent, and Carrick Street. These streets were first developed from the 1910s to the 1940s, with large suburban lots and a concrete road bed on Smythe Avenue.

Generally, the scale of these first houses was relatively large, with a few timber Edwardian Queen Anne villas surviving on Barloa Road. The interwar-era houses tended to be of masonry, often rendered, and they are mostly substantial in size. The interwar houses along Smythe Avenue are particularly fine, though there has been too much recent redevelopment for the street to form a precinct of local significance.

A number of individual Edwardian and Interwar houses were identified for further investigation during Stage 1, but none of these were found to be of sufficient architectural quality to progress to Stage 2.

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 East 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 East 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.

As no places in Mont Albert were assessed, a locality history was not prepared for this suburb.

2.3.2 Place and precinct histories

Individual histories were prepared for each individual place and precinct.

For individual places, answers were sought 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 East 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 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 East and Mont Albert Study, the suburb of Kew was considered the minimal scope for comparative analysis to establish local significance, but in most cases comparisons were sought 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 East’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.

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 22.05) 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 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 Gratings 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 East 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 area recommended for HO protection is described in the place citation. An aerial photo showing the proposed boundaries for one place with a smaller curtilage is found in Appendix B of this report, as well as being reproduced below.



Figure 3. Proposed curtilage for St Anne's Catholic Church, in yellow, within the larger church and school site at 53 Windella Avenue, Kew East.

The proposed boundary for St Anne's Catholic Church, at 53 Windella Avenue, is less than the title boundaries, leaving out the adjacent school buildings, but will ensure that the significant church and principle views to it are protected.

The proposed HO boundaries for all other properties correspond with the cadastral boundaries.

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.
- 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 Kew East & Mont Albert Study.

When making statutory recommendations, 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 – Monterey Cypress trees.*

2.3.10 Preliminary consultation

Boroondara City Council carried out preliminary consultation following completion of the draft study. Council notified all property owners in the suburb of Kew East including all affected property owners as well as those unaffected. All community members were invited to provide feedback on the draft study recommendations. Submitters also provided feedback in which they recommended additional properties to be considered for inclusion in the Heritage Overlay.

In response to submissions, additional information was added and corrections were made to the place and precinct citations. These revised versions are found in this report. In addition, two places nominated by community members were found to be worthy of full assessment, and then recommended for inclusion in the Boroondara Heritage Overlay. They are:

- Former W.R. Nash & Son Showroom and Service Station, 1417 Burke Road
- Belford Court Arcade, 54-58 Kilby Road

The citations for these two places are found in Appendix D.

2.3.11 Amendment C306

Following authorisation being granted by the delegate of the Minister for Planning to prepare and exhibit Amendment C306, 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:

- Boulevard Estate and Environs Precinct – remove all properties on the west side of Munro Street as well as the properties on Old Burke Road to the west of Munro Street (Nos. 1529 and 1531), and downgrade 1515 Old Burke Road to non-contributory;
- Windella Avenue Precinct – downgrade 14 Minto Street to non-contributory;
- Residence, 22 Elm Grove – remove from Heritage Overlay;
- Residence, 117 Normanby Road - remove Fence and Outbuilding controls on the front fence; and
- Other minor changes and clarifications to citations in response to the panel's recommendations.

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.

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 to 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

All three of the precincts assessed in the Kew East and Mont Albert 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

Nine 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.

These places are listed in Appendix A.2, and their place citations are found in Appendix D.

3.2 Council-managed places of potential significance

Boroondara City Council specified that all places of potential heritage significance should be identified within Kew East and Mont Albert, 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.

Two potential heritage places of this type have been identified during the Study. They are listed in Appendix A.3.

3.3 Not recommended for the Heritage Overlay

One individual place originally recommended for the Heritage Overlay was not supported by the Amendment C306 Planning Panel. It is list in Appendix A.4.

4 RECOMMENDATIONS

4.1 Introduction

This section provides key recommendations of the Kew East Study. They are:

- Adoption of the ‘City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 4 Kew East & Mont Albert’ (2017) by the Boroondara City Council.
- Implementation of the ‘City of Boroondara Municipal-Wide Heritage Gap Study: Vol. 4 Kew East & Mont Albert’ (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 East & Mont Albert’ (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 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 individual places assessed as being of local significance listed in Appendix A.2 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	Boulevard Estate and Environs Precinct	1447-1495 Burke Road; 1501-1525 Old Burke Road; 2-66 Munro Street; 199-215 Kilby Road; 1-7 and 2-8 Walbundry Drive; 1-7 and 2-8 Inverness Drive; 1-7 and 2-8 Riverside Drive; 1-7 and 2-8 Cascade Drive; and 1-7 and 2-8 Kyora Drive	Kew East
2	Harp Village Commercial Precinct	29-31 Valerie Street; 605-613, 623-655, 657-665 and 626-694 High Street; 1-3, 5-13 Strathalbyn Street	Kew East
3	Windella Avenue and Environs Precinct	57-87 and 60-98 Windella Avenue; 82-90 Kilby Road; 1-19 and 2-24 Birdwood Street; 1-11 and 2-18 Minto Street; 76-104 and 103-109 Belford Road; and 1-15 and 2-18 Hale Street	Kew East

A.2 Places of local significance

The following individual places are recommended for inclusion in the Boroondara Heritage Overlay.

Lp	Place	No.	Street	Locality
1	W.R. Nash & Son Showroom and Service Station (former)	1417	Burke Road	Kew East
2	Mardegan House	5	Fairway Drive	Kew East
3	Belford Court Arcade	54-58	Kilby Road	Kew East
4	Misso House	104	Kilby Road	Kew East
5	Kew East Primary School No. 3161	35	Kitchener Street	Kew East
6	Residence	117	Normanby Road	Kew East
7	East Kew Uniting Church and former Citizens Hall	142-142A	Normanby Road	Kew East
8	St Anne's Church	53	Windella Avenue	Kew East
9	St Paul's Anglican Church complex	63	Windella Avenue	Kew East

A.3 Council-managed place of potential significance

The following Council-managed place is 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	4th Kew Scout Hall	188-190	Kilby Road	A 1920s timber scout hall, hedge and gate. Graded B in 1988 Kew Conservation Study.
2	Anniversary Trail (former Outer Circle			Kew, Kew East, Deepdene,

LP	Place	No.	Street	Comments
	Line), including cuttings, embankments, road-over-rail bridges, trees			Canterbury, Camberwell

A.4 Not of local significance – no action

No further action is recommended for the following place, which does not meet the threshold of local significance.

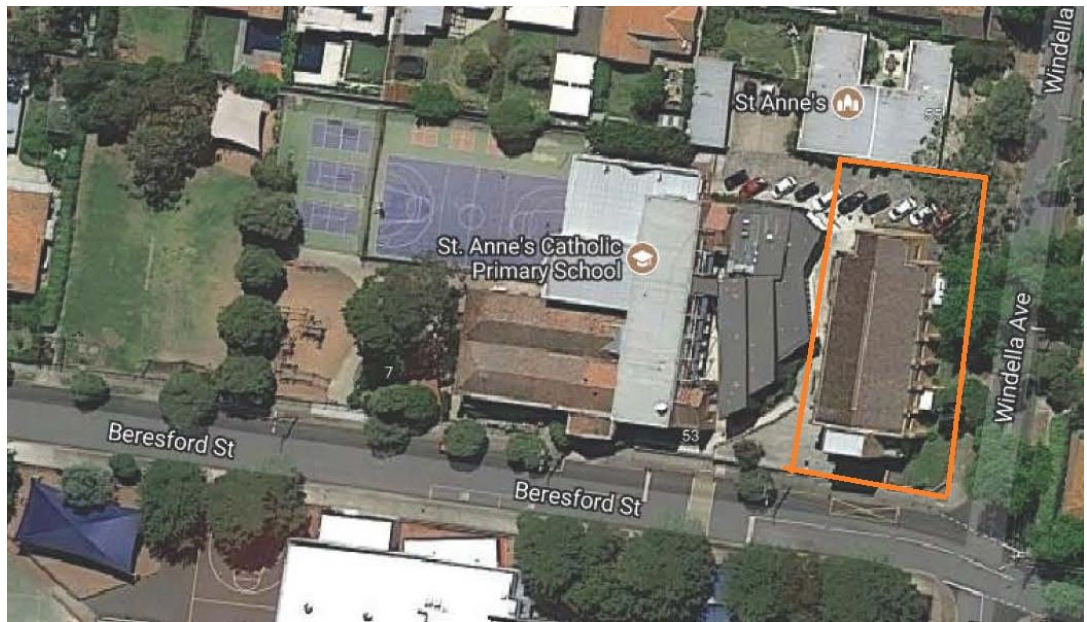
LP	Place	No.	Street	Comments
1	Residence	22	Elm Grove	Not supported by Amendment C306 Planning Panel.

APPENDIX B – NON-CADASTRAL MAPPING

The recommended extent of the Heritage Overlay recommended for the following place does not correspond to the cadastral boundaries, being a smaller portion of land containing the heritage place within a protective curtilage.

The recommended extent is illustrated on the aerial photo below, with the cadastral boundaries shown in dotted red lines and the recommended extent of the Heritage Overlay shown in yellow.

St Anne's Church, 53 Windella Avenue, Kew East



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>Boulevard Estate and Environs Precinct</i> Burke Road (part), Old Burke Road (part), Munro Street, Kilby Road (part), Walbundry Drive, Inverness Drive, Riverside Drive, Cascade Drive, and Kyora Drive, Kew East	No	No	Yes Bhutan Cypress (x3) (Cupressus torulosa) 1489 Burke Road;	Yes Front fences: Kilby Rd (209, 213); Burke Rd (1449, 1471, 1475, 1483, 1498, 1491); Old Burke Rd (1507, 1511, 1517); Munro St (4, 8, 10, 12, 14, 16, 18, 22, 36, 44, 46, 50, 54, 62, 66); Walbundry Dr (5, 7); Inverness Dr (3, 5, 7); Riverside Dr (3); Cascade Dr (5); Kyora Dr (1, 3, 5) Garages: Burke Rd (1449, 1463, 1465, 1467, 1485, 1487); Old	No	No	-	No

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?
					Burke Rd (1511); Munro St (4, 12, 16, 18, 54); Walbundry Dr (5, 7); Inverness Dr (1, 5); Riverside Dr (3, 4); Cascade Dr (5); Kyora Dr (1)				
	<i>Harp Village Commercial Precinct</i> Valerie Street (part), High Street (part), Strathalbyn Street (part) , Kew East	No	No	No	No	No	No	-	No
	<i>Windella Avenue and Environs Precinct</i> Windella Avenue (part), Belford Road (part), Birdwood Street, Hale Street, Minto Street, Kilby Road (part) , Kew East	No	No	No	Yes - Front fences: Windella Avenue (86, 98, 73 and 81), Belford Road (88, 94 and 105), Kilby Road (82), Birdwood Street (3, 6, 8, 12 and 20)	No	No	-	No
	<i>W.R. Nash & Son Showroom and Service Station (former)</i> 1417 Burke Road, Kew East	No	No	No	No	No	No	-	No
	<i>Mardegan House</i> 5 Fairway Drive, Kew East	No	No	No	Yes – Decorative steel entrance gates to driveway	No	No	-	No

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>Belford Court Arcade</i> 54-58 Kilby Road, Kew East	No	Yes - Shopfronts and ceiling in arcade	No	No	No	No	-	No
	<i>Misso House</i> 104 Kilby Road, Kew East	No	No	No	Yes – The carport	No	No	-	No
	<i>Kew East Primary School No. 3161</i> 35 Kitchener Street, Kew East	No	No	Yes Monterey Cypress trees on the Beresford Street and Windella Avenue boundaries	No	No	No	-	No
	<i>Residence</i> 117 Normanby Road, Kew East	No	No	No	No	No	No	-	No
	<i>East Kew Uniting Church and former Citizens Hall</i> 142-142A Normanby Road, Kew East	No	No	No	No	No	No	-	No
	<i>St Anne's Church</i> 53 Windella Avenue, Kew East	No	No	No	No	No	No	-	No
	<i>St Paul's Anglican Church complex</i> 63 Windella Avenue, Kew East	No	No	No	No	No	No	-	No

APPENDIX D – PRECINCT AND PLACE CITATIONS

Boulevard Estate and Environs Precinct, Kew East

Prepared by: Context

Address:

1447-1495 Burke Road; 1501-1525 Old Burke Road; 2-66 Munro Street; 199-215 Kilby Road; 1-7 and 2-8 Walbundry Drive; 1-7 and 2-8 Inverness Drive; 1-7 and 2-8 Riverside Drive; 1-7 and 2-8 Cascade Drive; and 1-7 and 2-8 Kyora Drive, Kew East

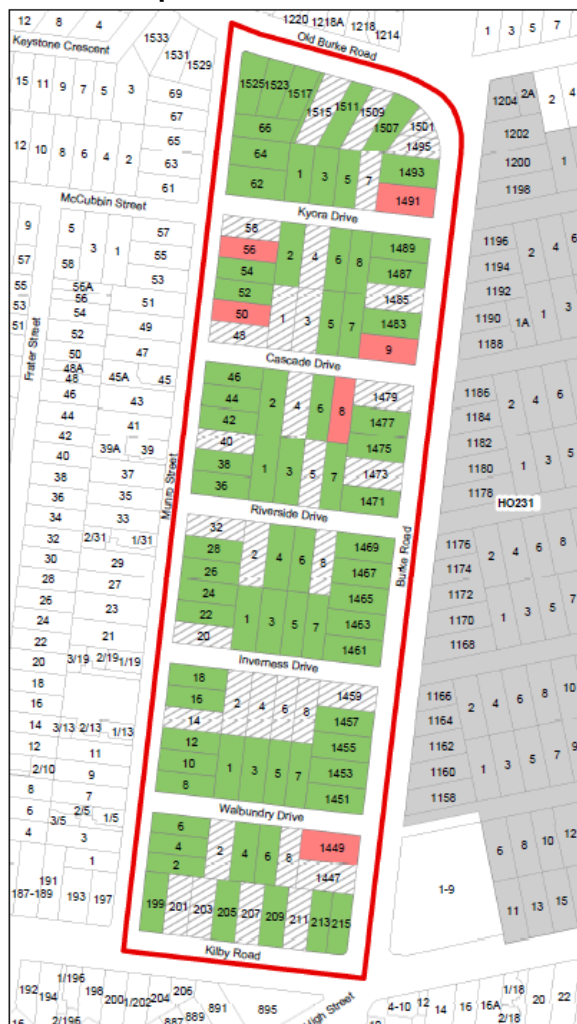
Name: Boulevard Estate and Environs Precinct, Kew East **Survey Date:** 2 and 14 November 2017

Place Type: Residential **Architect:**

Grading: Significant **Builder:**

Extent of Overlay: See precinct map **Construction Dates:** c.1930-42; c.1946-61

Precinct Map:



GRADING

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

PRECINCT BOUNDARY

**GRADING**

SIGNIFICANT

CONTRIBUTORY

NON-CONTRIBUTORY

EXISTING HERITAGE OVERLAY

PRECINCT BOUNDARY



Early postwar houses on Munro Street (49 and 51 Munro) with gardens and front fences that exemplify popular gardens styles and tastes of the period. (Source: Context, 2017)

Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008).

Most of what was to become known as Kew East remained as farmland until the 1880s, with a Congregational church and school established at the corner of Burke and Kilby roads in 1859 and 1892 respectively (*Victorian Places* 2015).

With the revival of plans for the Outer Circle railway line to stimulate land subdivision by connecting Melbourne with Kew East, Camberwell, Burwood, Ashburton and Malvern East, ambitious subdivision schemes were implemented. A rapid increase in population ensued; in 1881-91 the municipality of Kew's population almost doubled from 4,288 to 8,462 (*Victorian Places* 2015). At Kew East, however, while a number of new residential estates were opened, few land sales took place.

From 1910, and particularly 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, changing the rural nature of north and east Kew. Between 1921 and 1933, the Kew municipality's population increased 46.62 per cent and its houses by 62.73 per cent (Sanderson 1988:4/11-17).

The Kew horse tramway, a line established in 1887 by the Melbourne Tramway and Omnibus Company from Victoria Bridge across the Yarra River to Boroondara Cemetery, Kew, was replaced in 1915. In February 1915 the Prahran and Malvern Tramways Trust opened an electric tramway from the Kew Post Office to Victoria Bridge, and in May 1915, opened an electric tramway from the post office to the cemetery. In November of the same year, the Kew electric tramway was extended along High Street to Strathalbyn Street (Harp Road) (Yarra Trams 2017).

Facilitated by this tramway upgrade and extension, most subdivision in the Kew municipality in the first decades of the twentieth century occurred in Kew East. Advertisements in 1914 for the Eastlawn Estate, comprising the western half of the failed Harp of Erin Estate, promoted the proximity of the estate to the proposed electric tramway. Other landowners, also anticipating the construction of the tramline, subdivided a number of estates in the area between High Street and Kilby Road around the Belford Estate. Oswinia Estate was established in the triangle formed by

Oswin Street, Kilby Road and High Street in 1915, and in the same year four short streets off Burke Road, to the north of the estate, were surveyed. Land bounded by Windella Avenue, Kilby Road, Belford Road, and the Outer Circle Railway, was subdivided into large allotments in 1908, and by 1910 streets had been laid out (Sanderson 1988:4/13-14). To further the interests of local residents, the East Kew Progress association was formed c.1914 (*Camberwell and Hawthorn Advertiser* 28 March 1914:5).

After slower development during World War One (1914-18), subdivision continued in Kew East for most of the 1920s, spurred on by the opening of the extension in 1925 of the High Street electric tramline from Strathalbyn Street to Burke Road, Kew East, and the opening of an electric tram service in 1927 to replace the cable-tram route from Kew to Flinders Street and Swanston Street via Hawthorn Bridge. The *Argus* wrote of the latter construction:

One suburb that owes its origin entirely to electric tramway connection with the city is East Kew. There has been a railway in this locality for 30 years, but as no trains are ever run on the rusting rails the growth of this thriving residential and shopping area cannot be due to the railway service. Even the tramway has laboured under the disadvantage of being an electric route in one section and a cable route in the other, but this will be changed in a few days when the Bridge road line will be opened for electric service from the city linking with the East Kew route at Hawthorn Bridge. (Argus 18 October 1927:8)

Residential subdivisions over this period in Kew East included Flower Farm Estate in 1922, and Violet Grove and Bennett Parade (part of the former Harp of Erin Estate) in 1927, the latter as part of the City of Kew Estate (Sanderson 1988:4/16). The tramline extension and upgrade also facilitated the development of a retail centre at the corner of Harp Road and High Street, including the establishment of the Kew East Post Office in 1924.

A new Kew East primary school was built in 1923, and a child health centre opened in 1925 in Strathalbyn Street. In addition, Anglican and Catholic churches, a Catholic primary school, and Baptist and Presbyterian churches and a church of Christ opened at Kew East during 1925-31 (*Victorian Places* 2015). The East Kew Public Hall had been built by 1923 (*Age* 23 March 1923:1).

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. In Kew East, Bennett's nursery was subdivided as the Mont Victor Hill Estate in 1936. The East Kew tram line was extended from Burke Road to Bulleen Road in 1938, and from Bulleen Road to Balwyn Road in North Balwyn in 1938. By 1945, the only relatively large area not fully developed in Kew East was the land on the northeast corner of Earl Street and Willsmere Road (Built Heritage 2012:132).

With post-World War Two population growth and immigration in the 1950s and 1960s, Kew East experienced a significant phase of residential suburban infill, including architect-designed housing (Built Heritage 2012:18). In the same period, a new building for St Paul's Anglican Church in Windella Avenue opened in 1960, a Methodist Church opened in Strathalbyn Street in 1955, and a new building for St Anne's Catholic Church in Windella Avenue opened in 1957.

Today, Kew East retains evidence of these phases of historical growth and development.

History

The Boulevard Estate and Environs Precinct comprises 1447-1495 Burke Road; 1501-1531 Old Burke Road; 47-69 and 2-66 Munro Street; 199-215 Kilby Road; 1-7 and 2-8 Walbundry Drive; 1-7 and 2-8 Inverness Drive; 1-7 and 2-8 Riverside Drive; 1-7 and 2-8 Cascade Drive; and 1-7 and 2-8 Kyora Drive, Kew East, and is located on Crown Portion 52 of the Boroondara Parish.

Crown Portion 52, 133 acres, was purchased by William Oswin in 1845 (Parish Plan Boroondara 1931). Oswin also purchased Crown Portion 53 in 1845. The land ran north from an old bullock track (later Kilby Road) to the Yarra River, and east to Boundary Road (later Burke Road). Oswin

built 'Kilby Lodge' and, with his brother, farmed dairy cattle on the site; the family owned the farm into the 1890s (KHS 2017a).

By the 1860s, Crown Portion 52 was bounded by Kilby Road on the south, and the Yarra River on the north ('Plan of Borough of Kew' 186?).

As noted above, Kew East experienced sustained growth and subdivision from the first decades of the twentieth century, including the establishment of the subject precinct.

The majority of the subject precinct is located on the Boulevard Estate, surveyed c.1920. Land to the north of the Boulevard Estate (including the south side of what is now Old Burke Road) was subdivided after that road opened in 1936.

The Boulevard Estate, established to take advantage of the proposed Burke Road Bridge, was located on the south-eastern corner of the former Kilby farm (Sanderson 1988: 4/14). The estate was established by greengrocer Donald Munro on approximately 23 acres that he purchased in 1915; by 1920 Munro had subdivided the land into 102 allotments bounded by Burke Road, Kilby Road and Munro Street. Approximately 40 per cent of the allotments were sold by 1925 (CT:V03878 F496). Because of the economic depression however, houses were not built on the estate until the 1930s (see Figures 1 and 3).

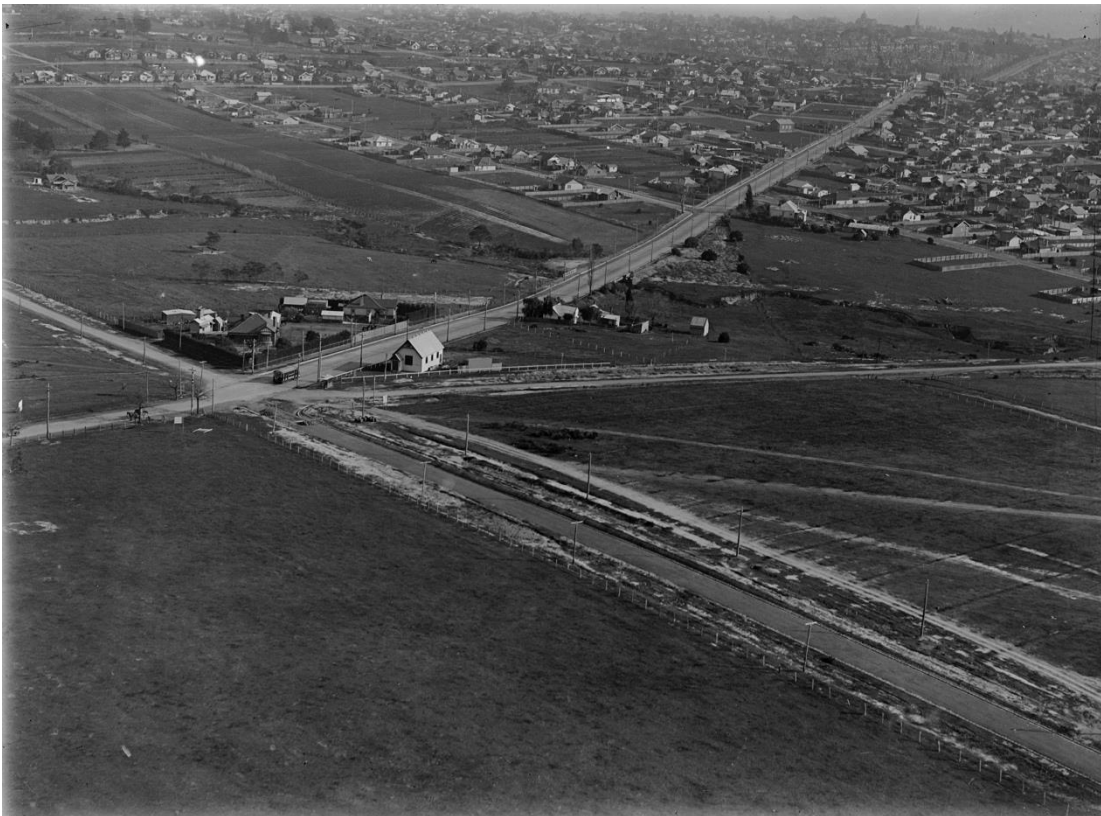


Figure 1. East Kew, intersection of Burke Road, Kilby Road and High Street, c.1925-35. (Source: SLV) The tram is shown at the eastern end of High Street at the Burke Road intersection, with the hill behind leading up to the Harp Village commercial precinct. The road that crosses from the upper left-hand side to the lower right-hand corner of the image is Burke Road, before the construction of the houses in the precinct at approximately 1447-1457 Burke Road. The earliest houses were built in this part of Burke Road in c.1938-42. The road that extends horizontally to the right from the intersection is Kilby Road, before construction of the houses at 199-215, the earliest of which were constructed in c.1935-38.

In 1926, land in the 'beautiful Riverside and Boulevard Estates' at Kew East was advertised for sale (*Argus* 30 October 1926:27). By this time, the estate comprised two sections: the 'Boulevard' Section, in Kew East, and the 'Riverside' Section, in North Balwyn - the latter initiated by surveyor E

P Muntz in 1914 (Butler 1991:2-5) (see Figure 2). The streets within the estate included Walbundry Avenue, Inverness Way, Riverside Avenue, Cascade Street and Kyora Parade. These streets connected across both the Riverside and Boulevard sections of the estate. By 1960, the City of Kew had renamed Walbundry, Inverness, Riverside, Cascade and Kyora as 'Drives' (KHS 2017b).

It is likely that Munro's subdivision was named the Boulevard Estate in 1926, the year in which the Town Planning Commission adopted a proposal to build the Yarra Boulevard (Age 17 September 1926:16). The Boulevard was constructed as part of a work sustenance scheme during the economic depression of the 1930s. Using simple tools and labour-intensive methods, early in 1933 unemployed men began the construction of the road between Johnston Street and the old Outer Circle Railway Bridge. The Kew section was officially opened in May 1936. The road opened the steep Yarra River banks for subdivision, while Molesworth Street, Yarra Street and Yarravale Road became through streets (Sanderson 1988: 4/19). With the opening of The Boulevard, further allotments were subdivided to the north of the Boulevard Estate (see Figure 3).

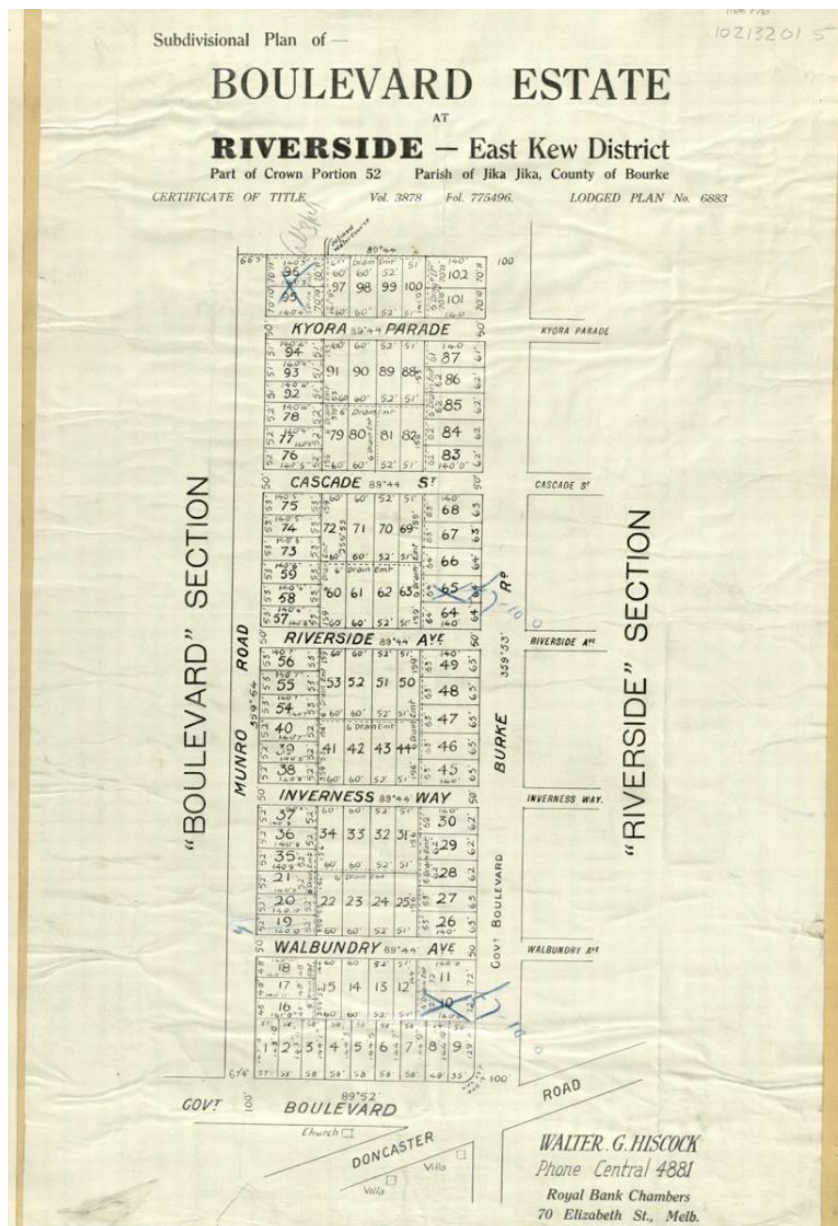


Figure 2. Subdivisional plan of Boulevard Estate, c.1926. (Source: SLV)

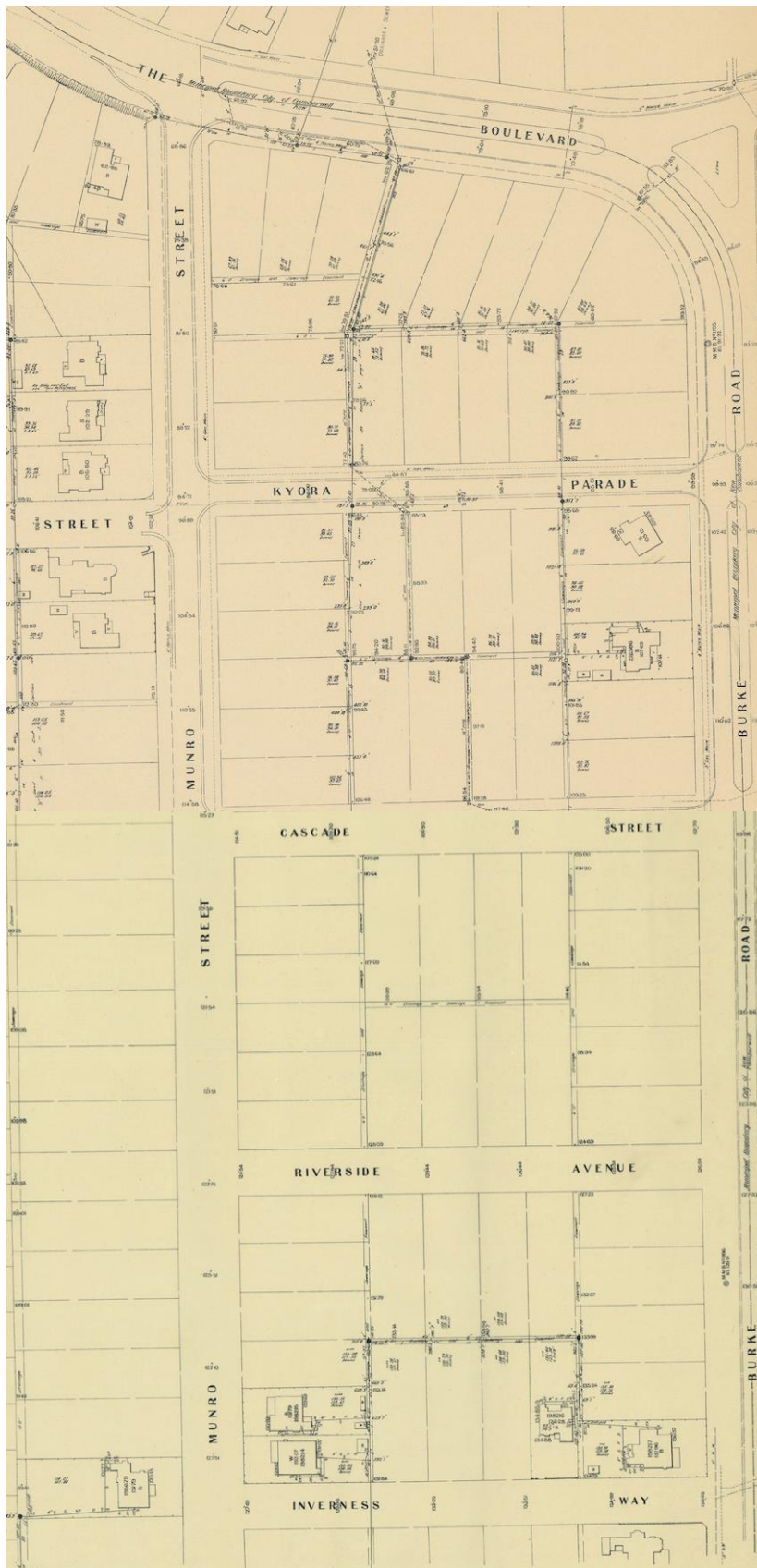


Figure 3. Showing residences in existence in the subject precinct in 1941 (top plan) and 1936 (bottom plan) after the opening of the Yarra Boulevard. The Boulevard shown at the north of the plan is now known as 'Old Burke Road'. No MMBW plan for the southern section of the precinct (between Inverness Drive and Kilby Road) was located. (Source: MMBW Detail Plan nos. 4670, 1936 and 4671, 1941)

Kilby Road

Residences in the subject precinct in Kilby Road were built between 1935 and 1938 at numbers 199-203 and 207-211; and between 1938 and 1942 at 205 (S&Mc 1938 and 1942). Houses at 213 and 215 Kilby Road were issued building permits in 1953 and 1946 respectively (BP). The modernist brick villa with garage beneath at 213 Kilby Road was built by designer-builder M. Sherlock, of Railway Avenue, East Caulfield. The Moderne-style corner house at 215 Kilby was constructed by builder W. Kings (BP).

Walbundry Drive

Houses in the subject precinct in Walbundry Drive were built between 1938 and 1942 at numbers 1, 3, 7 and 8 (S&Mc 1938 and 1942); and building permits were issued for houses at 4 and 6 Walbundry Drive in 1949 and 1939 respectively (BP). The 1939 brick residence at 6 Walbundry Drive was designed by architect Albert K. Lines for Mrs RM Meyer (BP 262-1939).



Figure 4. The house designed for 6 Walbundry Drive by architect Albert K Lines in 1938 (Source: BP 262-1939).

Architect Albert K Lines established a city-based practice at Chancery House, 440 Little Collins Street, Melbourne. He designed many suburban domestic and commercial buildings (brick residential shop buildings), and industrial buildings in the late interwar and early postwar period. He was president of the Victorian Society of Architects until 1936 (*Herald*, 13 Nov 1935, 21).

Inverness Drive

Houses in the subject precinct in Inverness Drive were built in 1938 at number 3; between 1938 and 1942 at numbers 1, 5, 6 and 8 (S&Mc 1938 and 1942); and building permits were issued for houses at 2 and 4 Inverness Drive in 1948 and 1950 respectively and for 7 Inverness Drive in 1955 (BP).

Riverside Drive

Houses in the subject precinct in Riverside Drive were built between 1938 and 1942 at numbers 2, 4, 5, 6 and 7 (S&Mc 1938 and 1942); and building permits were issued for houses at 1 Riverside Drive in 1939; at 3 in 1954; at 7 in 1945; and at 8 in 1951 (BP).

Cascade Drive

Houses in the subject precinct in Cascade Drive were issued building permits as follows: number 1 in 1946; 2 in 1951, 3 in 1954; 4 in 1946 (demolished); 5 in 1950; 6 in 1947; and 8 in 1949 (BP). The house at 8 Cascade Drive was designed by architect Anatol Kagan & Associates in 1954 (Anatol Kagan and William Miller) (BP 354-1955).

Anatol Kagan (1913-2009) was born St Petersburg and studied architecture in Berlin, graduating in 1938, and emigrating to Melbourne that same year. After working for local architectural firms and the Department of Works and Housing for most of the war, Kagan established his own practice in 1949. His house designs are described as 'site-specific, functionalist exemplars', with examples noted at Stawell Street, Kew (1952) and Yarravale Road, Kew (1953). In 1960 Kagan moved to Sydney where he worked for the NSW Public Works Department designing schools, hospitals, and other civic buildings, and later for the Australian Government (Townsend, 378).

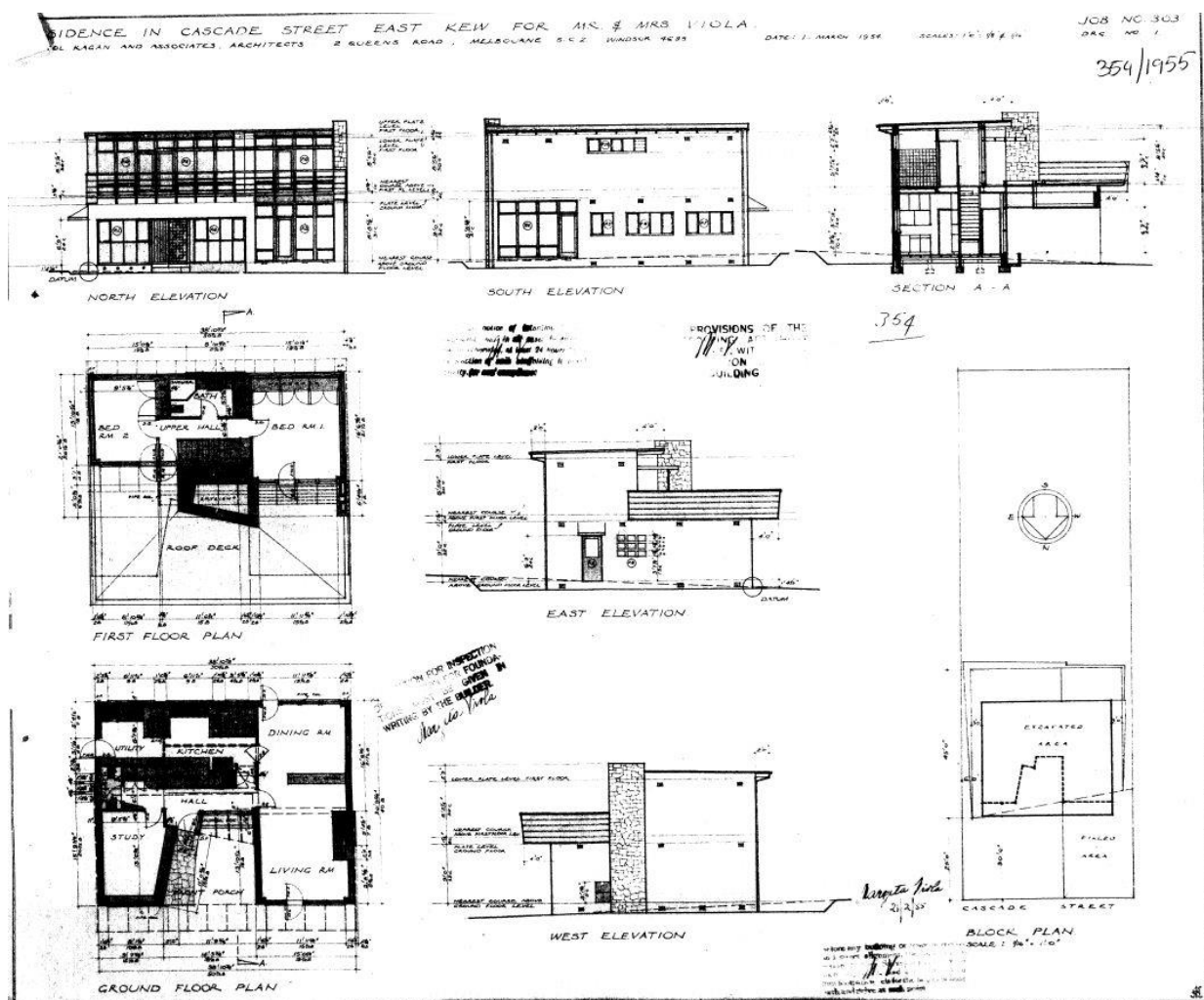


Figure 5. House designed by Anatol Kagan & Associates in 1954 at 8 Cascade Drive, East Kew. (Source: BP 354-1955)

Kyora Drive

Houses in the subject precinct in Kyora Drive were issued building permits as follows: number 1 in 1953; 2 in 1951, 3 in 1954; 4 in 1946; 5 in 1950; 6 in 1947; 7 in 1945; and 8 in 1949 (BP).

Old Burke Road

Houses in the subject precinct in Old Burke Road were issued building permits as follows: number 1507 in 1961; and 1525 in 1954 (BP). The brick veneer house and brick garage at 1507 Old Burke Road were designed and built by builder E.C. Dixon (BP 256-1961).

Burke Road

Houses in the subject precinct in Burke Road were built between 1930 and 1936 at numbers 1459-1461 (S&Mc 1930 and MMBW Detail Plan no. 4670, 1936). Houses in the subject precinct in Burke Road were built between 1938 and 1942 at 1447-1451; 1455-1457; 1463-1471; 1477; 1483; 1487; 1491 and 1495 (S&Mc 1938 and 1942). Building permits were issued for houses at 1453 Burke Road in 1950; at 1475 in 1954; at 1479 in 1953; at 1481 in 1946; at 1483 in 1941 and 1947; and at 1489 in 1939 (BP).

The residence formerly numbered 1481 Burke Road, and now addressed as 9 Cascade Drive, is the Shipman House, which was issued a building permit in 1946 and built by 1949 to a design by architect Anatol Kagan and built by A V R Young (Heritage Alliance 2008:122; BP).

Munro Street

Residences in the subject precinct in Munro Street were built between 1930 and 1936 at numbers 20 and 22 (S&Mc 1930 and MMBW Detail Plan no. 4670, 1936). Houses in the subject precinct in Munro Street were built between 1938 and 1942 at numbers 2-14, 18, 24, 32, and 42 (S&Mc 1938 and 1942; BP). Building permits were issued for houses in Munro Street as follows: number 16 in 1947, 26 in 1946, 28 in 1947, 36 in 1951, 44 in 1947, 46 in 1946, 48 in 1947, 50 in 1953, 52 in 1956, 54 in 1946, 56 in 1950, 58 in 1954, 62 in 1951, 64 in 1949, and 66 in 1950 (BP). The house at 56 Munro Street was designed in 1950 by architect Anatol Kagan. The house at 36 Munro Street was designed by architect Kurt Popper in 1950.

Kurt Popper (1910-2008) was born in 1910 in Vienna, where his father was a successful joinery factory owner. With a keen interest in theatre and stage design, Popper studied at the University of Applied Arts in Vienna, an art and craft school established in 1867, where an architect and theatre designer Oscar Strnad was one of the teachers (Edquist:9). With Strnad's help Popper gained a few commissions for set designs in small theatres in Vienna while still a student (Edquist:10). Popper was also a visiting student at the Academy of Fine Arts, where he attended the classes of Clemens Holzmeister, one of Vienna's leading architects (Edquist:11).

In March 1938, Popper was forced to leave Austria due to the political crisis in Europe. He first joined his friends in Paris and as soon as he could afford a ticket, he left for England. He arrived in Adelaide in April 1939, guaranteed by the Adelaide Jewish Community (Edquist:11).

In Adelaide, Popper briefly worked for Evans, Bruer & Hall until the outbreak of the war, and completed a few commissions, one of which was featured in *Australian Home Beautiful*. While the war-time building restrictions were in action, he worked as an engineer (Edquist:11-12).

Popper held a position at the Housing Commission of Victoria in the office of Frank Heath in 1945-46. During this time, Popper's first independent commission in Melbourne, the Sherman house (1946) in East Malvern, was featured on the cover of *Australian Home Beautiful*. Following the success of the Sherman house, Popper established his own practice in Jolimont (Edquist:12). During the 1950s and 1960s, Popper worked for many Jewish clients in St Kilda, Caulfield, Toorak and South Yarra. By the 1960s, he was recognised as one of the most prolific residential architects (Edquist:12).

While his practice ranged from large single-storey houses to own your own flats, one of his early achievements were the high-rise city apartment blocks. Popper was the designer of three early apartment blocks in Melbourne, including the first post-war era apartment in Crossly Lane. In recognition of his expertise, Popper was invited by the School of Architecture at the University of Melbourne to lecture on the design, construction and viability of high rise apartments (Edquist:19).

Jewish himself, Popper carried out many projects for the post-war Jewish community in Melbourne, especially in the St Kilda and Caulfield areas. Popper participated in the design of B'nai B'rith Lodge, and four synagogues and their respective colleges (Edquist:19-20, 24). Popper retired in 1975, when he was 65, after over 35 years of practice (Age 18 June 2014).



Figure 6. House at 56 Munro Street designed by Anatol Kagan in 1950. (Source: BP 173-1950)

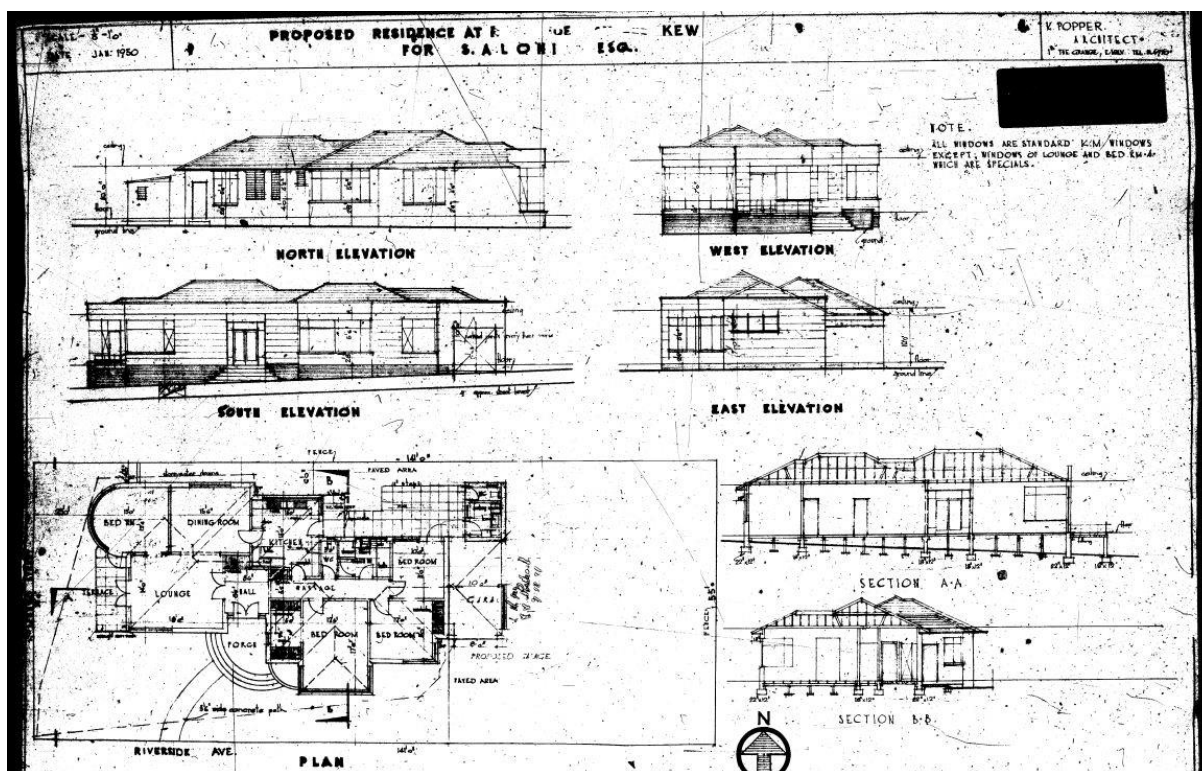


Figure 7. House at 36 Munro Street designed by architect Kurt Popper in 1950. (Source: BP 1951-748)

Many residences within the subject precinct have high architectural value. However, records which document the involvement of an architect only survive for a few properties.

Description & Integrity

The interwar and early postwar residential precinct at Burke Road (part), Old Burke Road (part), Munro Street (part), Kilby Road (part), Walbundry Drive, Inverness Drive, Riverside Drive, Cascade Drive, and Kyora Drive, Kew East, comprises mostly houses built over a three-decade period, from c.1930 to 1961. Although Boulevard Estate was surveyed for subdivision in 1920, construction did not commence until the 1930s.

The houses are a mix of large, double-storey and smaller single-storey dwellings, in a range of domestic architectural styles typical of the interwar, late interwar, and early postwar periods. Stylistically, the houses and their garden settings represent a mix of tastes, from conventional to those that challenged convention. They also represent wider influences of the period in which they were built which saw a transition from austerity – the result of wartime restrictions and materials shortages – to greater prosperity, and the influence of postwar migration and international modernism on the expansion of Australia's suburban domestic architectural vocabulary.

The streetscapes of the different streets in the precinct vary in character as a result of the different street tree plantings. All have lawn nature strips with pedestrian paths, and most streets retain bluestone kerbs and guttering; including extensive bluestone paving at the intersections of Munro Street and Inverness and Riverside drives. Munro Street and Kilby Road only have a densely treed character from the presence of mature larger tree species; including mature Pin Oaks on Munro Street, and Brush Box and Melaleuca on the north side of Kilby Road complemented by the median planting of large deciduous trees along Kilby Road. Burke Road is planted with a mix of Brush Box and Melaleuca trees. The five 'drives' are more open in character, lightly treed, with lawn nature strips, more recent plantings of smaller tree species, some interspersed with individual larger tree specimens. The south side of Old Burke Road is lightly treed, complemented by a median planting of mature Brush Box and Melaleuca trees, the same species mix as on the nature strips of Kilby and Burke roads (noted above).

The earliest houses built in the precinct were built in c.1930-36 and display features characteristic of the brick California Bungalow, including walls that feature contrasting materials and textures, such as red brick and painted smooth and rough render, and open eaves with exposed rafter ends, tall chimneys. Only a small proportion of the houses in the precinct are built in this style, including 1461 Burke Road (view from street was obscured by vegetation).

Large houses predominate along the Burke Road section of the precinct, echoing the pattern of development on the opposite side of Burke Road in the HO231 Riverside Estate and Environs Precinct. These large houses are representative of variety of architectural styles, but most prominent are the interwar Old English revival and Moderne styles.

The interwar Old English revival style is seen in different expressions widely throughout the precinct, with each house clearly exhibiting, through different features and different combinations of features, typical exterior characteristics of the style, including asymmetrical massing, street-facing gables, imitation half-timbering (1449 Burke and 205 Kilby for example), contrasting brick and render walls (7 Inverness), textured clinker bricks, corbelled brickwork, arched openings, leadlight glazing, tall chimneys, and catslide roofs (6 Riverside, 7 Inverness). Fine and largely intact examples of the style are at 1449, 1451 and 1457 Burke Road, 6 Munro Street, and 7 Inverness Drive. A fine postwar example of the style is at 1453 Burke Road. Other examples of the Old English revival style in the precinct include 1463, 1465 and 1489 Burke Road, 4, 8 (altered), 10, 16 and 44 Munro Street, 199, 205 and 211 (substantially altered) Kilby Road, 5 and 7 Cascade Drive, 3 Inverness Drive, 6 and 7 Walbundry Drive, and 6 Riverside Drive (overpainted).

A small number of houses in the precinct, built 1938-42 and 1947, are built in the interwar Mediterranean style. These are 209 Kilby Road (built 1935-38) and 6 Kyora Drive. The Mediterranean influence is signalled by the use of window shutters (6 Kyora), wrought iron detailing (209 Kilby), and medium to low-pitched roofs with glazed multi-coloured terracotta tiles. Postwar examples of the style are at 6 Kyora Drive (built 1947, windows altered) and 1525 Old Burke Road (built 1954, altered). 1483 Burke Road is representative of a transition between the interwar

Mediterranean and the postwar American Colonial styles, the latter exemplified by the bay window and small-paned window approximating Georgian proportions.

Unlike the Bungalow, Old English revival and Mediterranean styles noted above, other owners and designers of houses throughout the precinct were bolder in embracing new ideas, including the pared back and streamlined aesthetic of the interwar Moderne style, and vernacular expressions of this style built by owner- or builder-designers, as well as the geometric severity and horizontality of the International style and regional expressions of Modernism.

Characteristic features of the interwar Moderne style are streamlined curves, porthole windows, and strong expression of horizontality. The interwar Moderne style is seen in differing intensities in both larger and smaller houses within the precinct, including at 1455, 1467, 1469, 1487, 1471 and 1491 Burke Road, 1 and 5 Inverness Drive, and 6, 14 (altered), 18, 24 and 50 Munro Street. Fine and largely intact examples of the style are at 1467, 1471 and 1491 Burke Road, and 1511 and 1517 Old Burke Road. Vernacular expressions of this style are strongly represented in this grouping.

Postwar vernacular interpretations of the Moderne style are at 1475 and 1493 Burke Road, 3 and 6 (windows replaced) Cascade Drive, 215 Kilby Road, 3, 5 (unsympathetic front addition) and 8 Kyora Drive, 26 (altered), 28, 42, 46, 52, 54, 64, and 66 Munro Street, 1505 Old Burke Road (built 1961), and possibly also at 1511 and 1517 (built dates not confirmed for these properties).

As well as the more conservative revival architectural styles, the precinct features architectural styles that were influenced by the International style, namely at 36 and 62 Munro Street, both approved for construction in 1951 but built by different builders. Characteristic features of the International style at 36 and 62 Munro Street are their geometric severity and cubiform overall shapes, plain smooth wall surfaces, expression of sharpness and precision through the black steel framed window frames against blond brick walls and, at 36 Munro, the non-rectangular shape of the rounded projecting bay in contrast to the predominantly rectangular forms. Both are corner properties which enhances appreciation of their geometric forms.



Expressions of the International style seen at 36 (left) and 62 (right) Munro Street. 36 Munro Street was designed by architect Kurt Popper in 1950.

Regional expressions of Modernism are also found in the precinct, in the early postwar houses at 1481 Burke Road (aka 9 Cascade) approved 1946 (altered 1963, rear), 56 Munro, approved 1950-51 (altered 1955), 8 Cascade, approved 1955 (altered 1983). Three of the houses feature local stone; foundation walls at 1481 Burke Road and the chimneys expressed as a simple block at 56 Munro and 8 Cascade, which are typical of the style. The simplicity and lightness of their appearance is also broadly characteristic of postwar regional expressions of Modernism.



1946-47: 1481 Burke Road, principal frontage to Cascade Drive, designed by architect Anatol Kagan. Right image shows rear of 1481 Burke Road (also 9 Cascade Drive).



1950-51: 56 Munro Street, designed by architect Anatol Kagan in 1950.



1953: 213 Kilby Road



1955: Oblique view towards 8 Cascade Drive, showing massive stone chimney at the side of the house. This house was also designed by architect Anatol Kagan, in 1954.

Front fences, garages, and front gardens

Many of the properties in the precinct retain their early or original brick front fences, gate piers, and gates. There is a great variety to their designs, as was typical of the interwar and early postwar periods, but there is also consistency provided by the following features that is also characteristic of the interwar and early postwar periods: front fences are generally low; entries for pedestrians and vehicles are separate, with separate gates provided for each entry; they are mostly constructed of brick although stonework veneer was also popular, or brick with 'wrought iron' (mild steel) panels incorporated; the brick and stonework front fences often feature details or materials that match the house; 'wrought iron' panels incorporated in the fences often match the gates, and sometimes balustrading on the porch or used elsewhere on the house (Cuffley, 148-149).



50 Munro Street, brickwork and wrought iron detailing on driveway and pedestrian gates match the brickwork and wrought iron detailing of the house.

Properties that retain original or early front fences and gates are at:

- Kilby Road: 209, 213
- Burke Road: 1449, 1471, 1475, 1483, 1498, 1491
- Old Burke Road: 1507, 1511, 1517
- Munro Street: 4, 8, 10, 12, 14, 16, 18, 22, 36, 44, 46, 50, 54, 62, 66
- Walbundry Drive: 5, 7
- Inverness Drive: 3, 5, 7
- Riverside Drive: 3
- Cascade Drive: 5
- Kyora Drive: 1, 3, 5

Many of the properties in the precinct retain early or original garages. Garages became more commonplace in late interwar and early postwar residential development, reflecting the rise in car ownership at this time, and it distinguishes the later suburban development of the Boulevard Estate and Environs Precinct from those developed in the Victorian, Edwardian/Federation or early interwar periods. Mostly garages are located at the very rear of the property at the end of a long, straight driveway or, less often, they are connected to the side or rear of the house. Typically the garages have a parapet front and feature details to match the house.

Houses that retain original or early garages are at:

- Burke Road: 1449, 1463, 1465, 1467, 1485, 1487
- Old Burke Road: 1511
- Munro Street: 4, 12, 16, 18, 54
- Walbundry Drive: 5, 7
- Inverness Drive: 1, 5
- Riverside Drive: 3, 4
- Cascade Drive: 5
- Kyora Drive: 1

Some properties in the precinct retain plants and planting compositions typical of interwar and early postwar gardens, low shrubs and trees in a variety of forms and foliage textures, and colourful

varieties of showy blooms (roses, for example) planted along the front fence or driveway. In some instances, entire gardens characteristic of fashionable interwar and early postwar gardens are retained. Others retain echoes of earlier gardening tastes through the presence of one or more ornamental trees, typically a Crepe Myrtle or conifer (often columnar forms) such as cedars or Mediterranean and Bhutan cypress. Some gardens retain other key characteristics of interwar and early postwar gardens, such as low planting that would not obscure views of the house from the street, one or two specimen trees in the front garden, garden bed edging, terraced retaining walls (on sloped sites), parallel strip driveways, crazy paving, concrete paths, and large expanses of lawn.

Properties that retain original and early gardens, in whole or part (plants, layout and/or hard landscaping) are at:

- Kilby Road: 209
- Burke Road: 1467, 1471, 1475, 1491
- Munro Street: 36, 46, 50, 56 (sympathetic to style of house)



50 Munro Street, retains early layout, retaining walls, paths, and low growing roses and shrubs that do not obscure the house.



The garden at 36 Munro Street, demonstrates the fashion for mixed shrub plantings with different foliage tones and textures.

Three mature Bhutan Cypress (*Cupressus torulosa*) remain in the garden at 1489 Burke Road. This species was commonly used in interwar gardens as hedges on larger house blocks.

Integrity

Some changes have occurred throughout the precinct, including demolition of some properties which have been replaced with modern houses of various styles and multi-residential developments. Other properties have been extended upwards or have had other alterations. A small extension was made to the centre of the west elevation of 62 Munro Street in 1991. Classical columns and balustrade were added to the front porch of 4 Walbundry Drive. Carports have been added to some front gardens (for example at 3 Walbundry, 2 and 6 Cascade, 6 and 8 Kyora, and 1511 Old Burke Road).

In spite of these changes, the integrity of the precinct is high, due in large part to the overall intactness of a high proportion of properties as viewed from the street. Many houses retain original architectural detailing of generally high quality. A number of properties retain original and early front fences, gates, garages, plantings and other garden elements.

Comparatively, this is unusual for large residential precincts in Kew and Kew East. In most cases a handful of individual properties within a precinct might display this kind of comprehensive intactness of the site as a whole, such as at Goldthorns Estate Precinct, Kew (recommended for the HO).

Comparative Analysis

As was typical of domestic architecture during the interwar, late interwar and early postwar periods, the houses within the Boulevard Estate and Environs precinct are eclectic. All the houses are built to individual designs, some are of high architectural quality, some designed by architects, and others represent vernacular versions of fashionable styles by owner- or designer-builders.

The suburban expansion of Boroondara that followed both World Wars resulted in a predominance of twentieth century housing and a mix of architectural styles. The mix of architectural styles and predominance of interwar, late interwar and early postwar housing is a strong characteristic of this part of Kew East.

The precinct comprises a mix of larger houses and smaller, more modest homes, with the larger houses mostly located along the Burke Road part of the precinct. The predominant architectural styles within the precinct are the interwar Old English revival and Moderne architectural styles, and their vernacular and postwar variants. Many of the houses are of high architectural quality, and are enhanced by great attention to detail in the design of their gardens and garden features. A high proportion of early and original gardens and garden fences remain intact, and this degree of integrity is unusual compared to other precincts in Boroondara; including those developed at a similar time and that represent similar architectural diversity; see **Goldthorns Hill and Environs** precinct (nominated to the HO), for example.

Like the **Goldthorns Hill and Environs** and **Iona Estate precincts** (nominated to the HO), the Boulevard Estate and Environs precinct also includes houses designed in architectural styles that challenged convention. The Boulevard Estate and Environs precinct is distinguished by its inclusion of early postwar architectural styles influenced by International Modernism (36 and 62 Munro Street) and that represent regional expressions of Modernism (56 Munro Street, 8 Cascade Drive, altered, and 1481 Burke Road, designed by noted émigré architect Anatol Kagan).

There are other precincts in Boroondara in the Heritage Overlay that provide evidence of similar themes associated with the subdivision and development of Kew East that occurred in the interwar, late interwar to early postwar periods. The most closely comparable is the neighbouring **Riverside Estate and Environs in Balwyn North (HO231)**, which was subdivided and developed over more or less the same time span. Like the Riverside Estate and Environs precinct, the Boulevard Estate and Environs precinct is a predominantly intact interwar landscape containing mature gardens and original front fences. Like the Riverside Estate and Environs precinct, the Boulevard Estate and Environs precinct contains individual aesthetically significant sites from the interwar period. The Boulevard Estate and Environs precinct also contains aesthetically significant sites, in terms of their architectural quality and gardens, from the late interwar and early postwar periods.

These two Estates are distinguished from other residential precincts to their south, in neighbouring Kew for example, such as the **Goldthorns Hill and Environs, Iona Estate, Bradford Estate, and Banool Estate precincts**, which were subdivided from the grounds of larger estates with grand mansions. Situated in the northern-most part of the precinct, the **Boulevard and Riverside estates** and environs in Kew East and Balwyn North were subdivided from farms.

Like the **Goldthorns Hill and Environs precinct**, the large double-storey and smaller single-storey homes in the Boulevard Estate and Environs precinct represent a largely intact and notable corpus of domestic architectural styles that were fashionable during the interwar to early postwar period. Both precincts include a range of conventional and popular architectural styles, as well as styles that had begun to challenge conventional taste from the c.1940s onwards. The Boulevard Estate and Environs differs in that its housing stock represents a slightly later development period, 1930s, 40s and 50s, whereas the Goldthorns Hill comprises housing stock dating predominantly from the 1920s, 1930s, and 1940s.

Comparable also is the **Clutha Estate Precinct, Kew (HO525)**. It is a 1940s and later subdivision, thus it was subdivided later than the Boulevard Estate & Environs Precinct; subdivided in 1920, although not built until after c.1930. Thus, the Clutha Estate Precinct differs because construction

of its housing stock began later, 1940s and 1950s, but it essentially covers the two main decades of the housing stock and gardens represented in the Boulevard Estate & Environs. The subdivision pattern of the Boulevard Estate and Environs Precinct differs from the Clutha Estate layout. The Boulevard Estate and Environs Precinct consists of straight streets whereas, subdivided later, 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 comprise housing stock that represents a range of architectural styles from the 1940s and 1950s.

There are three properties within the precinct that stand out as fine examples of their architectural style: at 1449 and 1491 Burke Road and 9 Cascade Drive. 1449 Burke Road is a fine and largely intact example of the interwar Old English revival architectural style. It is distinguished from other examples of this style in the precinct as a grand double-storey home with a high level of intactness, which encompasses the house and architectural detailing, with front fence and garage designed in keeping with the house. 1491 Burke Road is significant as a fine and largely intact example of the interwar Moderne architectural style, with a very intact front garden, landscaping; paths, layout, lawn, sparse planting, and front fence, gates and insert panels. External roller blinds have been added to the windows. These are removable. 9 Cascade Drive is distinguished as a fine example of an early postwar regional expression of Modernism, and as the work of noted émigré architect Anatol Kagan. This property and other examples of Kagan's domestic work are recognised in the 2008 'Survey of Post-War Built Heritage in Victoria', prepared for Heritage Victoria (Heritage Alliance).

Built in 1953, 50 Munro Street is individually notable for the high level of intactness of the property as a whole, which encompasses the front fence, gate, and landscaping designed in keeping with the style of the house. It is a fine example of postwar vernacular architecture with a largely intact front garden.

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 Boulevard Estate and Environs Precinct is significant for the evidence it provides of the pattern of settlement in this part of Kew East during the interwar and early postwar periods, on land that was subdivided from farmland. The Boulevard Estate and Environs precinct strongly illustrates the interwar to early postwar suburban growth and development in Kew East that was spurred on by the extension to Burke Road, Kew East in 1925 then full electrification of the tram connection between the city and Kew in 1927.

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).

Aesthetically, the precinct is significant as a compact and relatively intact collection of domestic interwar and early postwar architectural and garden styles from the 1930s to 1961. The predominant architectural styles within the precinct are the interwar Old English revival and Moderne architectural styles, and their vernacular and postwar variants, but early postwar houses with designs influenced by the cubic geometry and functionalism of International Modernism and regional expressions of Modernism are also represented. Comparatively, the precinct retains a high level of intactness and integrity, including an unusually high number of properties that retain original and early front fences, gates, garden layout and plantings, concrete paths, parallel strip driveways, and garages in various fashionable styles in keeping with the house designs. Through this stylistic diversity and the precinct's overall integrity, the Boulevard Estate and Environs precinct is comparable to other interwar precincts in Boroondara, namely in Kew and Balwyn North.

1449 and 1491 Burke Road and 9 Cascade Drive are individually significant as fine and largely intact examples of three different interwar architectural styles; Old English revival, Moderne and regional expressions of Modernism, respectively. The high level of intactness of 1449 and 1457 Burke Road includes their front fences, landscaping, and the garage at 1449. 9 Cascade Drive, 56 Munro Street and 8 Cascade Drive are individually significant as representative examples of the work of noted émigré architect Anatol Kagan.

Aesthetically, the row of three mature Bhutan Cypress (*Cupressus torulosa*) at 1489 Burke Road is significant as mature examples of trees popularly planted in interwar gardens as a hedge, and as good specimens of a maturity that suggests they were an early or original garden planting contemporary with the house.

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 Boulevard Estate and Environs precinct is significant. The precinct comprises 1447-1495 Burke Road; 1501-1525 Old Burke Road; 2-66 Munro Street; 199-215 Kilby Road; 1-7 and 2-8 Walbundry Drive; 1-7 and 2-8 Inverness Drive; 1-7 and 2-8 Riverside Drive; 1-7 and 2-8 Cascade Drive; and 1-7 and 2-8 Kyora Drive, Kew East. The precinct consists of two subdivisions: the Boulevard Estate (surveyed c.1920, not developed until 1930s); and land fronting Old Burke Road (subdivided 1936). The precinct includes a range of large and smaller family homes built in the 1930s, 1940s and 1950s in a mix of interwar, late interwar and early postwar architectural styles. The character of the precinct derives from the predominance of late interwar and early postwar Old English revival and Moderne architectural and garden styles and their vernacular variants, punctuated by house designs influenced by International Modernism and its regional expression.

Individually significant, Contributory and Non-contributory places are listed in the Precinct Gradings Schedule below.

Original and early front fences at 209, 213 Kilby Road, 1449, 1471, 1475, 1483, 1498, 1491 Burke Road, 1507, 1511, 1517 Old Burke Road, 4, 8, 10, 12, 14, 16, 18, 22, 36, 44, 46, 50, 54, 62, 66 Munro Street, 5 and 7 Walbundry Drive, 3, 5 and 7 Inverness Drive, 3 Riverside Drive, 5 Cascade Drive, and 1, 3 and 5 Kyora Drive are contributory elements.

Original and early garages at 1449, 1463, 1465, 1467, 1485, 1487 Burke Road, 1511 Old Burke Road, 4, 12, 16, 18, 54 Munro Street, 5 and 7 Walbundry Drive, 1 and 5 Inverness Drive, 3 and 4 Riverside Drive, 5 Cascade Drive, and 1 Kyora Drive are contributory elements.

The row of three mature Bhutan Cypress (*Cupressus torulosa*) at 1489 Burke Road is significant.

The largely intact front gardens at 209 Kilby Road, 1467, 1471, 1475 and 1491 Burke Road, and 36, 46 and 50 Munro Street (east side) make an important contribution to the significance of the precinct. The front garden at 56 Munro Street is sympathetic to style of house and also makes a positive contribution to the significance of the precinct.

Mature ornamental trees and shrubs in front gardens throughout the precinct also contribute to the significance of the precinct. These include Crepe Myrtle and conifer specimen tree plantings, boundary plantings of roses in colourful varieties, and low shrub plantings in combinations of mixed foliage colours and textures.

Non-original alterations and additions to the houses and their gardens are not significant. Carports at 3 Walbundry, 2 and 6 Cascade, 6 and 8 Kyora, and 1511 Old Burke Road are not significant.

How is it significant?

The Boulevard Estate and Environs Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

Historically, the Boulevard Estate and Environs Precinct is significant for the evidence it provides of the pattern of settlement in this part of Kew East during the interwar and early postwar periods, on land that was subdivided from farmland. The Boulevard Estate and Environs precinct strongly illustrates the interwar to early postwar suburban growth and development in Kew East that was spurred on by the extension to Burke Road, Kew East in 1925 then full electrification of the tram connection between the city and Kew in 1927. (Criterion A)

Architecturally, the precinct is significant as a compact and relatively intact collection of domestic interwar and early postwar architectural and garden styles from the 1930s to 1961. The predominant architectural styles within the precinct are the interwar Old English revival and Moderne architectural styles, and their vernacular and postwar variants, but early postwar houses

with designs influenced by the cubic geometry and functionalism of International Modernism and regional expressions of Modernism are also represented. Comparatively, the precinct retains a high level of intactness and integrity, including an unusually high number of properties that retain original and early front fences, gates, garden layout and plantings, concrete paths, parallel strip driveways, and garages in various fashionable styles in keeping with the house designs. Through this stylistic diversity and the precinct's overall integrity, the Boulevard Estate and Environs precinct is comparable to other interwar precincts in Boroondara, namely in Kew and Balwyn North. (Criterion D)

1449 and 1491, Burke Road and 9 Cascade Drive are individually significant as fine and largely intact examples of three different interwar and early postwar architectural styles; Old English revival, Moderne and regional expressions of Modernism, respectively. The high level of intactness of 1449 and 1491 Burke Road includes their front fences, landscaping, and the garage at 1449. 9 Cascade Drive, 56 Munro Street, and 8 Cascade Drive are individually significant as an early/late representative example of the work of noted émigré architect Anatol Kagan. (Criterion D)

Aesthetically, the row of three mature Bhutan Cypress (*Cupressus torulosa*) at 1489 Burke Road is significant as mature examples of trees popularly planted in interwar gardens as a hedge, and as good specimens of a maturity that suggests they were an early or original garden planting contemporary with the house. (Criterion E)

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
	1447	Burke Road	Non-contributory	New dwelling
	1449	Burke Road	Significant	1938-42
	1451	Burke Road	Contributory	1938-42
	1453	Burke Road	Contributory	1950
Konong	1455	Burke Road	Contributory	1938-42
Hastings	1457	Burke Road	Contributory	1938-42
	1459	Burke Road	Non-contributory	New dwelling
	1461	Burke Road	Contributory	1930-36
	1463	Burke Road	Contributory	1938-42
	1465	Burke Road	Contributory	1938-42
Peristera	1467	Burke Road	Contributory	1938-42
	1469	Burke Road	Contributory	1938-42
	1471	Burke Road	Contributory	1938-42
	1473	Burke Road	Non-contributory	c.1940-50s
	1475	Burke Road	Contributory	1954
	1477	Burke Road	Contributory	1938-42
	1479	Burke Road	Non-contributory	c.1940-50s
	1483	Burke Road	Contributory	1938-42
	1485	Burke Road	Non-contributory	New dwelling
	1487	Burke Road	Contributory	1938-42
	1489	Burke Road	Contributory	1939
	1491	Burke Road	Significant	1938-42
	1493	Burke Road	Contributory	c.1940s
	1495	Burke Road	Non-contributory	New dwelling
	1501	Burke Road	Non-contributory	Car park
	1	Cascade Drive	Non-contributory	1946
	2	Cascade Drive	Contributory	1951
	3	Cascade Drive	Non-contributory	1954
	4	Cascade Drive	Non-contributory	1946, demolished
	5	Cascade Drive	Contributory	1950
	6	Cascade Drive	Contributory	1947
	7	Cascade Drive	Contributory	c.1950
	8	Cascade Drive	Significant	1949
	9	Cascade Drive	Significant	1946-49
	1	Inverness Drive	Contributory	1938-42
	2	Inverness Drive	Non-contributory	1948
	3	Inverness Drive	Contributory	1938
	4	Inverness Drive	Non-contributory	1950
	5	Inverness Drive	Contributory	1938-42
	6	Inverness Drive	Non-contributory	1938-42
	7	Inverness Drive	Contributory	c.1938-42
	8	Inverness Drive	Non-contributory	1938-42
	199	Kilby Road	Contributory	1935-38
	201	Kilby Road	Non-contributory	New dwelling
	203	Kilby Road	Non-contributory	New dwelling

Name	Number	Street	Grading	Built Date
	205	Kilby Road	Contributory	1938-42
	207	Kilby Road	Non-contributory	New dwelling
	209	Kilby Road	Contributory	1935-38
	211	Kilby Road	Non-contributory	1935-38
	213	Kilby Road	Contributory	1953
	215	Kilby Road	Contributory	1946
	1	Kyora Drive	Contributory	1953
	2	Kyora Drive	Contributory	1951
	3	Kyora Drive	Contributory	1954
	4	Kyora Drive	Non-contributory	1946
	5	Kyora Drive	Contributory	1950
	6	Kyora Drive	Contributory	1947
	7	Kyora Drive	Non-contributory	New dwelling
	8	Kyora Drive	Contributory	1949
	2	Munro Street	Contributory	1938-42
	4	Munro Street	Contributory	1938-42
	6	Munro Street	Contributory	1938-42
	8	Munro Street	Contributory	1938-42
	10	Munro Street	Contributory	1938-42
	12	Munro Street	Contributory	1938-42
	14	Munro Street	Non-contributory	1938-42
	16	Munro Street	Contributory	1947
	18	Munro Street	Contributory	1938-42
	20	Munro Street	Non-contributory	1930-36
	22	Munro Street	Contributory	1930-36
	24	Munro Street	Contributory	1938-42
	26	Munro Street	Contributory	1946
	28	Munro Street	Contributory	1947
	32	Munro Street	Non-contributory	1939
	36	Munro Street	Contributory	1951
	38	Munro Street	Contributory	c.1940s
	40	Munro Street	Non-contributory	New dwelling
	42	Munro Street	Contributory	c.1938-42
	44	Munro Street	Contributory	1947
	46	Munro Street	Contributory	1946
	48	Munro Street	Non-contributory	1947
	50	Munro Street	Significant	1953
	52	Munro Street	Contributory	1956
	54	Munro Street	Contributory	1946
	56	Munro Street	Significant	1950
	58	Munro Street	Non-contributory	New dwelling
	62	Munro Street	Contributory	1951
	64	Munro Street	Contributory	1949
	66	Munro Street	Contributory	1950
	1507	Old Burke Rd	Contributory	1961
	1509	Old Burke Rd	Non-contributory	New dwelling
	1511	Old Burke Rd	Contributory	c.1936-42
	1515	Old Burke Rd	Non-contributory	c.1940-50s, altered
	1517	Old Burke Rd	Contributory	c.1936-42
	1523	Old Burke Rd	Contributory	c.1940-50s
	1525	Old Burke Rd	Contributory	1954
	1	Riverside Drive	Contributory	1939
	2	Riverside Drive	Non-contributory	New dwelling
	3	Riverside Drive	Contributory	1938-42

Name	Number	Street	Grading	Built Date
	4	Riverside Drive	Contributory	1938-42
	5	Riverside Drive	Non-contributory	New dwelling
	6	Riverside Drive	Contributory	1938-42
	7	Riverside Drive	Contributory	1938-42
	8	Riverside Drive	Non-contributory	New dwelling
	1	Walbundry Dr	Contributory	1938-42
	2	Walbundry Dr	Non-contributory	New dwelling
	3	Walbundry Dr	Contributory	1938-42
	4	Walbundry Dr	Contributory	1949
	5	Walbundry Dr	Contributory	c.1938-42
	6	Walbundry Dr	Contributory	1939
	7	Walbundry Dr	Contributory	1938-42
	8	Walbundry Dr	Non-contributory	1938-42

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	Yes Bhutan Cypress (x3) (<i>Cupressus torulosa</i>) 1489 Burke Road
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes <i>Front fences:</i> Kilby Rd (209, 213); Burke Rd (1449, 1471, 1475, 1483, 1498, 1491); Old Burke Rd (1507, 1511, 1517); Munro St (4, 8, 10, 12, 14, 16, 18, 22, 36, 44, 46, 50, 54, 62, 66); Walbundry Dr (5, 7); Inverness Dr (3, 5, 7); Riverside Dr (3); Cascade Dr (5); Kyora Dr (1, 3, 5) <i>Garages:</i> Burke Rd (1449, 1463, 1465, 1467, 1485, 1487); Old Burke Rd (1511); Munro St (4, 12, 16, 18, 54); Walbundry Dr (5, 7); Inverness Dr (1, 5); Riverside Dr (3, 4); Cascade Dr (5); Kyora Dr (1)
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <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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Harp Village Commercial Precinct, Kew East

Prepared by: Context Pty Ltd

Address:

29-31 Valerie Street; 605-613, 623-655, 657-665 and 626-692 High Street; 1-3, 5-13 Strathalbyn Street

Name: Harp Village Commercial Precinct	Survey Date: 11 October 2017
Place Type: Commercial	Architect:
Grading: Significant	Builder:
Extent of Overlay: See precinct map	Construction Date: c.1920-1940

Precinct Map:



GRADING

- Significant
- Contributory
- Non-Contributory
- Precinct Boundary



Figure 1. The Harp Village shopping strip (streetscape view of the south side of High Street) consists of single and double-storey shops built almost entirely during the interwar period, c.1920-40. (Source: Context 2017)

Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008).

Most of what was to become known as Kew East remained as farmland until the 1880s, with a Congregational church and school established at the corner of Burke Road and Kilby Road in 1859 and 1892 respectively (*Victorian Places* 2015).

With the revival of plans for the Outer Circle railway line to stimulate land subdivision by connecting Melbourne with Kew East, Camberwell, Burwood, Ashburton and Malvern East in the 1880s, ambitious subdivision schemes were implemented. Accompanied by a rapid increase in population (in 1881-91 Kew's population almost doubled from 4,288 to 8,462), a number of new residential estates were opened at Kew East, however few land sales took place.

From 1910, and particularly 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, changing the rural nature of north and east Kew. Between 1921 and 1933, Kew's population increased 46.62 per cent and its houses by 62.73 per cent (Sanderson 1988:4/11-17).

The Kew electric tramway was extended from Boroondara Cemetery to Strathalbyn Street (Harp Road) in 1917. Facilitated by this extension, most subdivision in the Kew municipality in the first decades of the twentieth century occurred in Kew East. Advertisements in 1914 for the Eastlawn Estate, comprising the western half of the failed Harp of Erin Estate, promoted the proximity of the estate to the proposed electric tramway. Other landowners, also anticipating the construction of the tramline, subdivided a number of estates in the area between High Street and Kilby Road around the Belford Estate. Oswinia Estate was established in the triangle formed by Oswin Street, Kilby Road and High Street in 1915 and, in the same year, four short streets off Burke Road, to the north of the estate, were surveyed. Land bounded by Windella Avenue, Kilby Road, Belford Road, and the Outer Circle Railway, was subdivided into large allotments in 1908, and by 1910, streets had

been laid out (Sanderson 1988:4/13-14). To further the interests of local residents, the East Kew Progress association was formed c.1914 (*Camberwell and Hawthorn Advertiser* 28 March 1914:5).

Subdivision continued in Kew East for most of the 1920s, spurred on by the opening of the extension of the High Street electric tramline from the Boroondara Cemetery to Burke Road in 1925, and the replacement in 1927 of the former cable-tram route over Hawthorn Bridge to Flinders Street and Swanston Street. The *Argus* wrote of the latter construction:

One suburb that owes its origin entirely to electric tramway connection with the city is East Kew. There has been a railway in this locality for 30 years, but as no trains are ever run on the rusting rails the growth of this thriving residential and shopping area cannot be due to the railway service. Even the tramway has laboured under the disadvantage of being an electric route in one section and a cable route in the other, but this will be changed in a few days when the Bridge road line will be opened for electric service from the city linking with the East Kew route at Hawthorn Bridge. (Argus 18 October 1927:8)

Residential subdivisions over this period in Kew East included Flower Farm Estate in 1922, and Violet Grove and Bennett Parade (part of the former Harp of Erin Estate) in 1927, the latter as part of the City of Kew Estate (Sanderson 1988:4/16). The tramline extension and upgrade also facilitated the development of a retail centre at the corner of Harp Road and High Street, including the establishment of the Kew East Post Office in 1924.

A new Kew East primary school was built in 1923, and a child health centre opened in 1925 in Strathalbyn Street. In addition, Anglican and Catholic churches, a Catholic primary school, and Baptist and Presbyterian churches and a church of Christ opened at Kew East during 1925-31 (*Victorian Places* 2015). The East Kew Public Hall had been built by 1923 (*Age* 23 March 1923:1).

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. In Kew East, Bennett's nursery was subdivided as the Mont Victor Hill Estate in 1936. By 1945, the only relatively large area not fully developed in Kew East was the land on the northeast corner of Earl Street and Willsmere Road (Built Heritage 2012:132).

With post-World War Two population growth and immigration in the 1950s and 1960s, Kew East experienced a significant phase of residential suburban infill, including architect-designed housing (Built Heritage 2012:18). In the same period, a new building for St Paul's Anglican Church in Windella Avenue opened in 1960, a Methodist Church opened in Strathalbyn Street in 1955, and a new building for St Anne's Catholic Church in Windella Avenue opened in 1957. Kew High School opened at Kew East in 1963.

Today, Kew East retains evidence of these phases of historical growth and development.

History

The Commercial Precinct at 626-692 and 605-665 High Street, 5-13 Strathalbyn Street, and 29-31 Valerie Street, Kew East, is located on Crown Portions 89 and 91 of the Boroondara Parish.

Crown Portion 89, 133 acres, was purchased by G Annand in 1851, and Crown Portion 91, approximately 89 acres, was purchased by Edward Glynn in the same year (Parish Plan Boroondara 1931).

By the 1860s, Crown Portion 89 was bounded on three sides by Bulleen Road (later High Street), Belmore Road (later Harp Road) and Kilby Road, and Crown Portion 91 was bounded by Harp Road, Boundary Road (later Burke Road), and Bulleen Road ('Plan of Borough of Kew' 186?).

The Harp of Erin Hotel (see Figure 2) was established by Edward Glynn in 1854 on the corner of Belmore Road (later Harp Road), and Bulleen Road, a thoroughfare between Kew and Doncaster,

formed after gold was discovered at Anderson's Creek (Warrandyte) in 1851. By the 1880s, Bulleen Road had been renamed High Street.



Figure 2. Showing the Harp of Erin Hotel on Bulleen Road (High Street) in East Kew, on the corner of Harp Road. A second, two-storey brick and stucco hotel built c.1864 replaced an earlier wooden structure built in 1854 by Edward Glynn. Another hotel was built on site in 1956. (Source: KHSa)

A dwelling was constructed in 1935 at 630-634 High Street; numbering that is now part of the hotel site. The dwelling may have been constructed in association with the hotel. The hotel was altered in 1954 and a new brick hotel built in 1956. Alterations and a drive-in were made in 1970, and again in 1988. (BP)

As noted above, a number of residential estates were surveyed in the area of Kew East in the 1880s, however few land sales took place. Along with the survey of new subdivisions, some of these older estates were redeveloped in the first decades of the twentieth century. This development facilitated the formation of a commercial centre, today known as Harp Village, at the intersection of High Street and Harp Road in Kew East, also referred to as Harp Junction. The site of this commercial centre prior to the establishment of shops can be seen in Figure 3.



Figure 3. Kew East, looking towards the city from the Harp of Erin Hotel. Date unknown. (Source: KHSb)

South side of High Street

In 1887 George William Taylor, auctioneer, purchased approximately four acres of land in Crown Portion 91, bounded by today's Harp Road, High Street and Station Street. This is the land on which the subject precinct on the east side of High Street stands today. By 1890, William Alexander Hunt, the proprietor of the Harp of Erin Hotel, owned the land. After Hunt's death in 1892, the land was transferred to the Commercial Bank of Australia (CT:V2023 F420).

In 1913, the four acres of land was subdivided into 23 allotments that were sold between 1913 and 1915 (CT:V2023 F420); residences were subsequently built on some of these allotments, and in the 1920s, some allotments were further subdivided and shops built.

By 1920, a wood yard, stationer (likely number 654), and grocer (likely number 692) had been established on the land on the east side of High Street between the Harp of Erin Hotel and Station Street (S&Mc 1920).

In 1925, four shops were in the course of construction on the south side of High Street next to the Harp of Erin Hotel (likely numbers 644-650). Other shops in existence in this year comprised: number 654 G O Parry, estate agent; 658 (with residence) Miss M Mangan, ladies' draper; 664 (with residence) Miss C G Ross, stationer; 670 L H Westaway, butcher; and 692 T H Lambert, grocer (S&Mc 1925).

In 1927, 'shop sites among the shops' in High Street, East Kew, were advertised for auction on 15 October. 'In the Heart's Throb of Business', close to the Harp of Erin Hotel, the site frontages ranged from 18 feet x 203 feet to 18 feet x 246 feet (Age 15 October 1927:2). The plan of the sites (see Figure 4) shows High Street, Kew East, with existing shops that include the Harp of Erin Hotel, the new State Savings Bank, a dentist's surgery and Lambert's Store.



Figure 4. Subdivision plan of shop sites on the south side of High Street, Kew East, 1927. (Source: KHSc)

Between 1925 and 1930, shops at 644-650 High Street were completed, and additional shops built at numbers 652, 660, 662, 672, and 674. In 1930, 654 High Street was occupied by the National Bank of Australia and a dressmaker (S&Mc 1930).

Between 1935 and 1938, other shops were built on the south side of High Street at numbers 638-642, 666, and 676-680, and 684-692 (S&MC 1938).

A view of the south side of High Street, Kew East, in 1936 can be seen in Figure 5.



Figure 5. A view of the shopping centre on the south side of High Street, Kew East, in 1936. (Source: *Age* 19 August 1936:5)

Because available building permits provide only information about alterations, the construction dates for the buildings that make up the subject precinct (below) have been derived from post office directories. Apart from architect details for the State Savings Bank, no further record of architect involvement in the design of the precinct buildings could be found.

North side of High Street

The subject precinct on the north side of High Street, Kew East, was established on Crown Portion 89 on part of the former Belford Estate (see Figure 6), where allotments had been put up for sale in 1887, 1888 and 1889. Because of the economic depression of the time, few land sales took place however, and in June 1907, approximately 53 acres of the estate, with frontages to Bulleen Road (High Street) and Kilby Road were advertised for sale (*Age* 11 June 1907:2). It is believed that the subject precinct on the west side of High Street was established on part of this land through further subdivision of the Belford Estate allotments that fronted Bulleen Road (High Street).

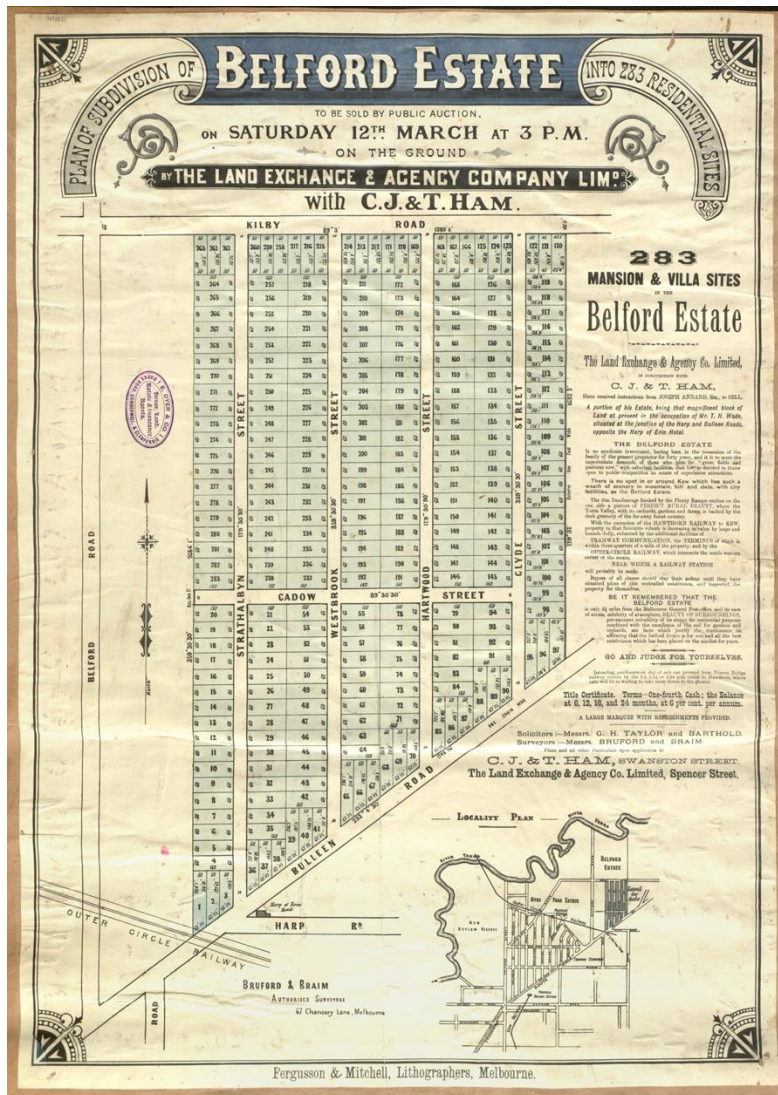


Figure 6. Belford Estate, 1887. (Source: SLV)

By 1920, six businesses were in operation on the north side of High Street between Strathalbyn Street and Westbrook Street: real estate agents A B and R W Johnston (likely number 631); confectioner Miss E Gibbs; Emil Mesh, who owned a wood yard (likely number 645); greengrocer H E Miller (likely number 651); butcher F Richards (likely number 653); and grocer Charles Crisp (likely number 655) (S&Mc 1920).

By 1925, shops had been built in High Street at numbers 605-613, 627-633; 641; 645 and 651-655. The E S & A Bank (English Scottish & Australian Bank Ltd) operated from 613 High Street in that year (S&Mc 1925).

In November 1925, architects Stephenson and Meldrum invited tenders for the erection of two-storied premises for the State Savings Bank of Victoria at the corner of Strathalbyn and High streets, East Kew (623-625 High Street) (Age 11 November 1925:5). The bank opened in 1926.

A 'modern two-storied brick shop and dwelling' at 627 High Street, East Kew, containing a shop (used as a mixed business that incorporated the East Kew Post Office and Commonwealth Savings Bank) and six rooms was advertised for sale in December 1927 (*Argus* 10 December 1927:2).

Between 1925 and 1930, additional shops were built on the north side of High Street at numbers 637-639, 643, 647 and 653. In 1930, the E S & A Bank operated from premises at the corner of Westbrook Street (number 657) next to a wood yard (659-685 High Street) (S&Mc 1925 and 1930).

Shops at 659-665 were built between 1935 and 1940, and, in 1940 housed, respectively, a milliner, a ladies draper, a newsagent's, and a fancy goods shop (S&Mc 1935 and 1940).

Strathalbyn Street

Financed by a specially formed public company, a brick picture theatre, incorporating shops at the front, was planned for construction in 1926 in Strathalbyn Street (*Age* 27 January 1926:12). The picture theatre, however, was not built, and later in the same year, five 'central shop sites' at the corner of Strathalbyn Street and Valerie Street, East Kew, were advertised for auction on 19 November 1927. The sites were to be sold by order of the liquidator in the estate of East Kew Pictures Ltd (*Argus* 12 November 1927:2).

Shops at 5-13 Strathalbyn Street were subsequently built between 1930 and 1935, and in the latter year housed a fruiterer, a baker, a confectioner, a dairy produce retailer, and a dentist respectively (S&Mc 1930 and 1935).

Valerie Street

A shop at 31 Valerie Street was built between 1925 and 1930, and in the latter year, housed the business of butcher, A Duke (S&Mc 1925; 1930). Although stating on its current signage 'since 1928', the Harp Junction Service Station and Garage at 29 Valerie Street was built between 1935 and 1938 (S&Mc 1935 and 1938).

Description & Integrity

The Harp Village Commercial Precinct comprises two long rows of single and double storey interwar brick shops on both sides of High Street, a short section of Strathalbyn Street (west side), and the corner shop building at Valerie, High, and Strathalbyn streets. The Precinct extends along High Street to the north-east along a gentle slope from Harp Junction at the south-west end. Harp Junction is situated on a prominent rise (Harp Hill). The topography of this part of Kew East provides expansive views of the district along the alignment of High Street, south-southwest towards the city from Harp Hill, and northeast towards Mount Lofty from the length of High Street.

All the shops are built to the front and side boundaries, each row forming a continuous street wall with roofs concealed behind parapets; the former Bank at the corner of High and Strathalbyn streets being an exception.

The shops are built in a range of interwar architectural styles, some with modest or restrained detailing to the upper storey facades and parapets, with both face brick, and rough rendered with contrasting brick detailing represented.

The upper storey facades of the double-storey interwar shops and parapets, and the parapets of the single-storey shops are of high integrity, retaining much of their original features and detailing, and have high visual cohesion because many of them have been built to the same design: as pairs; or individually but with recurring decorative features; or as groups of varying numbers of shops. The high visual quality is enhanced by a large proportion of the shops having been constructed over a relatively short time span through the interwar decades of the 1920s and 1930s.

On High Street, there are a number of shopfronts which are largely intact at ground level:

- High Street (north side): 623, 631, 639, 657, 663-665
- High Street (south side): 664, 666, 678, 692

The most interesting of these is the pair of fine shopfronts at 663-665 High Street. The shopfitter's name is identified on the copper window frames as 'Gill'; presumably TS Gill & Son Pty Ltd Shopfitters and Glass Merchants of South Yarra, who are described in contemporary newspapers as 'Melbourne's leading shopfitters' (*Age*, 1 Sep 1932:6; *Table Talk*, 16 Dec 1926:36).

Other shopfronts have been replaced.

Original or early awnings and awning linings are retained at some shops:

- High Street (north side): 605-613, 631-633, 645, 659-665
- High Street (south side): 658, 660, 666, 672, 678, 680, 684-690, 692-694
- Strathalbyn Street: 1, 3, 5, 9, 11, 13

The earliest building in the precinct was the Harp of Erin hotel, established in 1854 at the present day 626 High Street site. A new hotel was built in c.1864. The core structure of the present-day hotel was constructed in 1956 with alterations in 1970 (drive-in), 1987 (interior) and 1988 (unspecified). It is unlikely that remains of the earlier hotel structures survive. At the part of the Harp of Erin Hotel that correlates with 626 High Street, new frontages to the High Street and Harp Road facades of the 1956 double-storey building have been added. The tiled and hipped roof form of this earlier hotel remains visible from the surrounding streets. Four adjacent two-storey interwar brick shops have been integrated into the hotel complex; a group of three shops at 638-642 High Street (built 1935-38), and the neighbouring two-storey brick shop at 644 High Street (constructed in 1925 as one of four shops at 644-650 High Street).

The precinct is enhanced by several sets of shops built to the same or similar designs. They include two former interwar bank buildings, both corner buildings at 623 and 657 High Street. 623 High Street was built in 1925-30 in the interwar Georgian revival style. It has red brick walls encircled by a contrasting band of render at second-storey windowsill height and a terra cotta tile hip roof, two tall chimneys, and small paned windows reminiscent of Georgian proportions. A brick portico with rendered parapet projects from the front elevation. The portico has been altered. 657 High Street, built in 1930-35, represents the interwar stripped classical style (see Figure 7). It has rendered walls and roof form concealed behind a parapet with restrained detailing. The square proportioned windows have distinctive crossed upper panes. A large curved plate-glass window indicates the opening to the entry door. The former ES&A Bank at 657 High Street is strikingly similar to another former bank building in the suburb of Elsternwick (part of HO7 in the City of Port Phillip Planning Scheme) (see Figure 8).



Figure 7. The former ES&A Bank at 657 High Street, Kew East, is comparable to a former bank building in Elsternwick with the distinctive cross-paned upper windows above the plate glass, in this case applied to a corner building. The Harp Village ES&A bank is distinguished by a different parapet treatment and under-sill mouldings, but otherwise the similarities are striking. (Source: Context 2017)



Figure 8. 76 Glen Eira Road, Elsternwick (part of HO7, Port Phillip Planning Scheme) In the statement of significance for HO7 the building is generally identified as one of a cluster of former bank buildings (HERMES No 198921) Neither building retains its original banking function. (Source: Google maps)

Another distinctive set of shops in the precinct are those at 5-13 Strathalbyn Street, built as a group of five in 1930-35 in the interwar Spanish Mission architectural style (see Figure 9). Characteristic features of the style are evident in the upper storey façade, and include the twisted columns and arched openings to the balconies of 5 and 13 Strathalbyn, which bookend three shops with paired, small-paned timber sash windows. The walls are rendered, which is also characteristic



Figure 9. Interwar Spanish Mission shops at 5-13 Strathalbyn Street. (Source: Context 2017)



Figure 10. Corner bank building (former) at 657 High Street neighbouring the interwar Art Deco/Moderne style shops at 659-665 High Street. (Source: Context 2017)

The interwar Art Deco/Moderne shops at 659-665 High Street are also distinctive in the precinct, with characteristic features including the horizontal aesthetic of the windows and decorative features offset by the vertical central fin (see Figure 10). Although some of the brick work is overpainted, they are largely intact with original upper-storey windows retained (except at 661) and intact high quality original shopfronts.

Three pairs of single-storey brick shops built to the same design are located at 684-694 High Street, built c.1935-38; the shops at 692-694 High Street replaced an earlier structure that housed a grocer in 1920. They are unusual in the precinct for their gabled brick parapets. Each pair of shops is topped with a face brick gabled parapet with decorative expressed brickwork in contrasting brick colours and patterns (including a herringbone-infilled rectangular pattern), and rendered rectangular panels (for shop names) above each shop. The shopfront at 692-694 is early, retaining splayed ingo, metal framed windows (overpainted), and highlight windows (overpainted). The other shopfronts in this grouping have been replaced. The awnings retain original or early pressed-metal linings.

Comparative Analysis

There are a number of shopping strips in the Boroondara Heritage Overlay - in Kew, Hawthorn, Camberwell, and Surrey Hills. There is an emphasis on Victorian and Edwardian commercial/retail development delineating most of these precincts, and others where development is mixed in character because the precinct was developed over a long timespan of more than one historical period. These precincts are predominantly examples of original and early commercial and retail centres that developed and later grew around public transport services (train stations, tram lines, tram termini) and include:

- HO505 Burke Road North Commercial and Transport Precinct, Camberwell – A cohesive group of retail and commercial buildings, built between 1880 and 1930, in the vicinity of Camberwell Railway Station.
- HO532 Union Road Commercial Precinct, Surrey Hills – The main Surrey Hills shopping area developed from the 1880s through the 1920s. The buildings are a mix of one and two storeys, most of which have simple detailing. A few retain posted verandahs.

With interwar expansion of suburbs like Kew and Kew East, new 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.

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); South Camberwell Commercial Precinct at 964-984 Toorak Road, Camberwell (proposed for the HO); and Burke Road Kew Commercial Precinct (proposed for the HO).

Harp Village compares well with the Burke Road Commercial Precinct in Kew, by the fact it almost entirely came into being during the interwar period, from 1920 to c.1940, with only relatively few exceptions (the original Harp of Erin Hotel was built in 1854, replaced in the 1950s and some post-war alterations). In this same sense Harp Village is distinguished from the other examples of commercial shopping strips in the Heritage Overlay, which represent mixed architectural styles of varied periods.

Like Harp Village, the Burke Road Commercial Precinct, Kew was developed entirely in the interwar period, with high visual cohesion provided by groups of shops, each built to the same design (interwar Spanish Mission shops built 1931-33 and interwar Moderne/Art Deco shops). Unlike the Burke Road Kew precinct, Harp Village was established and grew as a shopping strip in direct response to both the extension and upgrading to full electrification of the tramline along High Street and the corresponding expansion of suburban settlement.

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 Kew Junction 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 compares closely to the subject precinct because it includes a cluster of double storey shops in the Spanish Mission architectural style, at 104-114 Canterbury Road. 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 was during the same early 1930s period as were those built in Burke Road, Kew (1931-33).

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.

Like the Harp Village Commercial Precinct, the Canterbury Road, Canterbury, and Burke Road, Kew, commercial precincts also include clusters of shops designed in the interwar Spanish Mission architectural style, although each represents different versions of the style; the former more 'Hollywood glamour', the latter with a 'frontier' aesthetic. A pair of shops on Whitehorse Road, Balwyn, also displays an upper storey façade designed in keeping with popular Hollywood interpretations of the Spanish Mission theme. The Canterbury Road shops are distinguished by their elaborate ornament and by the quality and survival of their original shopfronts, whereas those at Harp Village are more modestly adorned.

The precinct is distinguished by its high level of integrity of the upper storey facades and parapets of the single and double-storey shop buildings, and enhanced by the retention of some early

shopfronts, including a pair of shops where the original shopfitters are identified; TS Gill (633-655 High). The shopping strip is highly representative of the interwar era and of the interwar settlement of the Kew East, enhanced by the two former bank buildings, elegantly designed corner buildings, and the group of interwar Spanish Mission style shops on Strathalbyn Road.

The Harp Village shopping strip exemplifies a consistency of architectural detailing representative of a single period (interwar) is comparable to the shopping strip in Burke Road, Kew, but is otherwise unusual in Boroondara, which are instead characterised by mixed architectural styles of varied periods, Victorian, Edwardian and interwar.

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 Harp Village Commercial Precinct is significant for its ability to demonstrate the development of new shopping strips in response to the interwar settlement and suburban consolidation of Kew East. Harp Village was established and grew as a shopping strip between c.1920 and 1940. This was in direct response to the 1920s' extension and subsequent full electrification of the tramline along High Street and the related expansion of suburban settlement.

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).

Harp Village shopping strip is highly representative of the interwar era and of the interwar settlement of Kew East. Aesthetically, the precinct is distinguished as a largely intact interwar shopping strip. High visual cohesion is provided by the integrity of the upper storey facades and parapets of the single and double storey shop buildings. The shopping strip is enhanced by the retention of some early shopfronts, including a pair of shops at 663-665 High Street where the original shopfitter, TS Gill, is identified. The precinct is further enhanced by the two former bank buildings at 623 and 657 High Street, both elegantly designed corner buildings. Visual unity is provided by a high number of pairs and groups of three or more shops that are built to similar designs. This includes the interwar Spanish Mission style shops on Strathalbyn 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

Statement of Significance

What is Significant?

The interwar Harp Village Commercial Precinct at 623-655 and 657-665 High Street (north side), 626-694 High Street (south side), 605-613 High Street (corner with Strathalbyn), 29-31 Valerie Street (north side), 1-3 and 5-13 Strathalbyn Street is significant. The shopping strip was developed almost entirely during the interwar period, with shops and businesses established between c.1920 and 1940.

Intact and partially intact interwar upper storey facades and parapets are significant. The intact and partially intact original shopfronts at 623, 631, 639, 657, and 663-665 High Street (north side), and 664, 666, 678, and 692 High Street (south side) are significant.

The early awnings/awning linings at 605-613, 631-633, 645, 659-661, and 663-665 High Street (north side), 658, 660, 666, 672, 678-680, 684 and 692 High Street (south side), and 1-3 and 5-13 Strathalbyn Street are significant.

Non-original alterations and additions to the shops are not significant.

Non-contributory buildings within the precinct are identified in the schedule below.

How is it significant?

Harp Village Commercial Precinct is of local historical and aesthetic significance to the City of Boroondara.

Why is it significant?

Historically, Harp Village Commercial Precinct is significant for its ability to demonstrate the development of new shopping strips in the municipality in response to the interwar settlement and suburban consolidation of Kew East. Harp Village was established and grew as a shopping strip between c.1920 and 1940, in direct response to the 1920s' extension and subsequent full electrification of the tramline along High Street and the related expansion of suburban settlement. (Criterion A)

Harp Village shopping strip is highly representative of the interwar era and of the interwar settlement of Kew East. Aesthetically, the precinct is distinguished as a largely intact interwar shopping strip. High visual cohesion is provided by the integrity of the upper storey facades and parapets of the single and double storey shop buildings. The shopping strip is enhanced by the retention of some early shopfronts, including a pair of shops at 663-665 High Street where the original shopfitter, TS Gill, is identified. The precinct is further enhanced by the two former bank buildings at 623 and 657 High Street, both elegantly designed corner buildings. Visual unity is provided by a high number of pairs and groups of three or more shops that are built to similar designs. This includes the interwar Spanish Mission style shops on Strathalbyn 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
		<i>North side</i>		
	605-613	High Street	Contributory	c.1925
	623	High Street	Contributory	1925-30
	2/623-625	High Street	Non-contributory	
	627	High Street	Non-contributory	
	629	High Street	Contributory	c.1925
	631	High Street	Contributory	c.1925
	633	High Street	Contributory	c.1925
	637	High Street	Contributory	1925-30
	639	High Street	Contributory	1925-30
	641	High Street	Contributory	c.1925
	643	High Street	Contributory	1925-30
	645	High Street	Contributory	c.1925
	647	High Street	Contributory	1925-30
	651-653	High Street	Contributory	1920
	657	High Street	Contributory	1930-35
	659-661	High Street	Contributory	1935-40
	663-665	High Street	Contributory	1935-40
		<i>South side</i>		
	626	High Street	Contributory	1956
	638-642	High Street	Contributory	1935-38
	644-650	High Street	Contributory	1925
	652	High Street	Contributory	1925-30
	654	High Street	Contributory	1920
	656	High Street	Contributory	No date
	658	High Street	Contributory	c.1925
	660	High Street	Contributory	1925-30
	662	High Street	Non-contributory	1962
	664	High Street	Contributory	c.1925
	666	High Street	Contributory	1935-38
	670	High Street	Contributory	c.1925
	672	High Street	Contributory	1925-30
	674	High Street	Contributory	1925-30
	676	High Street	Contributory	1935-38
	678-680	High Street	Contributory	1935-38
	682	High Street	Contributory	No date
	684	High Street	Contributory	1935-38
	692	High Street	Contributory	1935-38
	1-3	Strathalbyn Street	Contributory	c.1925
	5-13	Strathalbyn Street	Contributory	1930-35

Name	Number	Street	Grading	Built Date
	29	Valerie Street	Contributory	1935-58
	31	Valerie Street	Contributory	1925-30

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <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

Age, as cited.

Argus, as cited.

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Table Talk, as cited.

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Windella Avenue and Environs Precinct, Kew East

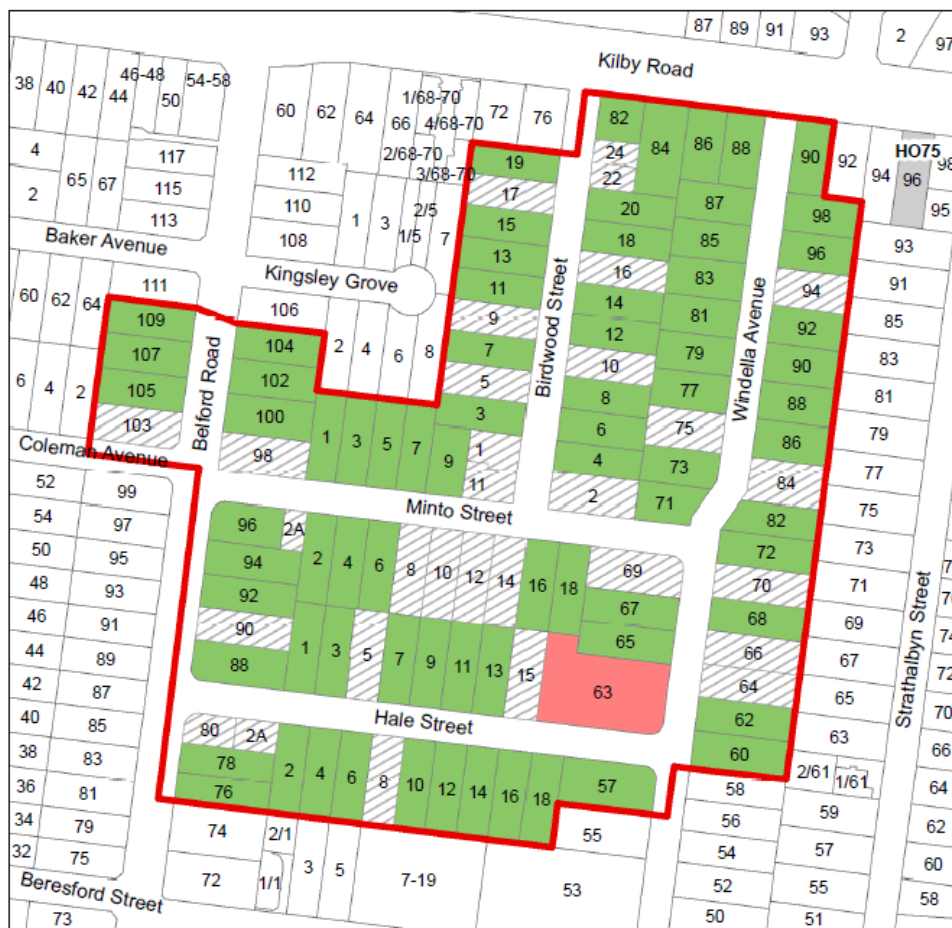
Prepared by: Context Pty Ltd

Address:

57-87 and 60-98 Windella Avenue; 82-90 Kilby Road; 1-19 and 2-24 Birdwood Street; 1-11 and 2-18 Minto Street; 76-104 and 103-109 Belford Road; and 1-15 and 2-18 Hale Street, Kew East

Name: Windella Avenue and Environs Precinct, Kew East	Survey Date: 14 November 2017
Place Type: Residential	Architect:
Grading: Significant	Builder:
Extent of Overlay: See precinct map	Construction Date: c. 1920-c.1942

Precinct Map:



GRADING

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

PRECINCT BOUNDARY



One of the earliest Bungalows to be developed in the precinct, at 7 Hale Street, c.1920-26. (Source: Context 2017)

Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008).

Most of what was to become known as Kew East remained as farmland until the 1880s, with a Congregational church and school established at the corner of Burke and Kilby roads in 1859 and 1892 respectively (*Victorian Places* 2015).

With the revival of plans for the Outer Circle railway line to stimulate land subdivision by connecting Melbourne with Kew East, Camberwell, Burwood, Ashburton and Malvern East, ambitious subdivision schemes were implemented. A rapid increase in population ensued; in 1881-91 the municipality of Kew's population almost doubled from 4,288 to 8,462 (*Victorian Places* 2015). At Kew East, however, while a number of new residential estates were opened, few land sales took place.

From 1910, and particularly 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, changing the rural nature of north and east Kew. Between 1921 and 1933, the Kew municipality's population increased 46.62 per cent and its houses by 62.73 per cent (Sanderson 1988:4/11-17).

The Kew horse tramway, a line established in 1887 by the Melbourne Tramway and Omnibus Company from Victoria Bridge across the Yarra River to Boroondara Cemetery, Kew, was replaced in 1915. In February 1915 the Prahran and Malvern Tramways Trust opened an electric tramway from the Kew Post Office to Victoria Bridge, and in May 1915, opened an electric tramway from the

post office to the cemetery. In November of the same year, the Kew electric tramway was extended along High Street to Strathalbyn Street (Harp Road) (Yarra Trams 2017).

Facilitated by this tramway upgrade and extension, most subdivision in the Kew municipality in the first decades of the twentieth century occurred in Kew East. Advertisements in 1914 for the Eastlawn Estate, comprising the western half of the failed Harp of Erin Estate, promoted the proximity of the estate to the proposed electric tramway. Other landowners, also anticipating the construction of the tramline, subdivided a number of estates in the area between High Street and Kilby Road around the Belford Estate. Oswinia Estate was established in the triangle formed by Oswin Street, Kilby Road and High Street in 1915, and in the same year four short streets off Burke Road, to the north of the estate, were surveyed. Land bounded by Windella Avenue, Kilby Road, Belford Road, and the Outer Circle Railway, was subdivided into large allotments in 1908, and by 1910 streets had been laid out (Sanderson 1988:4/13-14). To further the interests of local residents, the East Kew Progress association was formed c.1914 (*Camberwell and Hawthorn Advertiser* 28 March 1914:5).

After slower development during World War One (1914-18), subdivision continued in Kew East for most of the 1920s, spurred on by the opening of the extension in 1925 of the High Street electric tramline from Strathalbyn Street to Burke Road, Kew East, and the opening of an electric tram service in 1927 to replace the cable-tram route from Kew to Flinders Street and Swanston Street via Hawthorn Bridge. The *Argus* wrote of the latter construction:

One suburb that owes its origin entirely to electric tramway connection with the city is East Kew. There has been a railway in this locality for 30 years, but as no trains are ever run on the rusting rails the growth of this thriving residential and shopping area cannot be due to the railway service. Even the tramway has laboured under the disadvantage of being an electric route in one section and a cable route in the other, but this will be changed in a few days when the Bridge road line will be opened for electric service from the city linking with the East Kew route at Hawthorn Bridge. (Argus 18 October 1927:8)

Residential subdivisions over this period in Kew East included Flower Farm Estate in 1922, and Violet Grove and Bennett Parade (part of the former Harp of Erin Estate) in 1927, the latter as part of the City of Kew Estate (Sanderson 1988:4/16). The tramline extension and upgrade also facilitated the development of a retail centre at the corner of Harp Road and High Street, including the establishment of the Kew East Post Office in 1924.

A new Kew East primary school was built in 1923, and a child health centre opened in 1925 in Strathalbyn Street. In addition, Anglican and Catholic churches, a Catholic primary school, and Baptist and Presbyterian churches and a church of Christ opened at Kew East during 1925-31 (*Victorian Places* 2015). The East Kew Public Hall had been built by 1923 (*Age* 23 March 1923:1).

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. In Kew East, Bennett's nursery was subdivided as the Mont Victor Hill Estate in 1936. The East Kew tram line was extended from Burke Road to Bulleen Road in 1938, and from Bulleen Road to Balwyn Road in North Balwyn in 1938. By 1945, the only relatively large area not fully developed in Kew East was the land on the northeast corner of Earl Street and Willsmere Road (Built Heritage 2012:132).

With post-World War Two population growth and immigration in the 1950s and 1960s, Kew East experienced a significant phase of residential suburban infill, including architect-designed housing (Built Heritage 2012:18). In the same period, a new building for St Paul's Anglican Church in Windella Avenue opened in 1960, a Methodist Church opened in Strathalbyn Street in 1955, and a new building for St Anne's Catholic Church in Windella Avenue opened in 1957.

Today, Kew East retains evidence of these phases of historical growth and development.

History

The residential precinct at 57-87 and 60-98 Windella Avenue; 82-90 Kilby Road; 1-19 and 2-24 Birdwood Street; 1-11 and 2A-18 Minto Street; 76-104 and 103-109 Belford Road; and 1-15 and 2-18 Hale Street, Kew East, is located on Crown Portion 89 of the Boroondara Parish.

Crown Portion 89, 133 acres, was purchased by G Annand in 1851 (Parish Plan Boroondara 1931).

By the 1860s, Crown Portion 89 was bounded by Belford Road, Kilby Road, and Bulleen Road (later High Street) ('Plan of Borough of Kew' 186?).

A number of residential estates were surveyed in the area of Kew East in the 1880s, however few land sales took place. As noted above, however, Kew East experienced sustained growth in the first decades of the twentieth century. As a consequence, land bounded by Windella Avenue, Kilby Road, Belford Road, and the Outer Circle Railway was subdivided into large allotments in 1908, and by 1910, streets had been laid out. Some of these streets were named after generals of World War One (Sanderson 1988:4/13-14). The southern section of Balfour Road (renamed Windella Avenue c.1928; Age 11 September 1928:13) was constructed in 1918 (Camberwell and Hawthorn Advertiser 31 May 1918:5); by 1926, the northern section of Balfour Road had been constructed (MMBW Detail Plan no. 2021, 1926).

The first houses on the subdivision were constructed after 1920 (S&Mc 1920). Houses built in the subject precinct between 1920 and 1926 can be seen in Figure 1. The construction and drainage of Balfour Road (Windella Avenue), Birdwood Street, Hale Street and Minto Street were undertaken in 1927 (Age 22 January 1927:1).

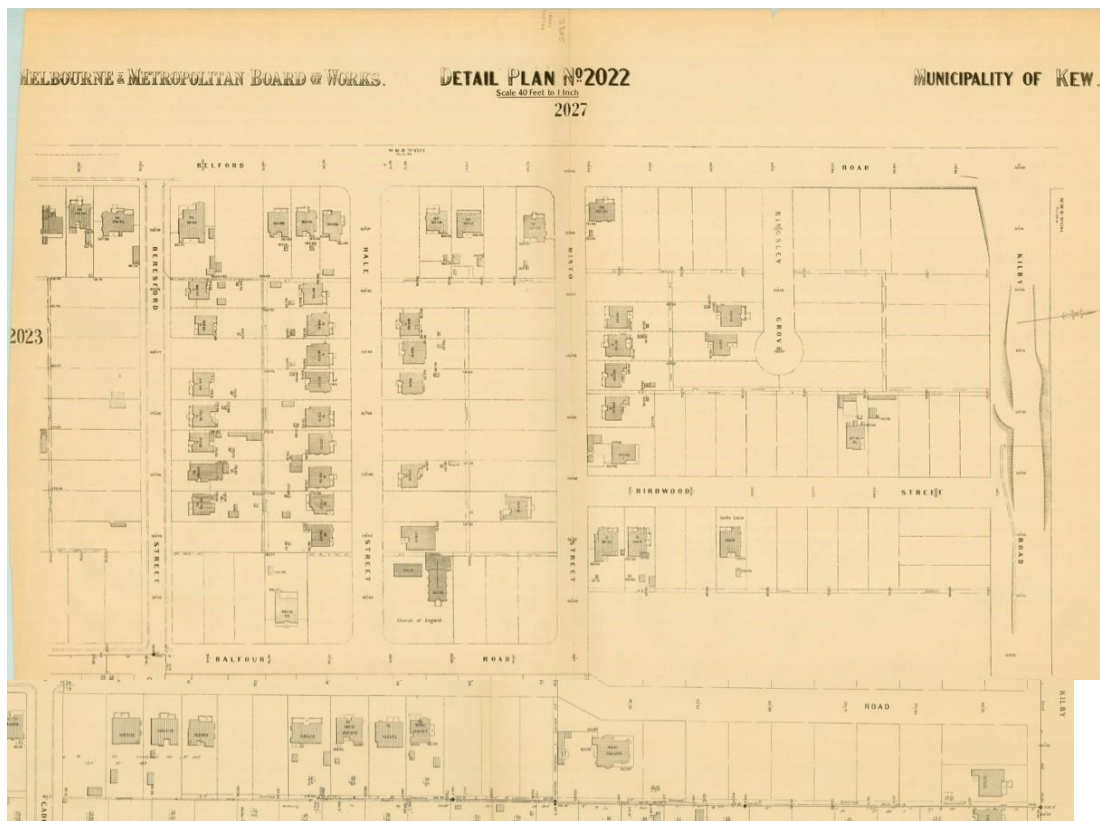


Figure 1. Showing residences in existence in the subject precinct in 1926 (compiled from two plans). (Source: MMBW Detail Plan nos. 2021 and 2022, 1926)

As detailed below, the remainder of the houses in the subject precinct were constructed by the 1950s. Because most of the available building permits provide information about alterations only, construction dates (below) for the buildings that make up the subject precinct have been mainly

derived from street directories. Although sale advertisements for houses in Windella Avenue and Kilby Road noted architect involvement (see below), no further record of architectural design of the precinct residences could be found.

Hale Street

Most houses in the subject precinct in Hale Street were built by 1926 (see Figure 1), and houses at numbers 1, 9 and 11 were constructed between 1926 and 1930 (MMBW Detail Plan nos. 2021 and 2022, 1926; and S&Mc 1930).

Minto Street

Houses in the subject precinct in Minto Street were built by 1926 at numbers 3-11 and 16, and between 1926 and 1930 at numbers 1, 2-14 and 18 (MMBW Detail Plan nos. 2021 and 2022, 1926; and S&Mc 1930).

In 1924, tenders were called by the State Savings Bank of Victoria for the construction of timber-framed dwelling houses, including one in Minto Street, East Kew (*Argus*, 17 May 1924:21).

Kilby Road

Houses in the subject precinct in Kilby Road were built between 1930 and 1935 at number 88, and between 1935 and 1938 at numbers 86 and 90 (S&Mc 1930, 1935 and 1938). Number 82 Kilby Road was constructed post-1942 (S&Mc 1942).

An advertisement for the sale of 90 Kilby Road in 1974 described the house as architect designed (*Age* 8 June 1974:36).

Belford Road

Houses in the subject precinct in Belford Road were built by 1926 at numbers 76-80, 90-92, and 96-98; between 1926 and 1930 at numbers 94 and 100; and between 1930 and 1935 at numbers 88, 102-104 and 105 (MMBW Detail Plan nos. 2021 and 2022, 1926; S&Mc 1930 and 1935).

Birdwood Street

Houses in the subject precinct in Birdwood Street were built between 1926 and 1930 at numbers 7, 9, 12 and 14; and between 1935 and 1938 at numbers 5, 6 and 8 (a building permit was issued for 8 Birdwood Street in 1935) (MMBW Detail Plan nos. 2021 and 2022, 1926; S&Mc 1930, 1935 and 1938; BP). Houses at numbers 3, 17 and 18-20 were constructed between 1938 and 1942, with a building permit issued for number 3 in 1939 (S&Mc 1938 and 1942; BP).

Number 11 Birdwood Street had been built by 1949 (*Age* 18 November 1949:4).

Windella Avenue

Houses in the subject precinct in Windella Avenue were built by 1926 at numbers 60-66 and 84; between 1926 and 1930 at numbers 57, 65-71, 68, and 90-92; and between 1935 and 1938 at numbers 70-72, 73, 77-79, 82 and 94-98 (MMBW Detail Plan nos. 2021 and 2022, 1926; S&Mc 1930, 1935 and 1938). Houses at numbers 81-87 were constructed between 1938 and 1942 (S&Mc 1938 and 1942).

An advertisement for the sale of 85 Windella Avenue in 1951 described the house as built under architect supervision (*Argus* 10 February 1951:21).

War Service Homes Commission and the State Savings Bank

The War Service Homes Commission was empowered to build houses for sale on easy terms and to make available long-term loans of up to £800 at relatively low rates of interest for the erection of houses, the purchase of existing homes, and the discharge of mortgages. In Victoria, under agreement with the War Service Homes Commission, the Housing and Reclamation Act 1920 was passed. Under this Act, the State Savings Bank of Victoria purchased and erected houses for returned soldiers. Houses were constructed on blocks selected by the applicant or on land in housing estates purchased by the Commission. In 1927, legislation was passed to allow the State

Savings Bank to take over ownership of all War Service Homes Commission homes and allotments in Victoria. (VYB 1973:339, 360; Murray and White 1992:208; *Argus* 24 September 1929:10).

By 1921 the War Service Homes Commission had constructed over 600 homes in Victoria in suburbs such as Preston, Northcote, Kew and Camberwell and Williamstown, and country towns including Wonthaggi, Castlemaine and Seymour. In the decade to 1929, the Commission constructed over 20,000 homes throughout Australia, of which about 4000 were in Victoria, including 103 in East Camberwell. The Commission continued to play an important role in the provision of housing for returned servicemen well into the 1960s ('WSH Jubilee':10, 29; *Argus* 24 September 1929:10).

Because of the role of the State Savings Bank in the Commission's housing scheme from 1920, designs of war service houses constructed in Victoria were often drawn from the State Savings Bank pattern books, prepared under the supervision of the bank's chief architect, GB Leith. In the northern and western suburbs of Melbourne, smaller weatherboard State Savings Bank designs were popular, while larger brick and weatherboard styles were more often found in the eastern and southern suburbs. Size, fittings and finishes reflected price, with the smallest houses having two bedrooms, and the larger ones three. More expensive models featured separate dining and breakfast rooms and other 'modern' features (O'Hanlon 2008). By October 1920 under the War Service Homes Commission scheme, 76 homes were in course of erection in the Camberwell and Nunawading area on 55 acres acquired by the commission; 40 of these were situated at Highfield and East Camberwell, three at Hartwell and three at Burwood (Age 20 October 1920:10).

St Paul's Anglican Church

St Paul's Anglican Church stands at 63 Windella Avenue. St Paul's Parish was established by 1924, and in the following year a parish hall and church were built. In 1926 a vicarage and tennis courts were built next door, and a second, smaller weatherboard hall was opened for social activities and Sunday school and kindergarten classes. The hall was a gift of G J Coles, a parishioner. After World War Two, a new church building was proposed. By the late 1950s, the required finances, designs and agreements were in place, and a new church was constructed in 1960 by builders T R and L Cockman to a design by architect Arthur Bunbury (St Paul's Anglican Church East Kew and *Australian Christian Church Histories* 2017).

Built Heritage's index of architects contains the following entry for architect Arthur Bunbury: *Born in Melbourne on 14 October 1920...Bunbury enlisted with the Australian Army in 1941...In 1947, Arthur enrolled in the architecture course at Melbourne University under the army's post-war rehabilitation scheme...While undertaking his studies, Bunbury met fellow undergraduate Mary Thelma Mackay (1928-), and the couple married in January 1950...*

Returning to Melbourne, Bunbury entered into partnership with architect James Heward Earle...In early 1960, Bunbury withdrew from partnership with Earle due to the worsening of a medical condition that he had contracted during his time in the Army: Ménière's Disease...Bunbury initially attempted to establish his own practice, along with wife Mary, styled as Arthur Bunbury & Associates. The office completed a number of projects that Bunbury had commenced whilst still associated with Earle. Some of these, namely the Angus Abbey Residence in Strathmore and the Church of St Paul in Kew East, bear the name of Earle & Bunbury on the original working drawings, but, upon completion, were ascribed to Arthur Bunbury & Associates.

Still suffering from his illness, Bunbury withdrew from private architectural practice in 1961 to accept the position of departmental head of the Architecture School at the Maktab Teknik (Technical College) in Kuala Lumpur, Malaysia...Returning [to Australia] in late 1964, the couple resumed private practice in Melbourne. In 1966, Bunbury took up the position of Staff Architect to the University of Western Australia...[Mary] and Arthur separated in 1971. Bunbury...continued to serve as Staff Architect to the University of WA [until 1985] (Built Heritage 2017).

Description & Integrity

The interwar precinct at Windella Avenue (part), Belford Road (part), Birdwood Street, Hale Street, Minto Street, and Kilby Road (part) comprises mostly single-storey houses, many of which are Bungalows, set in modestly sized gardens on mostly conventional-sized lots relative to other subdivisions in this part of Kew; except for the lots at 71-87 and 82-98 Windella Avenue with reduced depth, and larger lots on Belford Road.

The houses are built in a range of domestic architectural styles typical of the interwar and early postwar periods, including Bungalows, the interwar Old English revival style, interwar Moderne, and postwar vernacular interpretations of these styles. Building records show that houses in the precinct were built over a relatively short period between c.1920 and c.1942; the exceptions are the postwar houses at 82 and 84 Kilby Road.

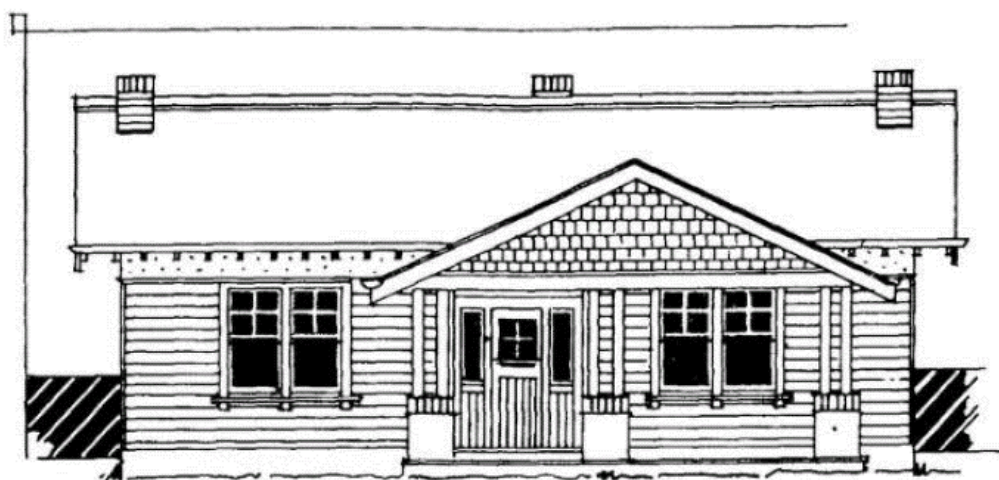
The earliest houses in the precinct were built between 1920 and 1926 and, predominantly, these houses are simple timber bungalows with terracotta tiled roofs.

A large proportion of the Bungalows are of weatherboard construction; 76, 78 Belford, most Bungalows on Hale Street, all Bungalows on Minto Street, 4, 8, 15 Birdwood, 60, 62, 68, 82, 88 Windella. Elsewhere they are of brick construction (92 Belford, 11 Hale, 7, 9, 12, 14 Birdwood, 57 Windella); rendered masonry (94, 102 Belford, 92 Windella); or combinations of contrasting brick and render construction (96, 102, 105 Belford, 65, 67, 71, 90 Windella). The Bungalows largely comprise two main types, distinguished by roof configuration; either a gable roof with two prominent street-facing gables, or a transverse gable roof with one or two projecting street-facing gables. The later grouping, built 1926-30, are generally designed with hip roofs and a projecting bay, mostly without a small street-facing gable (7 and 8 Birdwood for example). True to type, the Bungalows in the precinct exhibit the broadly characteristic features of the style, including tall brick chimneys, projecting timber window frames and timber-framed sash windows, some have bay windows (notable curved corner bays at 71, 82, 88 Windella), masonry verandahs with slab capping supporting variations of tapered piers or single and grouped columns. Many houses retain original terracotta tile roofs. Some original roof tiles have been replaced (100 Belford, 3 Hale with new terracotta tiles, 12 Hale, 3 Minto).

Design and detailing of some houses, in particular houses on Minto and Hale streets, is reminiscent of the State Savings Bank designs that were built in other parts of the municipality, including in Camberwell and Kew, at the same time. Several matches to State Savings Bank designs have been located and the houses share a number of characteristics, including: transverse gabled and hipped roof forms clad in terra cotta tiles, verandahs and entry porches with separate roofs or enclosed within the main roof form, timber sash windows (often with small panes to the upper sash, often in pairs), sturdy timber verandah posts (sometimes on masonry pillars), exposed rafters and timber shingle detailing to street-facing gables. Ornamentation is minimal with visual interest achieved through manipulation of form and the simple and practical use of standard materials such as brick and timber.



7 Minto Street (c.1920-26), a Type 13 State Savings Bank design. (Source: Context 2017)

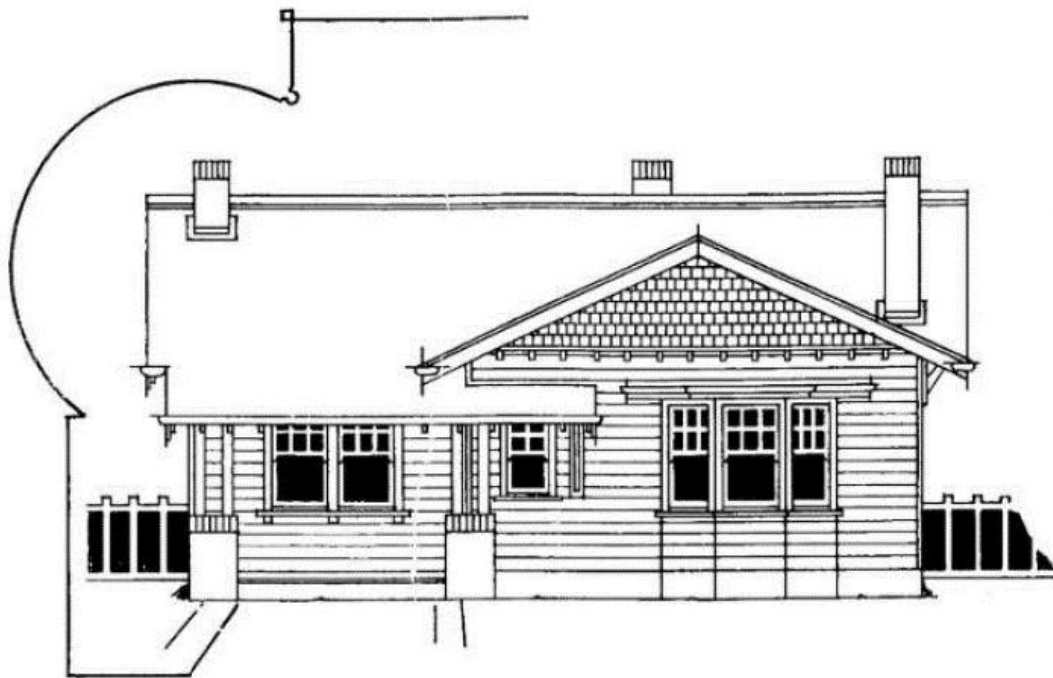


FRONT ELEVATION.

Type 13 State Savings Bank design (Source: State Savings Bank of Victoria, Types of timber -framed dwelling houses available for selection by applicants under provisions of Housing and Reclamation Act, 1920, July 1927)



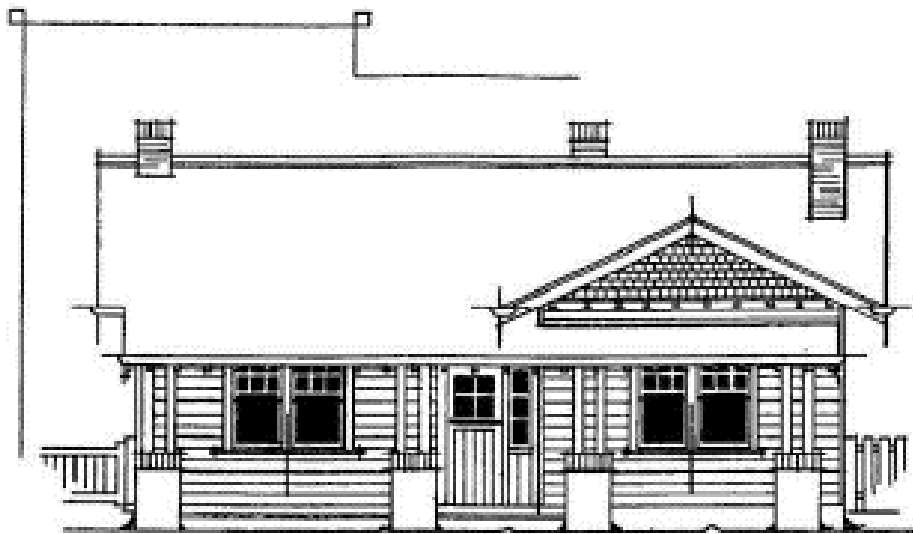
18 Hale Street (c.1920-26), similar to a Type 36 State Savings Bank design. (Source: Context 2017)



Type 36 State Savings Bank design (Source: State Savings Bank of Victoria, Types of timber -framed dwelling houses available for selection by applicants under provisions of Housing and Reclamation Act, 1920, July 1927)



3 Minto Street, Kew (c.1920-26), a Type 38 State Savings Bank design, terra cotta tile roof replaced.
(Source: Context 2017)



FRONT ELEVATION.

Type 38 State Savings Bank design (Source: State Savings Bank of Victoria, Types of timber -framed dwelling houses available for selection by applicants under provisions of Housing and Reclamation Act, 1920, July 1927)

Shared detailing of other houses on Hale and Minto streets suggests they may have been built by the same builder or by a small pool of builders; the tapered buttressed piers and verandah columns at 1, 2 and 10 Hale and 18 Minto; and the mirrored designs of 4 and 6 Hale, for example.

Situated on elevated ground at the corner of Windella Avenue and Kilby Road, the brick and rough-rendered interwar Bungalow with prominent half-hipped terracotta tile roof at 88 Kilby Road (built 1930-35) stands out in the precinct for its high architectural quality, distinctive half-hipped roof form, and original unpainted grey rendered external walls.

The precinct also includes late-interwar vernacular brick Bungalows at 6 Birdwood, 86 Kilby Road (1935-38), distinguished from the earlier Bungalows by simpler detailing and more upright form.

Other houses built in the precinct in the late interwar period are built in the Old English revival architectural style, for example at 109 Belford (no date), 3 Birdwood (1939), 13 Birdwood (no date), 19 Birdwood (no date, transition between Old English and Moderne, overpainted), 72, 73, 77 and 79 Windella (1935-38), 85 and 87 Windella (1938-42), and 90 Kilby Road (1935-38, roller shutters, 40s-60s addition). Characteristic features of the interwar Old English style are seen in various combinations and intensities at these addresses, including clinker brick, corbeled eaves, leadlight windows, some imitation half-timbering.

The house, front fence and retaining walls at 82 Kilby Road represent a postwar version of the Old English revival style blended with Art Deco features. The fine brickwork and detailing of the walls of the house and the 'waterfall' profile of the brick fence and retaining walls in the front garden are distinctive features of the property.

The late-interwar to early-postwar Moderne architectural style is also represented in the precinct: 20 Birdwood (c.1938-42, steel framed windows), 11 Birdwood (1949), 81 and 83 Windella (1938-42) and 98 Windella (1935-38, vernacular version), and 84 Kilby Road. Characteristic features of the Moderne style include the use of curved corners, horizontal expression through banded brickwork, cantilever awnings, or window bars, the flat-topped parapet frontage to 81 and 83 Windella Avenue concealing the roof form, and broad chimneys, rectangular in plan.

107 Belford Road (no build date but likely postwar) is the only example of the American Colonial revival style in the precinct. Consistent with typical characteristics of the popular post-WWII style the cream-brick house has a medium pitched tile roof and small-paned windows approximating Georgian proportions.

The St Paul's Anglican Church complex is also located within the precinct. It was established from 1924 at the corner of Windella Avenue and Hale Street, at the same time as the first houses in the precinct were being built, and would have served the residential community that was growing in its immediate vicinity. The Vicarage, at 17 Hale Street, was built in 1926 by architects Carleton & Carleton, in a style that complements the other houses in the precinct. The Church site also includes the weatherboard Coles Hall designed by architect Kenneth H Oliphant (1924-25), and the modern Church building designed by Arthur Bunbury & Associates Architects (1960). St Paul's Church is subject to a separate assessment, and will therefore not be considered further here.

A number of properties retain original or early front fences and gates, designed in keeping with or in styles to match the house. These are found at 86, 98, 73 and 81 Windella Avenue, 88, 94 and 105 Belford Road, 82 Kilby Road, and 3, 6, 8, 12 and 20 Birdwood Street.

Some of the houses have intrusive second-storey additions, others have carports built in the front gardens, which reduce the integrity of some properties. In spite of these additional elements, most of these houses can still be clearly 'read' as Bungalows or as representative examples of their original architectural style, and the carports/garages are removable, and the precinct remains a highly intact and notable collection of interwar housing styles, represented by a range of medium and smaller homes. The Old English house at 70 Windella Street has been downgraded to Non-contributory as it underwent extensive alterations in 2002, involving the construction of a new half of the front façade and rebuilding of the central porch.

Comparative Analysis

There are a number of interwar precincts in Boroondara that are comparable with the Windella Avenue and Environs precinct.

HO157 Oswin Street Precinct, Kew - The area is one of the more intact concentrations of 1920s and 1930s housing in Melbourne. It is composed largely of State Savings Bank and Burridge Leith

designs. The area is marked by a number of highly skilled and pioneering suburban house designs, including several prototypes for the Australian post-war suburban vernacular, as well as a high concentration of original fences and outbuildings.

HO1 Golf Links Estate, Camberwell - Subdivided in 1927, most houses built by 1938. It retains the original concrete roads, concrete lamp standards and mature street trees. Houses are single and double-storey with walls finished in roughcast render with dark brick accents. The predominant styles are Mediterranean Revival and Spanish Mission, Old English, and some late California Bungalows, most of them typical of their type. Houses are generally mid-level in size and architectural pretension, though some are quite modest. They generally have a high degree of intactness, with just a few upper-level additions.

HO191 Hassett's Estate, Camberwell - Subdivided in the early 1920s, most houses built in the 1930s. It retains concrete roads and concrete lamp standards. Houses are of brick, most of them rendered. Many retain front brick fences. Predominant house styles are California Bungalows, Old English and Mediterranean Revival, most of them typical of their type though with a few unusual designs. The level of intactness is generally high.

HO226 Goodwin Street & Somerset Road, Glen Iris - Surveyed in 1929, most houses were built 1934-38 along with the building revival following the Depression. Houses are mainly rendered with brick detail, though some are clad in weatherboard. They are modest and simple examples of Mediterranean Revival and Old English styles, with some Moderne. Many retain original brick fences. Some have intrusive upper-level additions.

HO228 Holyrood Estate & Environs, Camberwell - Subdivided in 1924, with mainly early 1930s houses. It retains concrete roads. Houses are of brick, some rendered. Many retain front brick fences. Predominant styles are California Bungalow, Mediterranean Revival, and Old English, many of them larger than usual (larger, for example, than those in HO1 and HO191 and the subject precinct). A number of intrusive upper-level additions along Wattle Valley Road.

HO229 Ross Street Precinct, Surrey Hills - Subdivided in 1920, within mainly 1920s houses. It retains concrete roads. Houses are mainly timber California Bungalows in a range of typical forms. Some have intrusive upper-level additions.

HO154 Lower Burke Road Precinct, Glen Iris - This small group of houses of the 1930s, is mostly in the Mediterranean Revival or Spanish Mission in style. They are medium to large in size, with elevated siting, a number of them of individual significance. Most retain front fences. The precinct has a generally high level of intactness and adjoins HO230 along Burke Road.

War Service Homes Precinct, Camberwell (nominated to the HO) - The War Service Homes Precinct, at 1-13, 2A-12 Acacia Street, Camberwell, was developed from the 1920s by the War Service Homes Commission. Acacia Street is historically significant as part of a group of 100 houses built as Group 29 under the *Housing and Reclamation Act* 1920 and the *War Services Home Act* 1918-20. Acacia Street illustrates a number of the house designs published in catalogues by the State Savings Bank in the 1920s and 30s.

Milverton Street Residential Precinct, Camberwell (nominated to the HO) - The precinct comprises modest 1920s-1930s residences at 17-35 and 20-36 Milverton Street, Camberwell, constructed between 1927 and 1937. The short time span of development has created a strong visual unity to the precinct. Design and detailing of some of the houses in the precinct is reminiscent of the State Savings Bank designs that were built in other parts of Camberwell and the municipality more broadly around a similar time. Several matches to State Savings Bank designs have been located.

The intactness of the houses in the Windella Avenue and Environs precinct compares well with those in other interwar precincts in Boroondara, as does the small percentage of Non-contributory properties and the small proportion of properties with intrusive alterations.

The 1920s and 1930s housing stock is similar in form and materiality to that in other interwar precincts in Kew, particularly the Oswin Street Precinct (HO157).

While the Windella Avenue and Environs is typical of the interwar period in retaining a range of house styles in modest form, it is distinguished by the high level of cohesiveness provided by clusters and pairs of houses (in particular on Minto and Hale Street) built to similar designs. It also comprises several houses with designs suggesting State Savings Bank designs, which enhances its visual unity.

The visual unity created by the pairs and groups of houses built to similar designs, including State Savings Bank designs, in particular on Hale and Minto streets but also on Windella Avenue, is comparable to other areas in Boroondara assessed as significant precincts; namely the War Service Home Estate on Acacia Street, Camberwell, and the Milverton Street Residential Precinct, Camberwell (both recommended for the HO).

The small houses built to similar designs sit alongside other examples built to more individual designs, including more elaborate houses at 88 Kilby Road and 88 Belford Road, both corner houses and both built between 1930 and 1935.

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 Windella Avenue and Environs Precinct is significant for the evidence it provides of the pattern of settlement in this northern part of the municipality during the interwar period, on land that was subdivided from farmland. The precinct strongly illustrates the interwar suburban growth and development in Kew East that was spurred on by the 1925 extension of the electric tramway to Burke Road, Kew East, then full electrification of the tram between the city and Kew in 1927.

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 Windella Avenue and Environs precinct is significant as a representative example of intact areas of medium and smaller homes in the north of Boroondara from the interwar period. Mostly the houses were developed over a relatively short two-decade period, which contributes to the visual unity of the precinct. The visual unity of the precinct is enhanced by the high level of cohesiveness provided by clusters and pairs of houses (on Minto and Hale streets and Windella Avenue) built to similar designs. It also comprises several houses that appear to be State Savings Bank-designed houses. As well as typical bungalows in timber and brick, the precinct demonstrates additional popular interwar styles, including the Old English revival and Moderne styles. The bungalows, built to similar designs, sit alongside other examples built to more individual

designs, including more elaborate houses at 88 Kilby Road and 88 Belford Road, both corner houses and both built between 1930 and 1935.

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 Windella Avenue and Environs Precinct at 57-87 and 60-98 Windella Avenue, 82-90 Kilby Road, 1-19 and 2-24 Birdwood Street, 1-11 and 2-18 Minto Street, 76-104 and 103-109 Belford Road, and 1-15 and 2-18 Hale Street, Kew East, is significant. The precinct is located on Crown Portion 89 of the Boroondara Parish. The streets were laid out between c.1910 and 1926, and the majority of the housing stock constructed between c.1920 and c.1942.

Individually significant, Contributory and Non-contributory places are listed in the Precinct Gradings Schedule below.

Original and early front fences at 86, 98, 73 and 81 Windella Avenue, 88, 94 and 105 Belford Road, 82 Kilby Road, 3, 6, 8, 12 and 20 Birdwood Street are significant.

Non-original alterations and additions are not significant.

How is it significant?

The Windella Avenue and Environs Precinct is of local historical and architectural significance to the City of Boroondara.

Why is it significant?

Historically, the Windella Avenue and Environs Precinct is significant for the evidence it provides of the pattern of settlement in this northern part of the municipality during the interwar period, on land that was subdivided from farmland. The precinct strongly illustrates the interwar suburban growth and development in Kew East that was spurred on by the 1925 extension of the electric tramway to Burke Road, Kew East, then full electrification of the tram between the city and Kew in 1927. (Criterion A)

Architecturally, the Windella Avenue and Environs precinct is significant as a representative example of intact areas of medium and smaller homes in the north of Boroondara from the interwar period. Mostly the houses were developed over a relatively short two-decade period, which contributes to the visual unity of the precinct. The visual unity of the precinct is enhanced by the

high level of cohesiveness provided by clusters and pairs of houses (on Minto and Hale streets and Windella Avenue) built to similar designs. It also comprises several houses that appear to be State Savings Bank-designed houses. As well as typical bungalows in timber and brick, the precinct demonstrates additional popular interwar styles, including the Old English revival and Moderne styles. The bungalows, built to similar designs, sit alongside other examples built to more individual designs, including more elaborate houses at 88 Kilby Road and 88 Belford Road, both corner houses and both built between 1930 and 1935. (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
	76	Belford Road	Contributory	1920-26
	78	Belford Road	Contributory	1920-26
	80	Belford Road	Non-contributory	New dwelling
	88	Belford Road	Contributory	1930-35
	90	Belford Road	Non-contributory	New dwelling
	92	Belford Road	Contributory	1926-30
	94	Belford Road	Contributory	1920-26
	96	Belford Road	Contributory	1920-26
	98	Belford Road	Non-contributory	New dwelling
	100	Belford Road	Contributory	1926-30
	102	Belford Road	Contributory	1930-35
	104	Belford Road	Contributory	1930-35
	103	Belford Road	Non-contributory	No date
	105	Belford Road	Contributory	1930-35
	107	Belford Road	Contributory	1950-55
	109	Belford Road	Contributory	1935-38
		<i>West side</i>		
	1	Birdwood Street	Non-contributory	No date
	3	Birdwood Street	Contributory	1939
	5	Birdwood Street	Non-contributory	New dwelling
	7	Birdwood Street	Contributory	1926-30
	9	Birdwood Street	Non-contributory	1926-30, altered
	11	Birdwood Street	Contributory	c.1949
	13	Birdwood Street	Contributory	No date
	15	Birdwood Street	Contributory	1920-26
	17	Birdwood Street	Non-contributory	1938-42
	19	Birdwood Street	Contributory	1950-55
		<i>East side</i>		

Name	Number	Street	Grading	Built Date
	2	Birdwood Street	Non-contributory	New dwelling
	4	Birdwood Street	Contributory	1920-26
	6	Birdwood Street	Contributory	1935-38
	8	Birdwood Street	Contributory	1935-38
	10	Birdwood Street	Non-contributory	New dwelling
	12	Birdwood Street	Contributory	1926-30
	14	Birdwood Street	Contributory	1926-30
	16	Birdwood Street	Non-contributory	No date
	18	Birdwood Street	Contributory	1938-42
	20	Birdwood Street	Contributory	1938-42
	22	Birdwood Street	Non-contributory	No date
	24	Birdwood Street	Non-contributory	No date
		<i>North side</i>		
	1	Hale Street	Contributory	1926-30
	3	Hale Street	Contributory	1920-26
	5	Hale Street	Non-contributory	New dwelling
	7	Hale Street	Contributory	1920-26
	9	Hale Street	Contributory	1926-30
	11	Hale Street	Contributory	1926-30
	13	Hale Street	Contributory	1920-26
	15	Hale Street	Non-contributory	No date
St Paul's Vicarage	17	Hale Street	Significant, in separate HO	1924
		<i>South side</i>		
	2	Hale Street	Contributory	1920-26
	4	Hale Street	Contributory	1920-26
	6	Hale Street	Contributory	1920-26
	8	Hale Street	Non-contributory	New dwelling
	10	Hale Street	Contributory	1920-26
	12	Hale Street	Contributory	1920-26
	14	Hale Street	Contributory	1920-26
	16	Hale Street	Contributory	1920-26
	18	Hale Street	Contributory	1920-26
	82	Kilby Road	Contributory	c.1942
	84	Kilby Road	Contributory	1945-50
	86	Kilby Road	Contributory	1935-38
	88	Kilby Road	Contributory	1930-35
	90	Kilby Road	Contributory	1935-38

Name	Number	Street	Grading	Built Date
		<i>North side</i>		
	1	Minto Street	Contributory	1926-30
	3	Minto Street	Contributory	1920-26
	5	Minto Street	Contributory	1920-26
	7	Minto Street	Contributory	1920-26
	9	Minto Street	Contributory	1920-26
	11	Minto Street	Non-contributory	No date
		<i>South side</i>		
	2	Minto Street	Contributory	1926-30
	2A	Minto Street	Non-contributory	No date
	4	Minto Street	Contributory	1926-30
	6	Minto Street	Contributory	1926-30
	8	Minto Street	Non-contributory	New dwelling
	10	Minto Street	Non-contributory	No date
	12	Minto Street	Non-contributory	1926-30
	14	Minto Street	Non-contributory	New dwelling
	16	Minto Street	Contributory	1920-26
	18	Minto Street	Contributory	1926-30
		<i>West side</i>		
	57	Windella Av	Contributory	1926-30
St Paul's church complex	63	Windella Av	Significant, in separate HO	1924-1960
	65	Windella Av	Contributory	1926-30
	67	Windella Av	Contributory	1926-30
	69	Windella Av	Non-contributory	Contemporary
	71	Windella Av	Contributory	1926-30
	73	Windella Av	Contributory	1935-38
	75	Windella Av	Non-contributory	No date
	77	Windella Av	Contributory	1935-38
	79	Windella Av	Contributory	1935-38
	81	Windella Av	Contributory	1938-42
	83	Windella Av	Contributory	1938-42
	85	Windella Av	Contributory	1938-42
	87	Windella Av	Contributory	1938-42
		<i>East side</i>		
	60	Windella Av	Contributory	1920-26
	62	Windella Av	Contributory	1920-26
	64	Windella Av	Non-contributory	New dwelling
	66	Windella Av	Non-contributory	New dwelling
	68	Windella Av	Contributory	1926-30
	70	Windella Av	Non-contributory	1935-38, altered
	72	Windella Av	Contributory	1935-38
	82	Windella Av	Contributory	1935-38
	84	Windella Av	Non-contributory	New dwelling
	86	Windella Av	Contributory	1930-35
	88	Windella Av	Contributory	1930-35
	90	Windella Av	Contributory	1926-30
	92	Windella Av	Contributory	1926-30
	94	Windella Av	Non-contributory	New dwelling

Name	Number	Street	Grading	Built Date
	96	Windella Av	Contributory	1935-38
	98	Windella Av	Contributory	1935-38

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes Front fences: Windella Avenue (86, 98, 73 and 81), Belford Road (88, 94 and 105), Kilby Road (82), Birdwood Street (3, 6, 8, 12 and 20)
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <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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FORMER W.R. NASH & SON SHOWROOM AND SERVICE STATION

Prepared by: Trethowan Architecture in association with Context

Address: 1417 Burke Road, Kew East

Name: Former W.R. Nash & Son Showroom and Service Station	Survey Date: 24 July 2018
Place Type: Commercial	Architect: Showroom: Julius Elischer, Addition: Harry A and Frank L Norris, Awning: Shell Company
Grading: Significant	Builder: Showroom: Unknown Addition: H. van Egmond Awning: Shell Company
Extent of Overlay: To title boundaries	Construction Date: Showroom: 1952 Addition: 1958 Awning: 1968



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). 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. 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 subject site, which is situated within Crown Portion 91 at Kew, Parish of Boroondara, was part of a 9-acre property of Fanny Avoca Wellington, a single woman in Kew (CT: V3732F337). Wellington sold the property as small allotments in the subsequent years.

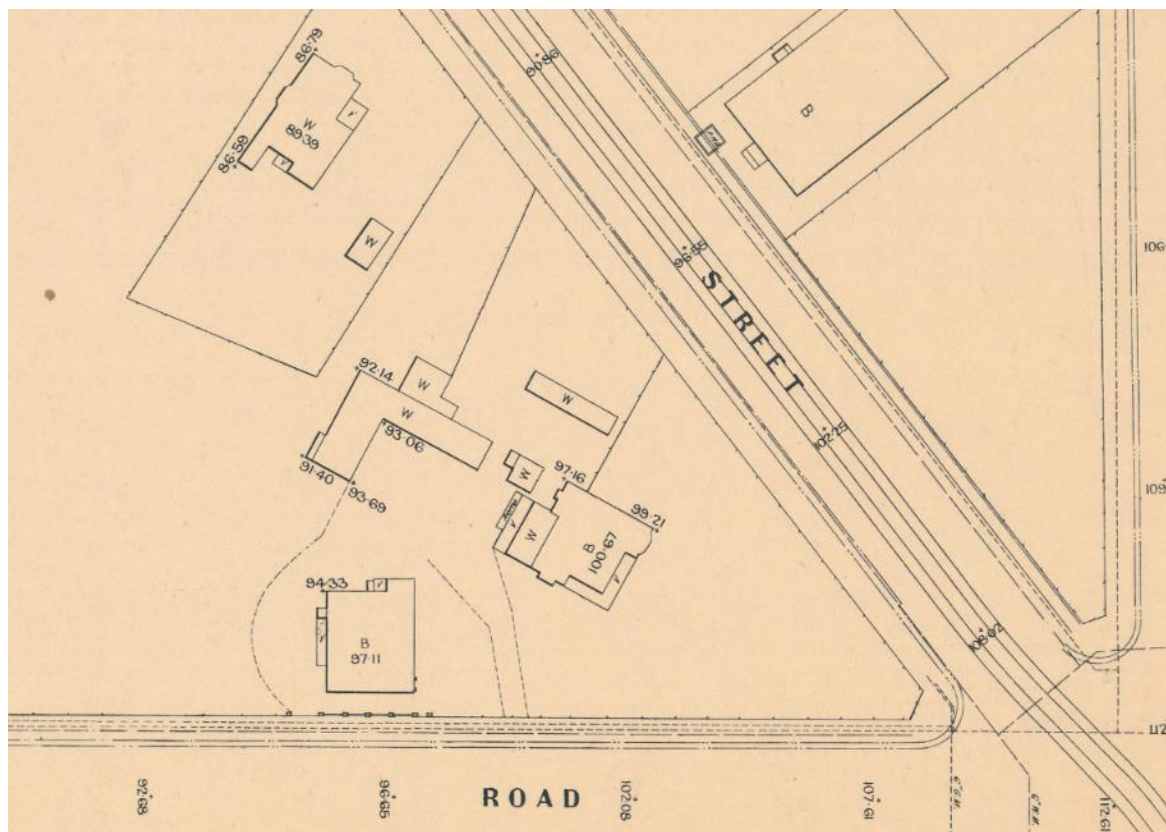


Figure 2. MMBW plan no 3323 shows the subject site at the corner of High Street and Burke Road in 1941 (State Library of Victoria)

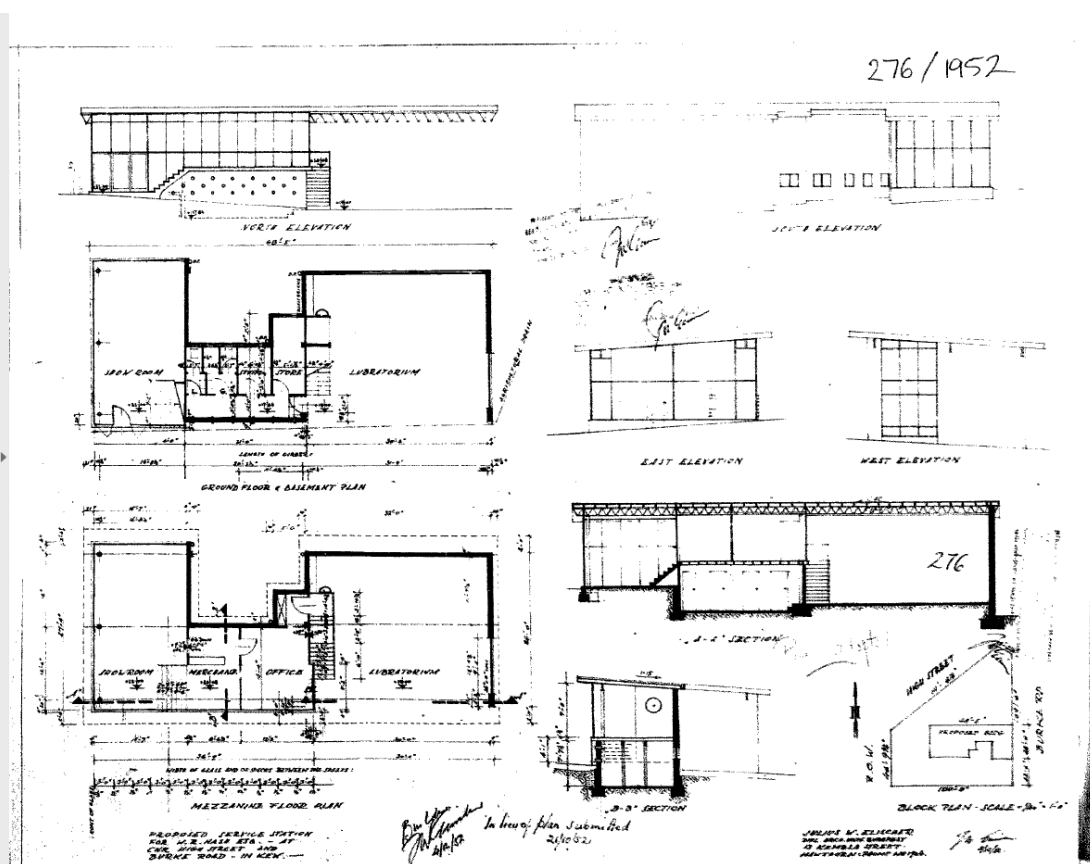


Figure 3. Drawing dated 1952 shows the elevations and site of the proposed service station (BP 276).

In March 1953, the subject site at 1417 Burke Road was formally transferred to William Roland Nash, a motor engineer and garage proprietor (CT: V8073 F263). Nash had already commissioned Julius W Elischer, a Hungarian émigré architect, to design a service station for him on the site in the previous year (BP 276). The service station, which was built around 1953, was operated as W R Nash and Son Service Station (Sands & McDougall, 1955). At the same time, W R Nash & Son also operated a motor garage at 3 Olivers Lane in Melbourne (*The Age*, 1953, Dec 9: 26). In 1954, the subject site was leased to the Shell Company of Australia Pty Ltd (CT: V8073 F263), which indicated that W R Nash & Son was an exclusive outlet of the company.

The history of W R Nash & Son Service Station reflects the development of the petrol industry in post-war Australia. Since the early 1900s, the number of motor cars had been growing steadily. In 1912, the Victorian Petroleum Act introduced regulated petrol storage, which led to the increase of motor garages selling petrol. Petrol could also be obtained in a four-gallon tin from hardware stores, cycle shops, blacksmiths and grocery stores (Wixted, 2008). In 1925, Vacuum and Shell began to import bulk oil. The oil was refined first and then delivered to service stations by road tanker. As a result, service stations needed underground storage and pumping facilities, and the traditional motor garages could no longer meet such requirements. In 1926, first drive-in-service stations were built in Malvern and Prahran (Wixted, 2008).

In the 1950s, the 'solo' marketing business strategy of big oil companies led to the rapid expansion of service stations in Australia. 'Solo' marketing, which was first introduced by Shell in 1951, required selected resellers to deal exclusively with the company. Vacuum, Ampol, Caltex and Atlantic Union (later Esso) all soon followed suit. Previously, individual resellers could sell multiple brands of petrol at the same time. 'Solo' marketing made such arrangement no longer possible. Once a company secured a site for its petrol, its rivals were forced to establish new outlets in the same area in order to maintain their presence. Meanwhile, oil companies also developed standardised service station architecture that would suit the companies' images. In 1954, 38 service stations were extant within a 1.6-km radius of Camberwell Junction. By 1960, Kew was known as the 'city of pumps'. (Wixted, 2008).

W R Nash & Son Service Station was transferred to Austral Benelux (Aust.) Pty Ltd in 1957. The site was renamed Quick Motor Service Station. A brick extension to the service bays, designed by architects Harry A and Frank L Norris, was added to the station in 1958 by builder H Van Egmond (BP13). The service station became the property of Shell in 1965 (Ct: V8073 F263). By 1975, the site was no longer trading as a service station but was still associated with the motor industry, as it was occupied by Kevin Donnellan's Performance Tyres (BP 5211).

Julius W Elischer (1918-2004), architect, was born in Budapest, Hungary, where he received training in architecture and engineering. Elischer served on the front line during WWII and received severe injuries to his lungs. He was involved in post-war reconstruction in Germany until 1948. He migrated to Melbourne in 1951 and was commissioned in the following year for the design of the W R Nash & Son Service Station. Elischer had success in numerous competitions in Europe and Australia. In 1950, a collaborative design with Bernhard Dixel won the competition for a West German Sports Headquarters. He also placed in the 1962 Reserve Bank of Australia competition, which was won by Howlett & Bailey. However, in his early Australian years Elischer struggled to register as an architect. It was common situation for many post-war émigré architects in Australia. In 1957, Elischer went to Perth to develop modular building systems for the company Stramit. He decided to stay in Perth and gained work as a draftsman in the office of Reginald Summerhayes. He eventually registered in the early 1960s, which allowed him to establish his own practice, J W Elischer Architect, in 1963 (Anderson-Goad, 2012).

Elischer's designs in Western Australia include factories, showrooms, offices, apartments and residential housing and aged-care facilities. He strongly believed that responsible architecture should fit into its environment and be built with affordable materials.

He was an advocate of innovation and held several patents for systems he developed. Examples include roofing systems from coils of metal and Styrocon, a lightweight sandwich building panel,

which are both widely used in regional WA (SLWA, 2014). As a teacher he had taught architecture at both Cornell University and the University of Western Australia (Moran, 2018).

Julius Elischer retired in 1986, but his staff continued his office until 1991. Most of his records and drawings are stored in the State Library of Western Australia (SLWA, 2014).

Most of Elischer's known works are located in WA. Among his most notable works are:

- David Foulkes-Taylor Showroom, 1964 (WA Heritage Place No 13655),
- Wollaston Anglican Chapel, Mt Claremont, 1964,
- Branchi House, City Beach, 1969,
- Lisle and Leaweena Lodges, Mt Claremont, 1978.

Harry Albert Norris (1888-1967) architect, was articled to Ward and Carleton in 1906-11, before establishing his own practice in 1920. His early works included a significant number of motor garages, factories and bakeries in addition to domestic projects. He was later joined in practice by his younger brother, Frank Leonard Norris (1903-1976).

Apart from his architectural practice, Norris also had business interests and long association with the motor industry. He formed a long partnership with businessman Alfred M Nicholas, with whom he served as provisional director of Overseas Motors Ltd in 1922. The company, which imported cars and parts, was a major player in Victoria's motor industry by 1938. His association with Nicholas brought him the commission to design the Nicholas Building at 37 Swanston Street in 1925-6. The building was built for Nicholas Pty Ltd, a pharmaceutical enterprise established by Alfred Nicholas with his pharmacist brother, George. The Nicholas connection also brought him the commission to design buildings for Wesley College's St Kilda Road Campus in 1933-39.

Another important client of Norris was G J Coles, who commissioned the architect to design and remodel many of the Coles stores in Victoria, including the bulk store in a'Beckett Street.

During WWII Norris served as an honorary advisory architect and assisted Ben Chifley, Minister of Post-War Reconstruction, in a national building and housing program. He also served as advisory architect to the War Damage Commission. His post-war works include Ivanhoe Grammar, Ivanhoe (c1955) and the Kodak Factory, Coburg (c 1957, demolished) (Gurr and Willis-Goad, 2012).

Description & Integrity

The subject property is located at the corner of High Street and Burke Road. A laneway borders the property to the west, separating it from neighbouring commercial properties on High Street. To the south, the property abuts 1409 High Street.



Figure 4. Aerial view of the corner of High Street and Burke Road, Kew East; the subject property is outlined in red. (Source: Google Maps, 2018)

The subject property is a largely intact post-war showroom and service centre. On the eastern side of the building the showroom is a simple rectangular box with modular glazed curtain walls and a skillion roof over the double-height showroom. Steel roof trusses project beyond the walls of the building to support eaves. Full height glazing encloses three sides of the showroom, resting on a concrete plinth. An internal stair is expressed on the north elevation, reflecting the raised floor level of internal offices. Beneath this raised floor, expressed as a concrete band in the façade, the north elevation features a grid of circular penetrations concealing service areas and amenities. To the west, the service area is constructed in brick with a pair of large openings – one double, one single – allowing access to the service bays. Steel trusses can be seen supporting the roof in the larger of the two bays. Glazing from the office wraps around the corner to provide views into the service bays.

The concrete forecourt in front of the building, now partially covered by a later awning, is accessed by four crossovers (two on each frontage), with a fifth allowing access to the rear of the building from Burke Road. The forecourt formerly accommodated petrol bowsers and kiosks; these have since been removed, but the forecourt has been retained as car parking.



Figure 5. Detail of aerial view of the High Street and Burke Road junction, c.1961. The subject property is indicated in red. A kiosk can be seen on the forecourt (indicated by red arrow), and the awning has not yet been constructed. Two other service stations can also be seen on adjoining corner sites. (Source: State Library of Victoria)



Figure 6. View from the opposite side of High Street soon after construction. The arrangement of the pumps can be seen, as can the intended transparency of the showroom. (Source: Photograph by Peter Wille, State Library of Victoria)

The building itself has undergone alteration. The original sky sign has been removed, replaced with solid signage above the eaves. Large areas of the glazed walls have been painted over with corporate colours, meaning that the showroom is no longer transparent. As previously noted, the bowsters and kiosks have been removed and an awning has been constructed over the forecourt to a standard Shell Company design. The largest changes, however, can be seen in the service bays and to the rear of the property.

A large extension has been constructed to the west and south of the original building, to a design by architects Harry A. and Frank L. Norris. This is a simple brick structure with a parapet wall and wraps around the service area to create the third bay. Brick walls have been constructed across both bays, providing unity in the appearance of the original and later works. Roller shutter doors with infill panels above have also been added.

Many of these alterations appear to have left the original material intact behind new fabric. For instance, the original steel roof trusses can still be seen in the double bay of the service area; the glazing bars of the original window wall can still be seen in the showroom. The simple forms of the additions are sympathetic to the original structure and do not detract from its significance.



Figure 7. View of the principal elevation of the property, looking south-east, from Burke Road. Beneath the heavy corporate branding, the original building is largely intact. (Source: Beller Commercial, 2016)



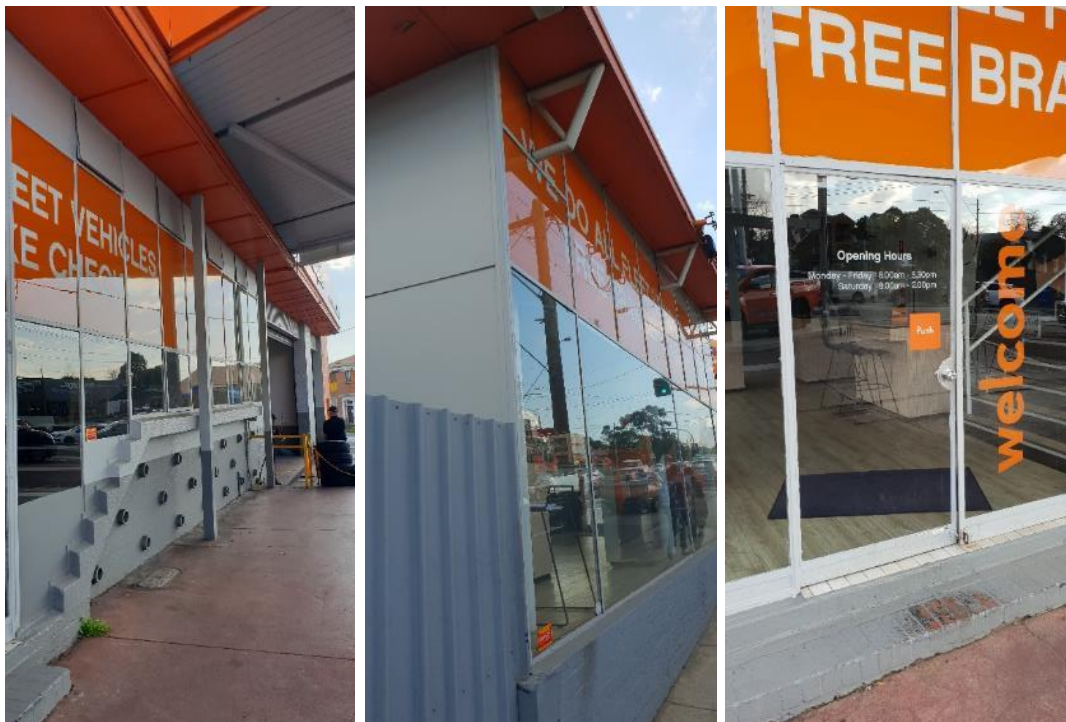
Figure 8. View of the principal elevation of the property, looking south, from Kilby Road. (Source: Beller Commercial, 2016)



Figure 9. View of the property from Burke Road. The single width service bay and associated structure is a later addition. (Source: Google Maps 2017)



Figure 10. View of the property, looking west from High Street. The exposed brick and roller shutter door are later additions. The painted over glazing, brick and cement plinth can be seen on this elevation. (Source: Source: Google Maps 2017)



Figures 11-13. Details of the front, side, and door frame (Source: Trethowan Architecture 2018)

Comparative Analysis

Service Stations

The design of service stations evolved rapidly through the first half of the twentieth century. Initially, the function was housed in buildings that had originally been used as carriage works. The earliest

known surviving purpose-built garage was the Chris Cowper designed former Hawthorn Motor Garage (VHR H2296), built in 1912 on Glenferrie Road, Hawthorn.

Initially, there were few restrictions on selling of petrol. It was sold over the counter in metal cans until the invention of the pump. Pumps would come to be branded with petrol company names, with some resellers having several brands available. The proliferation of kerbside pumps led to increased regulation from the 1920s as municipal councils imposed setbacks from both the kerb and from neighbouring properties. The petrol station began to develop as a type from this time, distinct from the general store model that had previously sold fuel. Drive-in stations gradually became the standard, and corner locations were clearly preferred, taking advantage of both the ease of access from multiple directions, and the promotional opportunities offered.

By the 1930s, service stations began to evolve into a form that is recognisable today. While some examples attempted to offset the clear commercial nature of the properties by using styles that referenced the prevailing domestic styles of the time and location, others began to use the streamlined Moderne styling that was associated with the machine age. The service station 'often became a temple to speed' (Catrice and Summerton 1997:22).

The Australian petrol industry was brought to a halt by WWII. Petrol was rationed for a decade from 1940, and what was available was brought under a single brand by the government – 'Pool Petroleum' – until 1948. Many pumps were recalled from service to be put to use for the war effort. Recovery at the end of hostilities was slow, hampered by the lack of building supplies available through into the early 1950s and continued rationing of fuel until 1948.

Overseas, the petrol companies had begun to develop standardised brand styling in the years leading up to WWII. These standard designs were typically based on a standard oblong module that could be adapted to the site. The basic form, with varied aesthetic treatments depending on the period, was quickly adopted by Australian service stations in the 1950s. This was in part due to 'solo' marketing, which required a 'modernised' appearance, including the use of uniform signage and colour schemes. In the early 1950s, oil companies opening their own stations rather than just selling under license. The typical service station in the 1950s began to conform to the corporate design and layout, and building styling was strongly associated with particular brands.

Independent service stations, which pre-WWII had been the norm, became increasingly rare, particularly on prominent corner sites. They were instantly recognisable as independent due to their individual designs which, in comparison to the uniformity of the corporate designs, appeared 'comparatively eccentric' (Catrice and Summerton:40). The 'oblong box' gradually became the standard response for both independent and oil company-owned outlets and is now an immediately recognisable type. It could be easily adapted to sites and was able to accommodate all functions, including an office, washrooms, service bays, and the all-important sales area. The simple box provides maximum space for product display in the shopfront, and signage across the walls and eaves. The building would almost become a sign of the brand itself due to the use of corporate colour schemes. An awning typically extends across a forecourt with uniform pumps, providing further branding potential. Designs are regularly updated but still retain the same recognisable form.

Very few service stations are identified as *significant* or *contributory* within the Boroondara Planning Scheme, and none from the post-war period. The utilitarian nature of the buildings, which often function as billboards as much as service centres, means that they are rarely intact, having been updated to meet changing demands of oil companies. Their prominent locations, and under-appreciated aesthetic, means their redevelopment is often encouraged, resulting in a lack of surviving examples. Yet the service station is an important part of the evolution of suburbs and provides evidence of the rise of the car as suburbs were designed for cars and councils responded with municipal by-laws.

Stensan Service Centre, 73 Prospect Hill Road, Camberwell (**Error! Reference source not found.** and **Error! Reference source not found.**) is in the *Prospect Hill Road Precinct* (HO159) but was

given a grading of 'no significance' in the *Camberwell Conservation Study* (1991). This is assumed to be largely due to the service station being outside the period of significance for the precinct, which is identified strongly with Victorian and Federation style buildings. Stensan is an independent service station constructed in the typical 'oblong block' style that became the most common design from the 1950s. Similar to the original form of the subject property, Stensan Service Centre features a glazed showroom component adjacent to a double width service bay. A butterfly roof awning projects over the pumping area which initially housed three pumps.

The original structures are largely intact, although there have been some additions. The awning has been extended to cover an additional two pumps, and a substantial addition in brickwork to the north and east of the original building accommodates what is now the sole focus of the property, a greatly expanded service area. This has not detracted from the integrity of the original design. The pumps remain on site however the outlet no longer sells fuel.

Similar to the subject property, this was an independent service station. Its design, completed in the first half of the 1960s, is more closely aligned with the standardised company designs that began to appear in the later 1950s and lacks the architectural detailing of the subject property. It provides an illustration of how quickly independent outlets adopted the design forms of the oil companies, and demonstrates a typology still in use today: the oblong box sales area, with an awning projecting over pumps on the forecourt, and service areas to the side or behind.



Figure 14. Stensan Service Centre, as it appeared in 1971 before the awning was extended. (Source: Laurie Richards Collection, Museums Victoria)

There are few other intact post-war examples identified in Boroondara, and those that have been identified are under threat. The former Fina service station at 534 Camberwell Road, Camberwell, for instance, has been fenced off since at least 2013 and is in poor condition. Another former Fina service station at the corner of Burke and Clifton roads in Camberwell has retained its service function, but no longer sells petrol. It has had a substantial addition in front of the original building which, while generally sympathetic, almost completely obscures the original built form. Neither of these examples is included in a Heritage Overlay.



Figure 15. Stenson Service Centre, at 73 Prospect Hill Road, Camberwell, no longer sells petrol but retains its service function. Later additions can be seen beyond the main building, and to the right. (Source: Google Maps 2017)

Outside of Boroondara, post-war service stations with Heritage Overlays are also unusual. An example has been identified in the former BP Service Station (**Error! Reference source not found.**) at 548 Bell Street, Preston (HO202, Darebin Planning Scheme).



Figure 16. Former BP Service Station at 548 Bell Street, Preston (HO202, Darebin) c.1950 (Source: Context P/L 2009)

The Bell Street former service station is one of the few contemporaneous examples to be graded as *individually significant* but in spite of its 1950 construction date, the design is clearly looking back to interwar styles. The curved façade and cantilevered awning are suggestive of the Streamlined Moderne style, influenced by the car designs of the 1920s and 30s. Its location in the middle of a block also looks back to the early 1920s when kerbside pumps allowed easy access. In scale, it responds to its residential surrounds; the immediate streetscape is made up of interwar housing, although none of it is in the Moderne style. The location forces the vehicle service area to

be hidden at the rear of the site and would have placed severe constraints on the number and placement of pumps.

The subject site, in contrast, is experimenting with new styles and materials, and takes advantage of the access and marketing potential of a corner site at a major intersection. It references the typical oblong box of the oil company designs emerging in the United States, but also draws on European architectural movements. It is also a variation on its original context, but instead of referencing an earlier style, it highlights its difference and uses this to its advantage. Soon after completion, there were three service stations on the five corners of the intersection; the standalone W.R. Nash business used its design as a point of difference to help it compete.

One of the more notable examples of standalone service stations recognised as significant is the former Beaurepaire Motor Garage at 404-406 Hargreaves Street, Bendigo (**Error! Reference source not found.**). It has been included on the VHR (H1736) and is listed by the National Trust in addition to its local significance (HO150, Greater Bendigo).



Figure 17. The former Beaurepaire Motor Garage, 404-406 Hargreaves Street, Bendigo, was built in 1958 based on American designs. (VHR H1736). (Source: Google Maps 2017)

The design of the Bendigo station was influenced by the station designs seen by Ian Beaurepaire when travelling in the United States of America. He commissioned architects Eggleston, McDonald and Secomb to design a service station and tyre sales outlet based on these American designs. The resulting circular design was similar to a now demolished Coast to Coast Mobil station in Caulfield, but unlike the Caulfield building, which retained the typical oblong box, it is not just the awning that is circular, making it unique in Victoria. A separate cream brick tyre factory was constructed at the same time.

The cream brick and curtain wall material combination is used at both sites, although the geometry varies. Both were designed for businesses whose origins were not the sale of petrol, but rather car accessories, which may account for the importance of a visible showroom element in the designs. At the subject site, however, petrol sales appear to have played a more important role; while pumps were restricted to an island parallel with Hargreaves Street in Bendigo, most of the forecourt of the subject site appears to have been taken up with pumps. While the materials and purpose of the showrooms were similar, the resulting buildings are dramatically different, even ignoring the contrasting geometry.

The Beaurepaire site is larger, allowing for separation of the sales and service functions; the service area is housed in a cream brick oblong to the south-west of the sales area. In the more constrained location at the subject site, the two functions are housed in the same building and the shift between the needs of the two spaces creates a contrasting response at either end of the building, allowing for the play of solid and transparent that is characteristic of much of Elischer's work, while using structural expression to transition between and link the different functions.

Julius Elischer

Julius Elischer is widely recognised in Western Australia for his work, occupying a similar position to émigré architects like Ernest Fooks or Anatole Kagan in Melbourne. No examples of Elischer's work in Melbourne have been identified prior to this. His work in Perth appears to have been at a different scale, and typically at least a decade later. One of his most celebrated works does bear comparison with the subject site – the 1964 David Foulkes Taylor Showroom at 2/31 Broadway, Nedlands, now home to the Western Australian chapter of the Royal Australian Institute of Architects (RAIA). The showroom has been included on the Western Australian State Register since 2012.



Figure 18. Exterior view of deep windows and doors on the north elevation of the former David Foulkes Taylor Showroom, Nedlands WA, designed by Julius Elischer in 1964-65. (Source: Total Project Solutions, 2007)

The showroom was refurbished in 2007 to better accommodate the RAIA but retained many of the original features. Both the Foulkes-Taylor and W.R. Nash showrooms are built with a small, functional footprint and make use of vertical shifts to create internal interest. The additional height of the showroom areas creates drama, while the offices and private functions are less visible on upper or lower levels.

The design highlights both the evolution of Elischer's work to suit context, and his continued connection with the work of European Modernists like Le Corbusier. Where the Foulkes-Taylor Showroom appears to be influenced by the deep walls with punched openings at Chapelle Notre Dame de Haut in the Parisian commune of Ronchamp (1948-1954), the W.R. Nash Showroom draws more on the curtain-walled design of Le Corbusier and Oscar Niemeyer's United Nations Building (1947-1952), or Ludwig Mies van der Rohe's Farnsworth House (1945-1951), with its transitions between internal and external in a glazed box. In both cases, Elischer was at the forefront of introducing international ideas to the Australian architectural landscape. In Melbourne, the use of curtain-walling was being pioneered in the early 1950s. Architects like Frederick Romberg (ETA Factory, 1957-1961) and Bates Smart McCutcheon (ICI House, 1956-1958; Wilson Hall, 1955-1956) would employ curtain walls on larger projects. The Western Australian architectural scene was going through its own changes when Elischer arrived in the late 1950s, just

beginning to develop its own response to the local climate. Both the Foulkes-Taylor and W.R. Nash projects illustrate Elischer's willingness to experiment with these ideas in smaller projects.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised January 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 former W. R. Nash Showroom and Service Station is historically significant as evidence of the importance of the car in the post-war development of Boroondara. The site is an example of the prominent locations occupied by service stations and their importance in developing post-war suburban areas, like part of Kew East, that were built around cars.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

The former W. R. Nash Showroom and Service Station is significant as rare example of a largely intact independent post-war service station. It was constructed at a time when oil companies were beginning to establish brand standards for service station designs and opening their own outlets. There are few surviving independent outlets from this time, and many of those have been substantially altered to meet changing standards.

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).

N/A

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The former W. R. Nash Showroom and Service Station is aesthetically significant as a largely intact, innovative example of the 'oblong box' approach to service station design applying Modernist principles. The transition from the transparent, curtain-walled box of the showroom to the enclosed service area allows unusual detailing to unify the diverse functions of the site. This can be seen in the structural expression of the metal truss roof, which is visible throughout the building, and in the external expression of the internal stair and floor arrangement in the front elevation as the solid element of the façade gradually increases to conceal more private functions.

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).

The Former W.R. Nash & Son Showroom and Service Station is significant for its association with the work of architect Julius Elischer. It is a rare example of his work in Victoria, prior to his relocation to Western Australia where he became one of the foremost advocates for Modernist design.

Statement of Significance

What is Significant?

The former W. R. Nash Showroom designed by Julius Elischer (1952), and Service Station addition designed by Harry A and Frank L Norris (1958) at 1417 High Street, Kew East is significant. The later awning (1968) designed and constructed by the Shell Company is of no significance.

How is it significant?

The former W. R. Nash Showroom and Service Station at 1417 High Street, Kew East is of local historical, architectural, aesthetic and associative significance to the City of Boroondara.

Why is it significant?

The former W. R. Nash Showroom and Service Station is historically significant as evidence of the importance of the car in the post-war development of Boroondara. The site is an example of the prominent locations occupied by service stations and their importance in developing post-war suburban areas, like part of Kew East, that were built around cars. (Criterion A)

The former W. R. Nash Showroom and Service Station is significant as rare example of a largely intact independent post-war service station. It was constructed at a time when oil companies were beginning to establish brand standards for service station designs and opening their own outlets. There are few surviving independent outlets from this time, and many of those have been substantially altered to meet changing standards. (Criterion B)

The former W. R. Nash Showroom and Service Station is aesthetically significant as a largely intact, innovative example of the 'oblong box' approach to service station design applying Modernist principles. The transition from the transparent, curtain-walled box of the showroom to the enclosed service area allows unusual detailing to unify the diverse functions of the site. This can be seen in the structural expression of the metal truss roof, which is visible throughout the building, and in the external expression of the internal stair and floor arrangement in the front elevation as the solid element of the façade gradually increases to conceal more private functions. (Criterion E)

The Former W.R. Nash & Son Showroom and Service Station is significant for its association with the work of architect Julius Elischer. It is a rare example of his work in Victoria, prior to his relocation to Western Australia where he became one of the foremost advocates for Modernist design. (Criterion H)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	Yes
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	Yes - Stairs to offices
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <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

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'MARDEGAN HOUSE'

Prepared by: Trethowan Architecture in association with Context Pty Ltd

Address: 5 Fairway Drive, Kew East

Name: 'Mardegan House'	Survey Date: 17 October 2017
Place Type: Residential	Architect: Tadeusz Karasinski
Grading: Significant	Builder: Nario Mardegan
Extent of Overlay: To title boundaries	Construction Date: 1966

**Historical Context**

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008).

Most of what was to become known as Kew East remained as farmland until the 1880s, with a Congregational church and school established at the corner of Burke Road and Kilby Road in 1859 and 1892 respectively (*Victorian Places* 2015).

With the revival of plans for the Outer Circle railway line to stimulate land subdivision by connecting Melbourne with Kew East, Camberwell, Burwood, Ashburton and Malvern East, ambitious subdivision schemes were implemented. Accompanied by a rapid increase in population (in 1881-91 Kew's population almost doubled from 4,288 to 8,462), a number of new residential estates were opened at Kew East, however few land sales took place.

The Kew electric tramway was extended from Boroondara Cemetery to Strathalbyn Street (Harp Road) in 1917. Facilitated by this extension, most subdivision in the Kew municipality in the first decades of the twentieth century occurred in Kew East. Advertisements in 1914 for the Eastlawn Estate, comprising the western half of the failed Harp of Erin Estate, promoted the proximity of the estate to the proposed electric tramway. Other landowners, also anticipating the construction of the tramline, subdivided a number of estates in the area between High Street and Kilby Road around the Belford Estate. Oswinia Estate was established in the triangle formed by Oswin Street, Kilby Road and High Street in 1915, and in the same year four short streets off Burke Road, to the north of the estate, were surveyed. Land bounded by Windella Avenue, Kilby Road, Belford Road, and the Outer Circle Railway, was subdivided into large allotments in 1908, and by 1910, streets had been laid out (Sanderson 1988:4/13-14). To further the interests of local residents, the East Kew Progress association was formed c.1914 (*Camberwell and Hawthorn Advertiser* 28 March 1914:5).

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. In Kew East, Bennett's nursery was subdivided as the Mont Victor Hill Estate in 1936. By 1945, the only relatively large area not fully developed in Kew East was the land on the northeast corner of Earl Street and Willsmere Road (Built Heritage 2012:132).

With post-World War Two population growth and immigration in the 1950s and 1960s, Kew East experienced a significant phase of residential suburban infill, including architect-designed housing (Built Heritage 2012:18). In the same period, a new building for St Paul's Anglican Church in Windella Street opened in 1960, and a Methodist Church opened in Strathalbyn Street in 1955. Kew High School opened at Kew East in 1963.

Today, Kew East retains evidence of these phases of historical growth and development.

History

In 1916, 92 acres of freehold land was purchased, on the corner of Belford and Kilby roads, by the Kew Golf Club as a home for its new course; prior to this the Club had existed elsewhere in Kew on land leased since 1894. In 1960, the Club learnt of the loss of part of the course because of the proposed Eastern Freeway. Upon the announcement, the decision was made to sell that part of the course south-east of the proposed freeway route, fronting Kilby Road (Kew Golf Club 2017). The Kew Golf Club developed a subdivision of 30 housing allotments on the land, auctioning the allotments on 20 November 1965 (*Age* 20 November 1965:51). Lot 22 became 5 Fairway Drive (BP 541).

KEW LAND AUCTION
THIS DAY AT 2.30 P.M.
 IN A SEATED MARQUEE ON THE LAND
 Under instructions from the committee of the Kew Golf Club
30 CHOICE HOME SITES
 Kilby Road, Meldrum Street and Fairway Drive.



- ★ Delightful views over golf course and Yarra Valley
- ★ Within 5½ miles radius G.P.O. Melbourne
- ★ Made roads
- ★ One home only per site
- ★ Bus route along Kilby Road
- ★ Terms: 1-3rd deposit, Balance over 3 years. Interest 7%

Illustrated Brochure Available on Site.
GEORGE G. HENDERSON PTY. LTD.
 MLC BUILDING, 305 COLLINS STREET, MELBOURNE. 61 2487

Figure 1. Advertisement for the land auction, including Lot 11 Fairway Drive, in 1965. (Source: *Age* 20 November 1965:51)

The house at 5 Fairway Drive was constructed in 1966 for Nario Antoni Mardegan, and his wife Hedy Julia Mardegan. A paving contractor by trade (ER 1963, 1968), Nario Mardegan constructed the house himself (BP 541). The house was designed c.1965-66 by prominent Polish émigré architect Tadeusz (Tad) Karasinski (BP 541). Split across two-levels because of the sloped site, the lower ground floor included an ante hall off which a rumpus room, laundry, shower room, WC and cellar were accessed; a stair in the ante hall provided access to the first floor of the house. Garaging for a boat, off which a workshop was accessed, were also provided at this level of the house, albeit externally. A carport was provided under the suspended upper sections of the house (refer Figure 3). At ground floor level, an entrance hall provided access to an open lounge and dining room, off which the more private areas of the house were accessed. These areas contained the kitchen with private dining area, a master bedroom and bedroom for the Mardegan's son and daughter; an individual WC, shower room and bathroom also formed part of this section of the house (BP 541). In 1974, the Mardegans undertook further improvements with the addition of a swimming pool in the backyard, constructed by the contractor L. Smith (BP 4968) (refer Figure 4).

Nario Antoni Mardegan was born by 1934 (Co.As.It-HIS P-02757), the only son of Beniamino and Maria Mardegan (Co.As.It-HIS P-02757). Beniamino Mardegan migrated from Riese, Treviso, Italy in 1923 (*Age* 31 August 1939:19), via Argentina, and Maria Mardegan from Marostica, Vicenza, Italy in March 1930; the couple married in the Carlton Gardens, Carlton in June 1930 (Co.As.It-HIS P-02756).

A builder by trade, Mardegan senior specialised in concrete and terrazzo and established, in conjunction with Domenico Negri, the concrete and terrazzo company Mardegan and Negri by 1926 (*Advocate* 20 June 1929:25). Considered an 'old-established firm' in the areas of concrete, mosaic and terrazzo flooring by 1939 (*Argus* 23 May 1939:19), the company undertook significant commissions including Parliament House, Canberra in 1926 (Co.As.It-IHS P-02756); the front fencing of the Genazzano Convent, Kew c.1928 (*Advocate* 17 January 1929:17); G.J. Coles Pty Ltd, Bourke Street in 1929-30 and Melbourne's Hotel Australia in Collins Street, and the Century Building in Swanston Street, both in 1939 (Co.As.It-IHS P-02756). While the partnership of Mardegan and Negri was dissolved on 2 October 1939 (*Argus* 2 October 1939:23), Mardegan (senior) continued to operate as a concrete and terrazzo contractor (ER 1954) and is rumoured to have been responsible for the famed spiral staircase of the now demolished Ampol House, 792 Elizabeth Street, Melbourne in 1958 (Co.As.It-IHS P-02756).

By 1963, son Nario Mardegan had established a concrete and plastering company of his own named N.A. Mardegan Pty Ltd (Age 12 September 1963:23). Based at 10 Breese Street, Brunswick, Nario continued his family's Italian associations through his company appearing to favour the employ of only Italian plasterers (Age 12 September 1963:23) and formwork carpenters (Age 28 August 1963:38) for the specialist work undertaken by the company. While the Mardegan family had resided in the historically Italian area of Carlton following their arrival in Australia in the 1920s, Nario and Hedy consolidated both their places of residence and business in Brunswick; the couple residing at 8 Appleby Crescent (ER 1963), with business premises located at 10 Breese Street, by 1963 (Age 12 September 1963:23).

Following their purchase of Lot 22 Fairway Drive, Kew East, in 1966, and the completion and occupation of their home with their two children (BP 541), Nario changed his name to Nario Anthony Mardegan by 1968 (ER 1968).

While Nario's attentions lay on the operation of his company, Hedy Mardegan focused her attention on art, becoming an accomplished artist in watercolours, oils and pastels; her artistic pursuits were rewarded with a stand-alone exhibition at the Caulfield Arts Complex in September 1995 (Age 8 September 1995:13).

Nario and Hedy Mardegan remained at 5 Fairway Drive, Kew East until their deaths: Hedy in December 2002 (WPR 2002) and Nario in April 2004 (WPR 2004), after which time the house was sold in September 2005 (REV 2005; RE 2017).

Tadeusz Karasinski, architect

Tadeusz Jozef Karasinski (1903-1968), popularly known as Tad Karasinski, was a prominent Polish émigré architect practicing in Victoria during the post-war period. Born in Zakopane, Poland (Age 7 May 1954:12), he studied architecture and engineering at the University of Lwów, in the then Polish city of Lwów; now L'viv, Ukraine. Following his graduation from the University in 1931, Karasinski was employed as an architect with the City of Lwów, where he was responsible for the design of stadiums, swimming pools and sportsgrounds throughout the city. In 1934, he took up the position of District Architect with the nearby City of Łuck (now Lukst, Ukraine) where he was promoted to the position of Director of the Technical Board for the City of Łuck in 1936. In this position, with a staff of 37 architects and engineers for which he was responsible, Karasinski oversaw the construction of several large-scale projects, including an 8,000-tonne silo, a 250-bed hospital, a 2,500-seat church and more than thirty schools. In 1938, he was awarded the Silver Order for Distinguished Service by the Polish Government. During the six years he resided in Łuck, he practiced in tandem as a private architect, completing numerous smaller-scale projects, including a theatre, a three-storey warehouse and some residential work (Built Heritage 2017, 'Karasinski').

With the onset of World War II, Karasinski took part in the domestic war effort as a member of the Polish Underground for which he subsequently spent time as a Prisoner of War in Germany. Following cessation of the war, he relocated to Stuttgart where he opened his own architecture practice upon becoming licensed to practice as an architect in Germany, by 1946. Subsequent projects completed by the practice included the Leindle Cinema and buildings at the ASA Glassworks. During this period, Karasinski also lectured at the short-lived (1945-49) Polish Technical School in Esslingen, Germany (Built Heritage 2017, 'Karasinski').

Upon migrating to Australia in 1948, Karasinski found work as a carpenter with the State Electricity Commission (SEC), in Melbourne, as part of the Commonwealth Migrant Scheme for Displaced Persons. In 1951, he commenced work with the Development Division of A.V. Jennings Construction Company before undertaking a five-month position with the Department of Works in Port Moresby in 1953-54. Upon his return to Melbourne, he commenced with the prominent architecture firm Godfrey, Spowers, Hughes, Newton & Lobb where he remained until 1957, following which he returned to A.V. Jennings where he undertook the design work for many

residences in the new *Trentwood Estate* in Balwyn North (1957-60); (Built Heritage 2017, 'Karasinski').

From the late 1950s, Karasinski undertook several commissions as an independent architect, the earliest being his own residence at Beaumaris in 1958, followed by the 'Sea Breeze Homes' apartment building in Mordialloc (1959); the A. Sist Residence, Balwyn North (1961); the G. Mitchell Residence, Balwyn (1967) and additions to the S. Goldberg Residence, Murrumbeena (Built Heritage 2017, 'Karasinski'). Following Karasinski's relatively early death in 1968 at the age of 65, his wife Barbara continued at their Beaumaris home until her own death in 2000, following which, in 2015, the house was demolished (Built Heritage 2017, 'Karasinski').

Description & Integrity

The subject property is located on the northern side of Fairway Drive, overlooking a grassed reserve and the Eastern Freeway beyond; the freeway is partially screened by a plantation of trees along its northern boundary. The subject property is bordered to the west and east by 3 and 7 Fairway Drive respectively.



Figure 2. Aerial view of 5 Fairway Avenue, Kew East; the property is outlined in red. (Source: Google Maps, 2017)

The Mardegan House is a split-level house constructed from an unpainted exposed aggregate concrete structure, expressed brown bricks, and light-coloured stack-stone walling, with a flat roof and stained timber lined soffits to the underside of the eaves. A thick fascia to the perimeter of the roof conceals box gutters along its east and west edges. Given the sloped nature of the site, the lower-ground floor level of the house, which incorporates a carport, is located below street level. The ground floor entrance and porch are raised, accessed via white terrazzo steps at the end of a suspended, exposed aggregate concrete footbridge at street level (refer Figure 7). At the rear, a verandah extends along half the north elevation and is cantilevered, in conjunction with a large

glazed bay of the house and is accommodated beneath the continuous roof form of the residence (refer Figure 9).

The house retains significant period features which adhere to its design in the late-twentieth century, many of which rely on the bare material qualities of its construction, including: cantilevered exposed aggregate concrete planters, and exposed aggregate concrete beams and columns; stretcher-bond and stacked brown brick; stack-stone feature walls and white terrazzo steps and flooring to the entry porch and anodized aluminium window frames. Additional original details include the decorative timber front door with dual bronze door handles; decorative metalwork balustrade, to the rear verandah, and vehicle gates in the driveway on the east side of the residence; and eave-recessed light fittings above the entry porch and rear verandah (refer Figure 8).

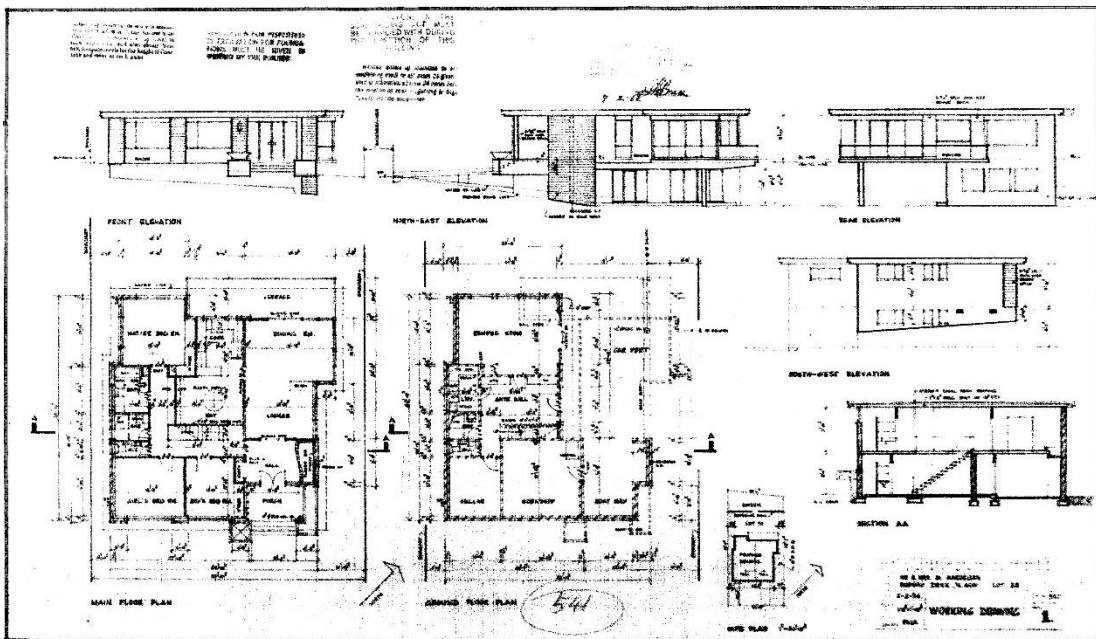


Figure 3. Architectural drawings for 5 Fairway Drive, Kew East by Tadeusz Karasinski, 1966. (Source: Building Permit 541)

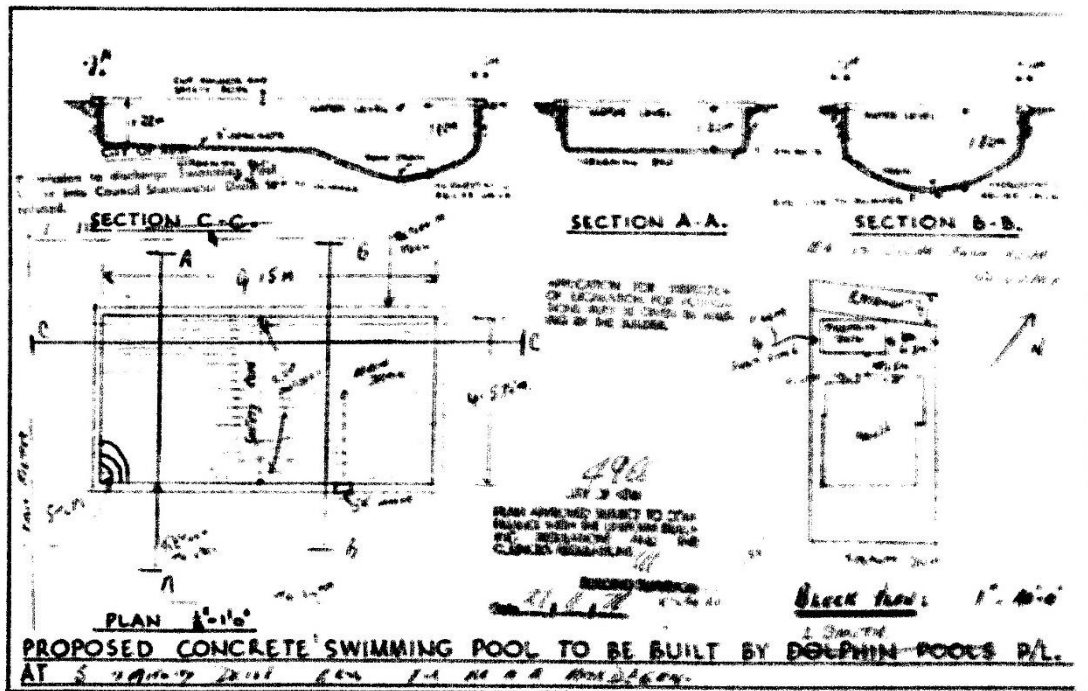


Figure 4. Construction drawings for the swimming pool at 5 Fairway Drive, Kew East by L. Smith, 1975. (Source: Building Permit 4968)

Alterations to the house appear minimal, consisting of the overpainting of the originally stained timber finish front door and replacement of an earlier worked metal lantern-style light fitting on the façade (refer Figure 5); and the glazing of a garage door opening at lower ground floor level, at the rear of the residence (Realestate.com.au).

Within the grounds of the house, significant landscaping features remain, including the suspended exposed aggregate concrete bridge, and associated front path, leading to the front porch and a pair of flanking cantilevered exposed-aggregate concrete planters (refer Figure 7 and Figure 8). All landscaping in the front setback, while sympathetic, is a later creation when compared with early real estate images of the property (refer Figure 5 and Figure 7). Sympathetic landscaping at the rear, while retaining some decorative boulders evident in earlier images, is also largely new (refer Figure 6 and Figure 7).



Figure 5. View of the principal elevation of the house at the time of its sale, following the death of Nario Mardegan, in September 2005. Note the original unpainted timber finish of the front door and the worked metal lantern to the right of the door. The original recessed down light in the soffit above the entry porch is visible. (Source: Realestateview.com.au)



Figure 6. View of the rear garden and swimming pool of the house at the time of its sale, following the death of Nario Mardegan, in September 2005. Note the original geometric slate paving to the edge of the pool and decorative boulders. (Source: Realestateview.com.au)



Figure 7. View of the principal elevation of the house, looking north-west, from Fairway Drive. Note the cantilevered concrete footbridge leading to the front porch. The cantilevered concrete planter at left of the steps is an original feature. (Source: Trethowan Architecture, 2017)



Figure 8. View of the principal elevation of the house, looking north down the driveway, from Fairway Drive. Note the cantilevered planter in the foreground and cantilevered glazed bay, behind which the verandah extends, in the background. The steel gate, the details of which accord with the verandah balustrade, is an original feature. (Source: Trethowan Architecture, 2017)



Figure 9. View of the rear elevation of the house, looking south-east, from the backyard. Note the original decorative steel balustrade to the verandah. The downlights recessed in the soffit above the verandah accord in detail to that evident in the soffit above the entry porch. The pool, and decorative boulders, were installed by Nario Mardegan in 1973. (Source: Realestate.com.au)

Comparative Analysis

The City of Boroondara has been previously identified as a municipality in which a prevalence of architect-designed houses were developed in the post-war period (Built Heritage 2012:147-150). Usually, standout examples of this typology were a result of difficult sites on the fringes of subdivisions that could not accommodate a standard design response. As such, the houses produced were often at odds with the housing vernacular in the surrounding context. Many of these sites were often hilly terrain. The subsequent design approach adopted by architects skilfully responded to the steep terrain by formulating designs that took advantage of their elevated positions. This resulted in an emphasis on the external views from within houses and their siting within the environment, many of these sites being covered by trees. 5 Fairway Drive reflects this established pattern of the development of architect-designed homes with an emphasis on external views with prospects from elevated sites, and the experimental design responses derived in these projects, thereby establishing the City of Boroondara as one of the foremost testing grounds for experimental architecture in Victoria. Many of these architects were influenced by the International Style which had emerged in Europe between the wars, with émigré architects arriving in Australia following World War II introducing these modernist ideas from their respective cultural backgrounds. Few of these architects had previously operated their own architecture practices prior to migrating, however. The few who had included Ernest E. Milston in Czechoslovakia, Dr Ernest Fooks in Austria and Tadeusz Karasinski in Poland and West Germany.

Ernest E Milston (1893-1968), one of the foremost avant-garde architects in Czechoslovakia prior to migrating to Australia, was an exponent of this regional adaptation. His design style continued to evolve throughout his career as he combined his European experience with local influences and, in turn, influenced others. In 1959, Milston designed a house at 6 Reeves Court, Kew for himself and his wife Gwendda (Built Heritage 2017, 'Milston'), the design suggestive of some European projects from the 1940s, such as Marcel Breuer's Geller House (1945). Comparisons can also be drawn with Harry Seidler's Meller House (1950), with its asymmetrical butterfly roof and zoned planning. Local comparisons can be drawn with the work of well-known contemporaries, including Robin Boyd and fellow émigré Anatol Kagan. Only one other surviving residence, albeit significantly

altered, has been identified in the City of Boroondara as having been designed by Ernest Milston (11 Second Avenue, Kew, 1960).

Dr Ernest Fooks (1906-1985), in comparison, was more prolific within Boroondara, although his works are not yet included in the Heritage Overlay. He completed four identified properties: the Montalto house, 101 Cityview Road, Balwyn North (1961); the Italiano house, McShane Street, Balwyn North (1963); the Unger house, 63 Mont Albert Road, Balwyn (1964, demolished); and the Alvan/Parkin duplex, 4/4a Yarrbat Avenue, Balwyn (1963). The Czech-born Fooks established his own practice in Vienna, practicing there between 1932 and 1938 before emigrating to Australia; many of his Viennese projects were published in journals including *Abend*, *Der Bauunternehmer*, *Die Neue Stadt* and *Architecture et Urbanisme*. Completing a post-graduate degree in Vienna in 1932, Fooks subsequently became the first-practicing architect in post-war Melbourne with a doctorate upon his arrival here in 1939 (Built Heritage 2013:6). Developing a 'restrained, locally adapted version of modernism' (Edquist 2012:258), Fooks was renowned for his housing which embodied analytical planning versed in Scandinavian and European design with underlying principles taken from Japanese architecture (Edquist 2012:258-259). This design ethos subsequently transitioned toward one reminiscent of the mid-century International Style, being characterised by efficient structural forms, a reduced material palette, generous extents of glass and elegantly simple details (Goad 1992:6/56). These design sensibilities culminated in arguably Fooks' most renowned project, designed for himself and his wife Noemi, at 32 Howitt Road, Caulfield North: the 'Ernest Fooks House' (VHR H2191).

Within the Melbourne-trained architectural fraternity, one of the earliest proponents of the International Style was Robin Boyd with his 'Boyd House I' at 664-666 Riversdale Road, Camberwell of 1947 (VHR H0879); refer Figure 10. Here, the house he designed represented an example of International Style architecture in a domestic setting and is important for its association with Boyd as one of his earliest projects that subsequently contributed significantly toward the development of his architectural career. The house reflects Boyd's interest in the emerging internationalism of the 1950s and became a prototype for later innovative post-war modern houses (VHR citation H0879).

5 Fairway Drive clearly reflects the architectural spirit of progress pioneered within Australia by Robin Boyd which was then supplemented with the collective years of private architectural practice across Poland, Germany, Czechoslovakia and Austria by the émigré architects Tadeusz Karasinski, Ernest E. Milston and Dr Ernest Fooks. All homes are located on difficult sites on the edge of subdivisions, thereby necessitating alternative design responses, culminating in features such as clean lines, precise angles and flat roofs. Where masonry is evident, this is utilised to enforce the rectilinear geometry of the respective designs. At 5 Fairway Drive, this masonry detailing is compounded with a further enforcement of this geometry with the incorporation of stacked brickwork and vertical stone work elements. Unlike the apparent Japanese sensibilities evident in Dr Fooks' home, 5 Fairway Drive instead incorporates Italian sensibilities in its construction, this experimentation in masonry construction representative of the Italian heritage of the property's owner and builder, Nario Mardegan, and their family's co-establishment of one of Melbourne's oldest terrazzo and cement contracting companies. 5 Fairway Drive, like the work of Boyd and the previous European work of the accomplished émigré architects Karasinski, Milston and Fooks, is innovative in its use of materials and response to the site. The collective work of these architects represents an important development in Australian architecture, the lineage of which produced 5 Fairway Drive.



Figure 10. 'Robin Boyd House I', 222 Riversdale Road, Camberwell, 1947, by Robin Boyd (architect). (Source: National Trust of Australia [Victoria])



Figure 11. 'Milston House', 6 Reeves Court, Kew, 1959, by Ernest E. Milston (architect). (Source: Trethowan Architecture, 2017)



Figure 12. ‘Ernest Fooks House’, 32 Howitt Road, Caulfield North, 1964, by Dr Ernest Fooks (architect). (Source: Plastolux)

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).

5 Fairway Drive (1966) reflects the established pattern of architect-designed houses developed during the post-war period utilising less conventional construction and design methods, such as cantilevered and suspended structures. Based on emerging architectural styles, such as the International Style, being introduced to Australia from Europe by émigré architects, the house sits amongst distinguished company of similar projects undertaken by the few émigré architects with previous architectural experience in Europe prior to emigrating; and is therefore representative of the development of post-war design within the municipality.

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).

N/A

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

5 Fairway Drive is important for its demonstration of those aesthetic characteristics associated with the post-war design ethos, sense of optimism and architectural modernisation pioneered by Robin Boyd and mid-century émigré architects, such as Ernest E. Milston and Dr Ernest Fooks.

The high-quality house design features honesty of structure and material, clean lines, deep eaves and an innovative overall design which incorporates, but is not limited to, significant cantilevered masonry structures and a suspended footbridge as part of the front path.

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).

5 Fairway Drive is of significance for its associations with the eminent émigré architect Tadeusz Karasinski, one of few such architects working in Victoria during the mid-twentieth century who could claim significant European experience prior to migrating to Australia. Counterparts include Dr Ernest Fooks (1906-1985), who practiced in Vienna from 1932-38 and had projects published in notable European architectural journals of the period, and Ernest E. Milston (1893-1968), one of the most notable modern architects to practice in Czechoslovakia in the 1920s and '30s prior to emigrating to Australia. Upon gaining his architectural qualifications, like Fooks and Milston, Karasinski held positions as a senior architect and department director in Polish local government, followed by the operation of a private practice in Germany prior to moving to Australia in 1948. Like his contemporaries, he went on to become one of the most distinguished post-war émigré architects to practice in Melbourne.

Statement of Significance

What is Significant?

The Mardegan House and its grounds at 5 Fairway Drive, Kew East are significant. The house, built in 1966, was designed by eminent émigré architect Tadeusz Karasinski.

How is it significant?

The Mardegan House is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The Mardegan House (1966) is of historical significance as it is representative of an established pattern of architect-designed houses that responds to difficult sites, establishing the City of Boroondara as one of the foremost testing grounds for experimental architecture in Victoria. (Criterion A)

The Mardegan House is representative of the post-war design ethos, optimism and architectural modernisation pioneered by local and émigré proponent architects of the International Style, such as Robin Boyd, Ernest Milston and Dr Ernest Fooks. The design features honesty of structure and material, clean lines and an overall sense of innovation in design characteristic of this period, which is demonstrated in detail such as the cantilevered masonry structures and suspended footbridge. (Criterion E)

The house is a largely original design, one of the few identified examples, by an émigré architect with extensive European experience prior to migrating to Australia; comparable examples being limited to the prominent architects Dr Ernest Fooks and Ernest Milston. Prior to migrating to Melbourne in 1948, Tadeusz Karasinski held the positions of senior architect and department director in Polish local government, for which he was awarded the Silver Order for Distinguished Service by the Polish Government in 1938. (Criterion H)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – Decorative steel entrance gates to driveway.
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <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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Belford Court Arcade

Prepared by: Trethowan Architecture in association with Context

Address: 54-58 Kilby Road, Kew East

Name: Belford Court Arcade	Survey Date: September 2018
Place Type: Retail	Architect:
Grading: Significant	Builder: William Henry Deague
Extent of Overlay: To title boundaries	Construction Date: 1954-55



Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008). Most of what was to become known as Kew East remained as farmland until the 1880s. (*Victorian Places* 2015). In the early twentieth century families in Victoria sought homes away from the crowded inner suburbs of Melbourne. Following the tramlines, new estates were established in Kew, changing the rural nature of north and east Kew. Between 1921 and 1933, Kew's population increased 46.62 per cent and its houses by 62.73 per cent (Sanderson 1988:4/11-17).

The Kew electric tramway was extended from Boroondara Cemetery to Strathalbyn Street (Harp Road) in 1917. Facilitated by this extension, most subdivision in the Kew municipality in the first decades of the twentieth century occurred in Kew East. Advertisements in 1914 for the Eastlawn Estate, comprising the western half of the failed Harp of Erin Estate, promoted the proximity of the estate to the proposed electric tramway. Other landowners, also anticipating the construction of the tramline, subdivided a number of estates in the area between High Street and Kilby Road around the Belford Estate. Oswinia Estate was established in the triangle formed by Oswin Street, Kilby Road and High Street in 1915, and in the same year four short streets off Burke Road, to the north of the estate, were surveyed. Land bounded by Windella Avenue, Kilby Road, Belford Road, and

the Outer Circle Railway, was subdivided into large allotments in 1908, and by 1910, streets had been laid out (Sanderson 1988:4/13-14). To further the interests of local residents, the East Kew Progress association was formed c.1914 (*Camberwell and Hawthorn Advertiser* 28 March 1914:5).

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. In Kew East, Bennett's nursery was subdivided as the Mont Victor Hill Estate in 1936. By 1945, the only relatively large area not fully developed in Kew East was the land on the northeast corner of Earl Street and Willsmere Road (Built Heritage 2012:132).

With post-World War Two population growth and immigration in the 1950s and 1960s, Kew East experienced a significant phase of residential suburban infill, including architect-designed housing (Built Heritage 2012:18). In the same period, a new building for St Paul's Anglican Church in Windella Street opened in 1960, and a Methodist Church opened in Strathalbyn Street in 1955. Kew High School opened at Kew East in 1963.

Today, Kew East retains evidence of these phases of historical growth and development.

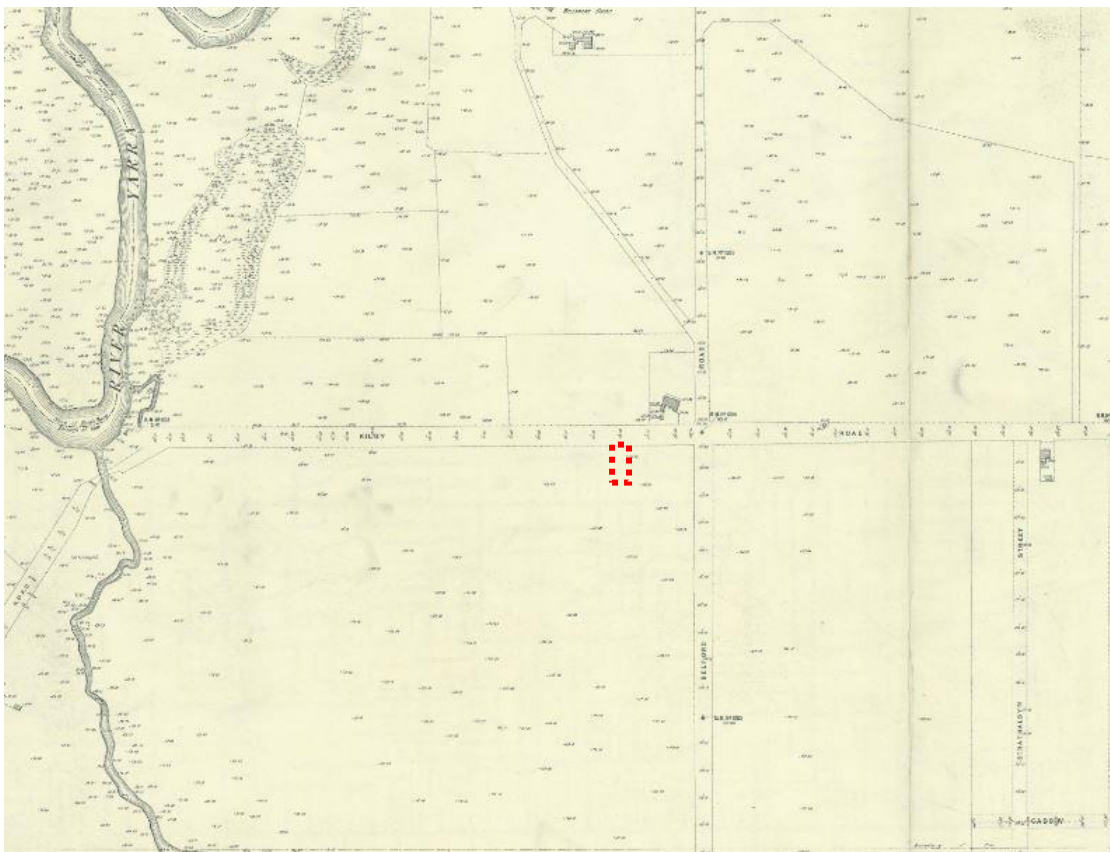


Figure 1. Extract of Detail plan no. 68, dated 1907, showing the intersection of Belford and Kilby roads, with the subject site approximately indicated in red. (Source: State Library of Victoria)

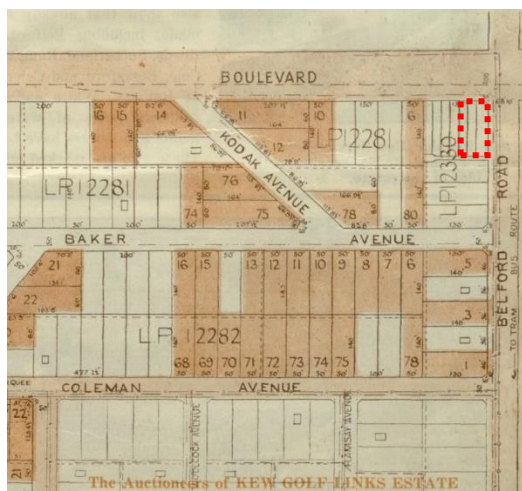


Figure 2. Extract of the 1936 brochure for the Kew Golf Links Estate, Kew. The site is indicated in red. (Source: State Library of Victoria)

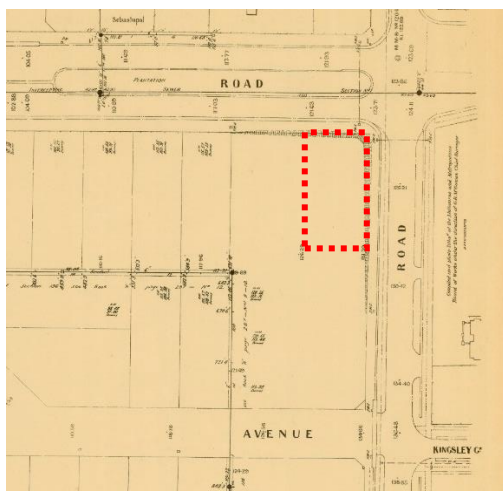


Figure 3. MMBW Detailed Plan No 2027 shows the subject site in 1939. The site is approximately indicated in red. (Source: State Library of Victoria)

History

The subject area, which occupies three lots, is part of Crown Portion 88, Parish of Boroondara. In 1901, it formed part of the Third Course of the Kew Golf Club (Kew Golf Club). By 1928, the section bound by Kilby Road, Belford Road, White Avenue and Baker Avenue was the property of Kodak Pty Ltd (CT: V5423 F573). The Company sold the land as small lots in subsequent years. In July of 1954, Lots 4, 5 and 6 were purchased by two married women, Dulcie Deague (nee Lord) and Ethel Elsie Henderson (nee Beale) (CT: V8652 F566). In the following year, 10 brick shops were built within the subject site by Dulcie's husband, William Henry Deague (1912-1995), a builder and bricklayer (*Construction*, 18 August 1954: 12).

William Henry Deague came from a family of builders and property developers. The family business began with his grandfather, also William Henry (1851-1938), who was a major builder in both Melbourne and Perth in the late nineteenth and early twentieth centuries. The company, Deague Group, remains one of the major property developers in the State of Victoria (Deague Group).



Figure 4. Advertisement for the occupation of the to be complete set of 10 modern shops. (Source: *The Herald* 27 August 1954:7)

In 1958, Belford Court was purchased by Harry Davies, a company director based in Toorak, and Charles Nixon, an accountant based in Brighton (CT: V8652F566). By 1960, Belford Court was occupied by a grocery, confectionary and chemists (S&Mc). It underwent significant alterations in

the subsequent years, including extra cut opening in the interior wall (July 1960); two new openings for two shops (1976) and alterations for a shop (1981) (BP).

Description & Integrity

Belford Court at 54-58 Kilby Road is a single-storey brick shopping arcade at the southwest corner of Kilby and Belford roads. The site is a rectangular block, with a small carpark located in its southwest corner. Constructed in 1955, the subject building has clerestory windows and metal roof sheeting in different orientations and arrangements. These windows, which are uncommon for shopping arcades built in the 1950s, allow natural light into the building.



Figure 5. Aerial view of the intersection of Belford and Kilby roads, with the subject site identified in red. (Source: Google Maps, 2018)

The subject building is built to the front and side boundaries, forming a continuous street wall. It is built following the slope of both Kilby and Belford roads, which is reflected in the uneven level of its parapets. The building has a symmetric double-frontage on its Kilby Road elevation, which includes the arcade entrance and two metal-framed, double-paned windows. The Belford Road elevation contains five shopfronts and another arcade entrance. The signage 'Belford Court' is clearly visible above this entrance. Shopfronts on the Belford Road side demonstrate a high degree of uniformity, as each consists of one metal-framed single-paned window, one timber-framed glazed door and fanlight. Shop No 5, with its double-panelled door and two single-paned windows, is the only exception. Each shopfront is set on a slight angle, which creates a subtle articulation of recessive view on both Kilby Road and Belford Road elevations.



Figure 6. View of the eastern elevation of the arcade. Note the uniformity of the shopfronts. (Source: Trethowan Architecture, 2018)



Figure 7. View of the northern elevation of the arcade. (Source: Trethowan Architecture, 2018)

Both the Kilby Road (north) and Belford Road (east) elevations are vertically clad in random veneer Castlemaine slate. A thick metal cornice projects out through both elevations of the building above the shopfronts and a parapet is formed in cream brick, topped by a manganese brick detail. A corner shop entrance (Shop No 1) is located on the street corner of Kilby and Belford roads.



Figure 8. The shop entrance at the corner of Kilby and Belford roads. (Source: Trethowan Architecture, 2018)



Figure 9. Exterior details of the Belford Road elevation. Note the metal cornice projecting above the shopfront (Source: Trethowan Architecture, 2018)



Figure 10. Exterior details of the Belford Road frontage. (Source: Trethowan Architecture, 2018)



Figure 11. *Belford Court* signage as found above the eastern entrance to the arcade. Note its good condition when compared to the broken signage seen on the northern entry. (Source: Trethowan Architecture, 2018)



Figure 12. View of interior of arcade looking north to the northern entrance. Note the similar treatment of the internal shops to those fronting the street and the coloured ceiling sheeting. (Source: Trethowan Architecture, 2018)



Figure 13. Internal view of the arcade looking south. Note the coloured concrete flooring. (Source: Trethowan Architecture, 2018)



Figure 14. Internal view of the arcade looking east towards the eastern entrance. Note the continued treatment of internal surfaces. (Source: Trethowan Architecture, 2018)



Figure 15. View of internal stonework. Note the colour variation, and the reference made to it by the selection of colours for the ceiling. (Source: Trethowan Architecture, 2018)

Internally, the arcade is an L-shaped passageway that connects Kilby and Belford roads. Stained concrete flooring contrasts with the sections of multi-coloured ceiling sheeting to the arcade, a response reflective of the various colours in the stonework. The design of the internal shopfronts is similar to the ones on the Belford Road elevation, as each contains a large rectangular steel-framed window, door and fanlight, with internal walls and stallboards also clad in Castlemaine slate. A rear exit door is located at the turn of the arcade and leads to small carpark and toilet facilities.

The interior of Belford Court underwent several stages of alterations in 1960 to 1981, which included a new opening on an interior wall (1960), and alterations to the interior of Shop Nos 1 &

2(1981). Despite the alteration works identified, its early design remains highly intact. Belford Court is overall in good condition.

Comparative Analysis

Post war Commercial Architecture (Melbourne Regional Style) c1940 - 1960

The onset of the twentieth century saw the rise of the department store, designed to cater for the broad range of needs of any city goer. The original local shopping strips, such as in Kew and Camberwell, were transitioning into major commercial hubs. Outside of these areas though, where smaller pockets were less catered for, the tradition of travelling by foot to the local 'little shops' continued, whereby grocer's, a butcher, baker's, milk bars and newsagents could all be found.

Following World War Two and the huge increase in car ownership, both the existing commercial hubs and new developments had to be designed with the car in mind. Whilst new sites often set their shops well back from the street providing off-street car parking, existing strips sought to utilise areas to the rear, sometimes providing an arcaded link between. Whilst the post war period saw a number of arcades constructed in Melbourne's CBD, these imitated the laneways, providing pedestrian access through city blocks rather than a link to parking (Gray, 2005).

Despite the vibrancy of the new architect-designed shops in existing strips, these centres generally struggled at the onset of the new car-centric regional shopping centres and with the advent of the supermarket and the convenience this provided, shoppers no longer had to visit multiple shops to find all the required provisions.

Given the diversity of commercial approaches in the post war period, many architects were able to contribute to the scene with notable architects such as Robin Boyd, Peter McIntyre, Tompkins & Shaw and Chancellor & Patrick building across the suburbs.

Typology of arcades and small shopping centres

The following arcades have been identified to represent the variety of approaches being undertaken at a similar time as the subject site and are responsive to both contextual setting and site conditions. It is noted none of the existing examples are covered by a Heritage Overlay.

The only other identified arcade of potential merit in the municipality is the Camberwell Arcade, at 600-606 Burke Road, Camberwell. Built in 1956, the building represents the changing nature of the commercial hub and the reliance on cars, linking car parking at the rear to the main strip. Whilst natural lighting isn't provided to the length of the arcade, unlike the subject site, the internal-most section is lit by a wide light court. Internally, shopfronts line the central axis and are set at angles with the entry and shopfront proper off-set from each other. From the street, whilst the upper floor appears in fair condition, alterations to the ground level have compromised its presentation to the street. It is unknown as to whether the canopy is original.

Other examples of small shopping arcades and centres can be found in the other areas which also developed through the post war period, and can be seen on Doncaster Road, with small groups of shops serving suburban developments at 317-327 and 276-282 Doncaster Road. A small commercial frontage was set aside within the Trentwood Estate and the nearby Balwyn North shopping strip, also on Doncaster Road. Only small remnants of their post-war features can be distinguished.

Another regional response can be seen at *The Mall* arcade on Main Street, Mornington. Built in 1965, *The Mall* was designed by Peter McIntyre as an angled open way providing access from the main shopping strip to the car park at the rear. The curved canopy above, with transparent sheeting, provided swathes of natural light and was broken up along its lengths as it stepped down the site. The shopfronts themselves were comprised of brick stallboards, with metal framed

windows and louvres at the upper levels and timber doors. Whilst many of the shopfronts remain in reasonable condition, the canopy has been replaced, with few of the curved elements remaining below a new triangular canopy.



Figure 16. Camberwell Arcade, 600-606 Burke Road, Camberwell, built c1956. (Source: Realsteatview.com)



Figure 17. The Mall Arcade, Mornington designed by Peter McIntyre in 1965. Note the similar provision for natural light and arrangement of shopfronts, compared to the subject site. (Source: State Library of Victoria)

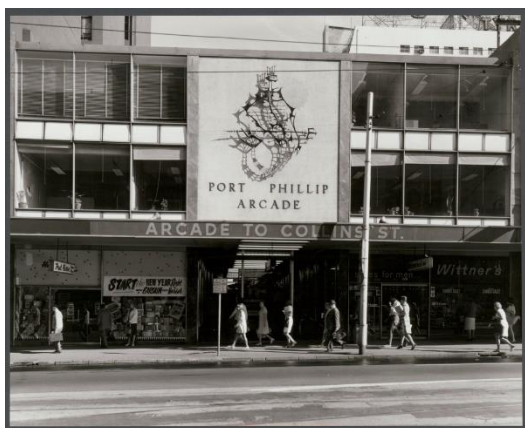


Figure 18. Port Phillip Arcade, Melbourne. Designed by J.F.W. Ballantyne was built 1961, now demolished. (Source: State Library of Victoria)



Figure 19. The Exchange Arcade, Ryrie Street, Geelong. Built late 1950s, now heavily altered, it was designed by Buchan, Laird and Buchan. (Source: State Library of Victoria)

Built in 1961, fronting Flinders Street, Port Phillip Arcade was a multi-storey arcade designed by J.F.W. Ballantyne. Articulated in three bays, each of the side sections originally contained divisions of glazing with spandrel panels below, whilst the central bay had the arcade entrance at ground level and above was a plain wall from which hung a mural and arcade signage. The Port Phillip Arcade was constructed later than the subject site however differing site conditions and its city context resulted in a much more commercial aesthetic, never intended to cater for the suburban shopper. Port Phillip Arcade was demolished in 2018.

Built in the regional centre of Geelong, the Exchange Arcade was designed by Geelong stalwarts Buchan, Laird & Buchan. Fronting Ryrie Street, a bold multi-storey form was framed in steel bracing giving the arcade both a human scale and street presence. Along its eastern elevation was the strip of shops, stepping down the site off the semi-covered way. Constructed in the late 1950s,

the arcade is now known as *Centrepoint*. The building has been heavily altered with the entirety of the upper level clad in corrugated iron which curves outwards to form a rolled canopy. Compared to the subject site, little of the original building's design intent is now visible.

Typology of individual shops

A number of individual shops rather than groups has been identified as sharing qualities with the subject site. These are as follows.

Located on the corner of Burke and Harp roads, 1363 Burke Road, Kew, is the most comparable example with regards to materiality, style and general forms. Designed by architect John Tovey, the cream brick shops and offices (HO607) were constructed in 1954 and also utilise Castlemaine slate to create a focus of the recessed corner entry. A single skillion roof form spans the length of the site and is expressed above the canopy to Harp Road. Due to similarities in style, date of construction and landmark corner qualities, there is potential that Tovey also designed Belford Court in a similar mode, albeit with a more comprehensive approach to a collection of shops, however, no evidence of this has been uncovered to date.



Figure 20. 1363 Burke Road, Kew (HO607). Note the Castlemaine slate cladding to the entry and skillion roof form. (Source: Google Maps, 2018)

Other examples identified are predominantly found within precincts on the Heritage Overlay, with a number of bank buildings built in the period.

4-6 Bryson Street, Canterbury (HO145) is a former Commonwealth Bank building constructed in the late 1960s and is found within *Maling Road Shopping Centre and Residential Environs*, however, it is outside the period of significance and is non-contributory. Here the use of stonework is considered to represent the strength of the institution and is shared with the subject site and is an approach utilised by the former E.S. & A. bank at 240 High Street, Ashburton built in 1953 (no Heritage Overlay).

Other exemplar commercial buildings can be seen at 176 and 178 High Street in Kew, both contributory buildings in the *Kew Junction Commercial Heritage Precinct* (HO520). No. 176 is a former ANZ bank designed by architects Leith & Bartlett in 1959 and is more bold in composition than the subject site, however, it is both later and of different typology.



Figure 21. Former Commonwealth Bank, 6 Bryson Street, Canterbury. (Source: Google Maps, 2018)



Figure 22. Former ANZ bank, 176 High Street, Kew. (Source: Realcommercial.com.au)

In conclusion, the subject site is an unusual example of the arcade typology in the municipality. Its corner position in a residential context without a direct connection to a large car park further distinguishes it from other examples such as the Camberwell Arcade. Instead, the site represents an unusual application of the arcade typology to the earlier tradition of the pedestrian-accessed suburban corner shop.

Aesthetically, the site is distinguished by its consistent style, notably the consistent use of Castlemaine slate on exterior and interior walls, and the modern industrial aesthetic of the simplified parapet and internal sawtooth ceilings. The provision of natural lighting through the industrial technique of sawtooth roofs is unique in the context of this analysis for a commercial building. The integrity of the building makes it stand out further as an excellent example of both the period and the arcade typology.

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).

Belford Court arcade represents the evolution of modern retail culture of the 1950s and is significant for its contribution to this history as an isolated retail hub in the post war residential area.

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).

Belford Court arcade is a good example of post war shopping arcade. Belford Court arcade is representative of a small-scale post war commercial development, with shopfronts built to key

street interfaces, forming a continuous street wall, with an arcaded way linking spaces internally across the site. Roofs are hidden behind the expressed brick parapet, whilst shopfronts demonstrate typical features such as metal framed windows within an eye-catching facade. The uniformity of design and intactness of the arcade make it of further note.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Belford Court's corner position gives it local landmark qualities. Stylistically, the unified approach successfully utilises Castlemaine slate to clad the entirety of the surrounds to each shopfront and extends internally to the arcade. The façade more generally is articulated through angling of the shopfronts, with the timber framed doors standing as strong elements against the lightweight metal windows. A shallow curved canopy steel feature defines the level of the cream brick parapet, which is then capped with contrasting manganese bricks. The parapet gives the building a modern industrial aesthetic. The sawtooth roofs are an internal element integral to the function providing natural light to the internal shopfronts of the arcade while adding to this industrial aesthetic. Internally, the ceiling of the arcade in part matches the colours of the stonework of the walls.

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 Belford Court arcade, at 54-58 Kilby Road, Kew East is significant. The initial set of 10 shops, fronting Kilby and Belford roads were constructed in 1954-55 by builder/developer William H. Deague.

How is it significant?

The Belford Court arcade is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

Belford Court arcade is a good example of a post war commercial premises. It represents the evolution of modern retail culture of the 1950s and is of interest for its contribution as an isolated retail hub in the interwar and post war residential area. (Criteria A)

Belford Court arcade is a good example of post war shopping arcade. Belford Court arcade is representative of a small-scale post war commercial development, with shopfronts built to key site street interfaces, forming a continuous street wall, with arcaded way linking spaces internally across the site. Roofs are hidden behind the expressed brick parapet, whilst shopfront demonstrate typical features such as metal framed windows within an eye-catching facade. The uniformity of design and intactness of the arcade make it of further note. (Criteria D)

Belford Court is a landmark building within the local residential context of Kew East. The design utilises Castlemaine slate veneer to clad the entirety of the surrounds to each shopfront and extends internally to the arcade. Combined with the coloured panelling of the ceilings, the consistent use of Castlemaine slate contributes to a sense of aesthetic unity to the whole. The façade more generally is articulated through angling of the shopfronts, with the timber framed doors standing as strong elements against the lightweight metal windows. A shallow curved canopy steel feature defines the level of the brick parapet, which is then capped with contrasting manganese bricks, against the cream. The parapet gives the building a modern industrial style aesthetic. This aesthetic extends to the sawtooth roofs, an element integral to the function providing natural light to the internal shopfronts of the arcade. (Criteria E)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	Yes - Shopfronts and ceiling in arcade
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would</i>	No

<i>otherwise be prohibited?</i>	
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Kew Historical Society

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'MISSO HOUSE'

Prepared by: Trethowan Architecture in association with Context Pty Ltd

Address: 104 Kilby Road, Kew East

Name: 'Misso House'	Survey Date: 17 October 2017
Place Type: Residential	Architect: Chas H Lacey & Associates (Boileau, Henderson & Lodge)
Grading: Significant	Builder: Anderson Construction
Extent of Overlay: To title boundaries	Construction Date: 1961

**Historical Context**

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008).

Most of what was to become known as Kew East remained as farmland until the 1880s, with a Congregational church and school established at the corner of Burke Road and Kilby Road in 1859 and 1892 respectively (*Victorian Places* 2015).

With the revival of plans for the Outer Circle railway line to stimulate land subdivision by connecting Melbourne with Kew East, Camberwell, Burwood, Ashburton and Malvern East, ambitious subdivision schemes were implemented. Accompanied by a rapid increase in population (in 1881-

91 Kew's population almost doubled from 4,288 to 8,462), a number of new residential estates were opened at Kew East, however few land sales took place.

Subdivision continued in Kew East for most of the 1920s, spurred on by the opening of the extension of the High Street electric tramline from the Boroondara Cemetery to Burke Road in 1925, and the replacement in 1927 of the former cable-tram route over Hawthorn Bridge to Flinders Street and Swanston Street. The tramline extension and upgrade also facilitated the development of a retail centre at the corner of Harp Road and High Street, including the establishment of the Kew East Post Office in 1924.

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. In Kew East, Bennett's nursery was subdivided as the Mont Victor Hill Estate in 1936. By 1945, the only relatively large area not fully developed in Kew East was the land on the northeast corner of Earl Street and Willsmere Road (Built Heritage 2012:132).

With post-World War Two population growth and immigration in the 1950s and 1960s, Kew East experienced a significant phase of residential suburban infill, including architect-designed housing (Built Heritage 2012:18). In the same period, a new building for St Paul's Anglican Church in Windella Street opened in 1960, and a Methodist Church opened in Strathalbyn Street in 1955. Kew High School opened at Kew East in 1963.

Today, Kew East retains evidence of these phases of historical growth and development.

History

The general area between Kilby and Bulleen roads, east of Belford Road was subdivided as the 'Belford Estate' on 12 March 1887 (refer [Figure 1](#)[Figure 4](#)). At that time the subject site was at number 258 of the Belford Estate subdivision.

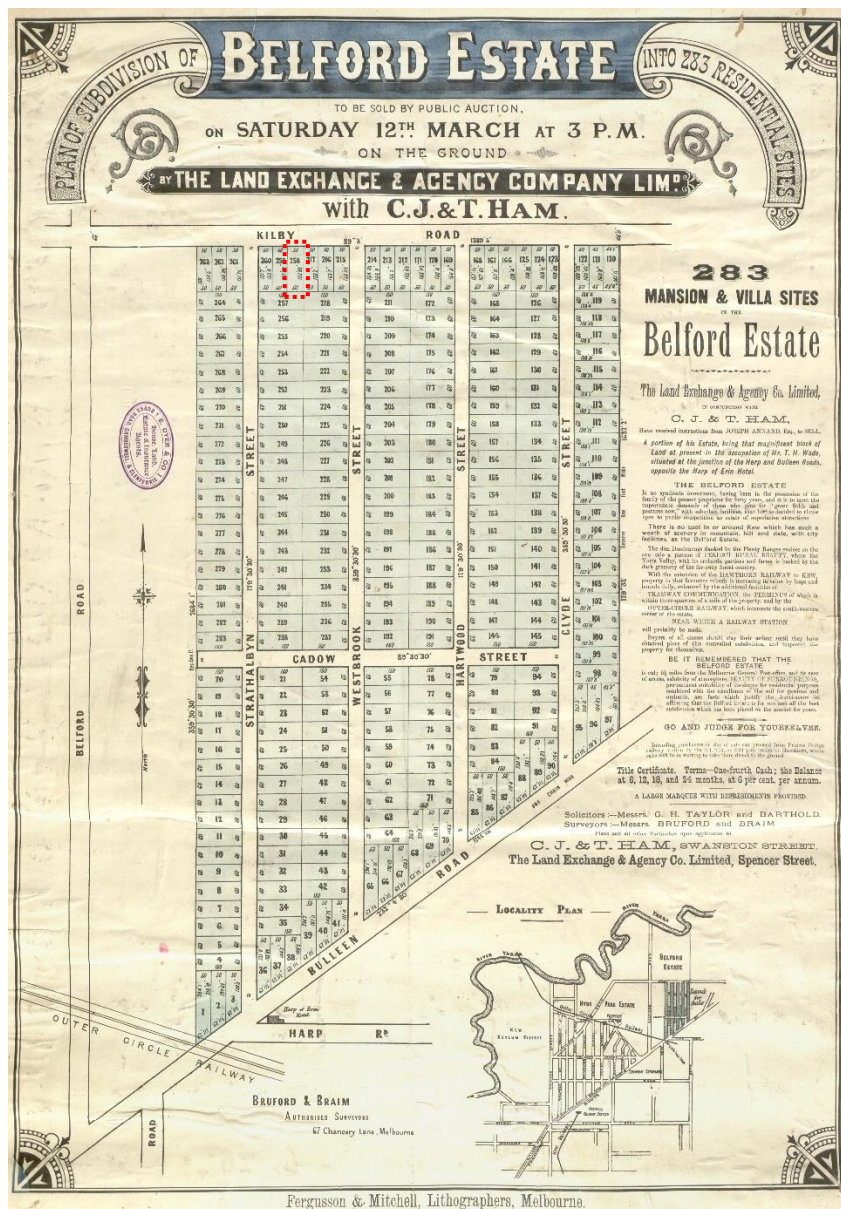


Figure 1. Subdivision advertising for 'Belford Estate', dated March 1887. Indicated in red is the location of the subject property. (Source: State Library of Victoria).

A further auction advertisement from 1889 shows that much of the land south of Cadow Street had sold, with the northern lots (including the subject site) still on offer (refer [Figure 2](#)[Figure 2](#)). There are some discrepancies regarding the naming of Kilby Road in the early twentieth-century. Advertising for the neighbouring Oswinia Estate subdivision (to the east) from 1925 shows that Kilby Road was known as Government Drive. However, plans of the Old Kew Golf Links Estate, dated mid-1920s, neighbouring the Belford Estate to the west, uses the name Kilby Road.

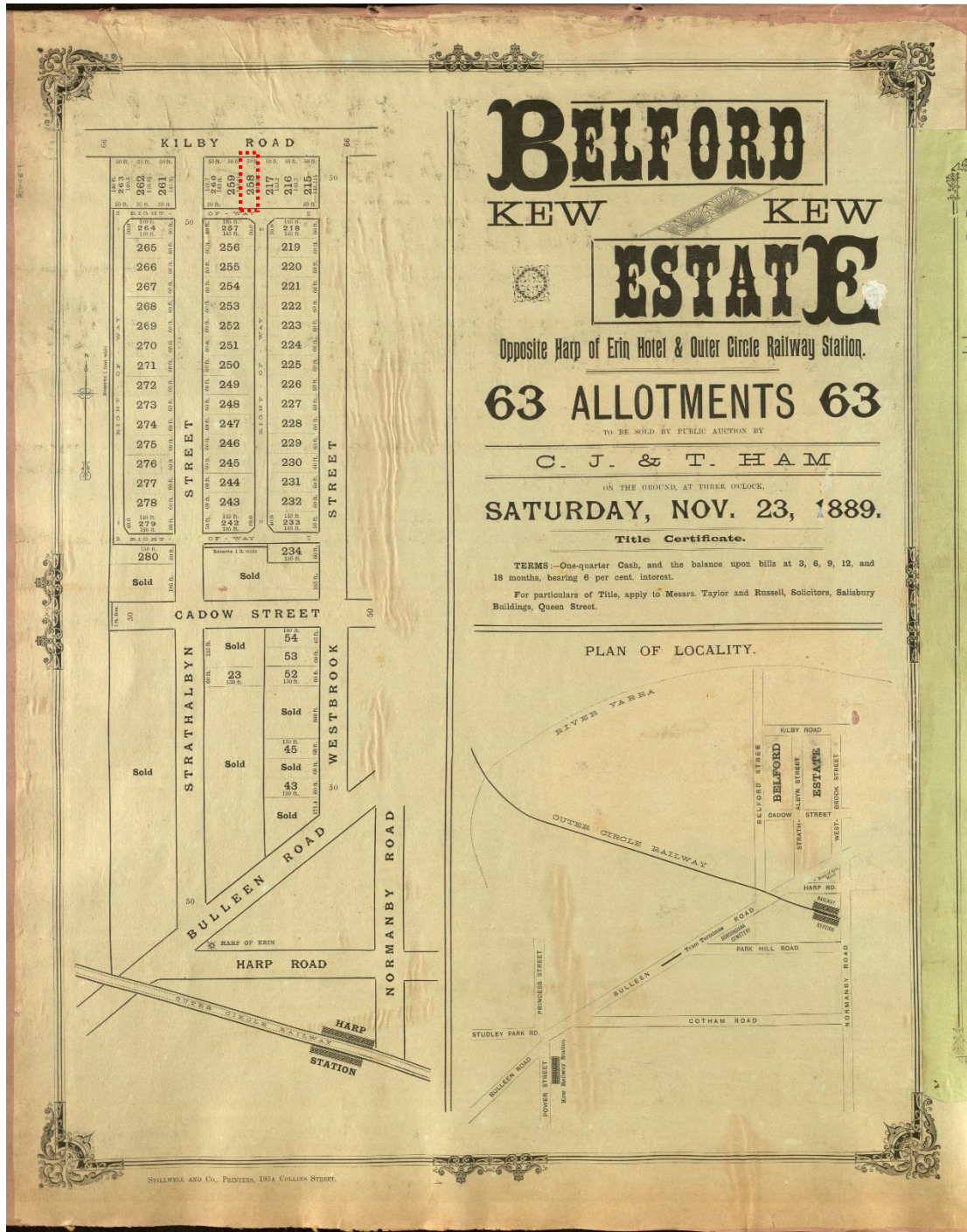


Figure 2. Subdivision advertising for auction of 63 lots in 'Belford Estate', dated November 1889. Indicated in red is the location of the subject property. (Source: State Library of Victoria).

At least into the 1920s, part of the area around Kilby and Belford roads, adjoining the Golf Club was farmland (*Argus* 14 September 1922: 4). Despite the relatively early subdivision, only a portion of the Belford Estate lots were built on by 1926 (refer [Figure 3](#) ~~Figure 3~~).

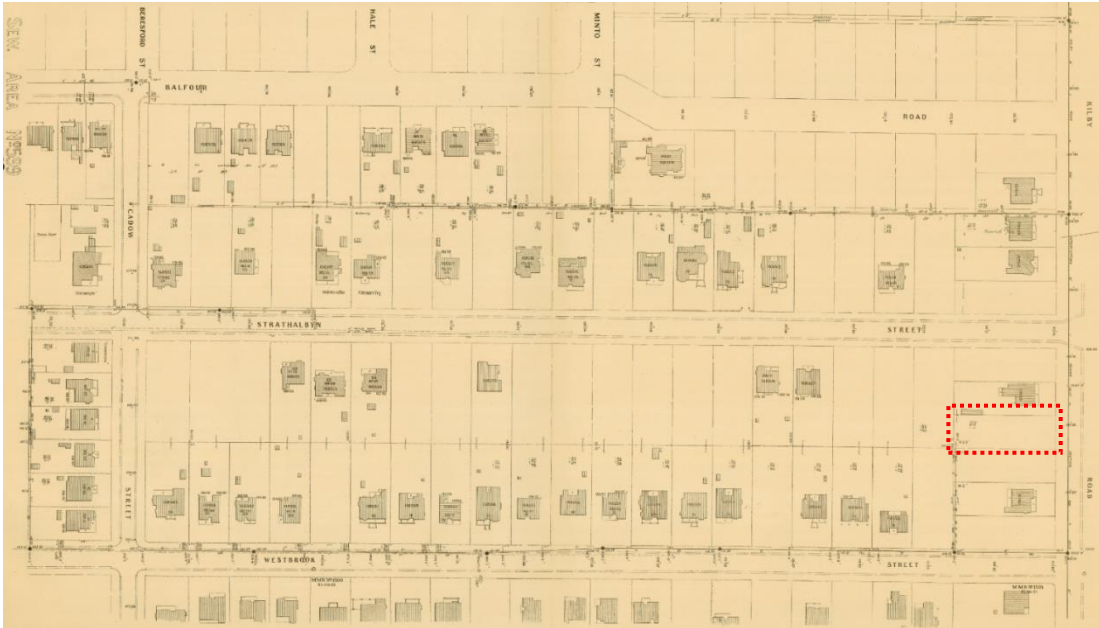


Figure 3. Extract of MMBW Detail Plan 2021, 1926. Indicated in red is the location of the subject property. (Source: State Library of Victoria).

The land at 102-104 Kilby Road was sold at auction in February 1961, each lot described as 50ft x 152ft on a high position overlooking Kew Golf Links (Age 22 February 1961: 28). Although Henry Adams had built a house at No. 102 in 1927, the listing was for '2 Excellent Home Sites'. A brick veneer dwelling and carport was approved at No. 104 soon after sale in July 1961 (BP 394). Builders were Anderson Construction and the owners were Ivor and Yona Misso. The site was empty until at least 1961, first appearing in local directories in 1963 (S&Mc 1963), and was the last in its block to be built on. Further work to construct a timber wood shed was approved in 1961 (BP 623) and a timber work shed was approved in 1969 (BP 1499).

The original 1961 brick veneer residence was designed by Chas H Lacey & Associates of Collins Street, Melbourne as a single-storey, three bedroom, I-shaped home with carport at the west (refer [Figure 4](#)). The plan drawing shows four slender columns at the front façade of the house which are attached to the roof fascia but completely unattached to the structure of the house. A shallow verandah at the front of the house is semi enclosed at the east side, providing sun shading to the front living area. The original floor plan shows a short set of steps leading from the centre of the verandah down into the garden.

Original front and side elevations show the home to be simple and low profile with extensive north facing front windows (refer [Figure 5Figure-5](#)). The elevations show the pattern of windows at the front façade, separated into full height vertical bays with a horizontal division about two thirds up. The lower window bays alternate between rectangular panels and two square panels within each bay. The glazing pattern established at the front façade is referenced at the east façade with the

same elements and scale but in a less rigid layout. The elevations show that the slender columns extend higher than the roof line, adding a vertical thrust to the horizontally massed form.

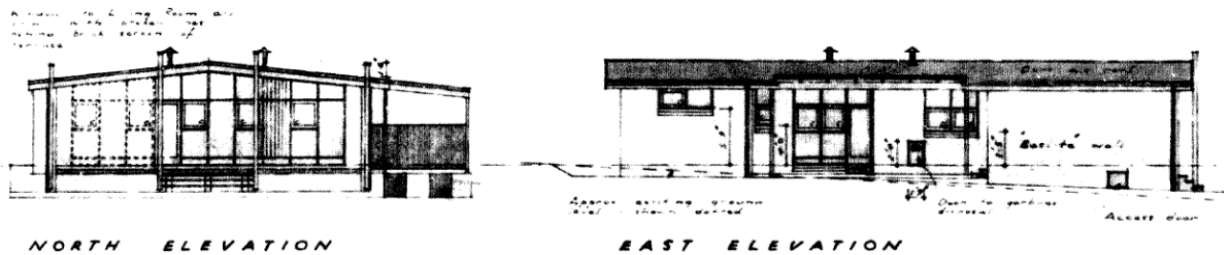


Figure 5. Elevations for 104 Kilby Road by architects Chas H Lacey & Associates. (Source: Building Permit 394).

An early perspective drawing of the house ([Figure 6](#)) shows restrained detailing such as brick patterning to the carport wall at the west, narrow soffit lining boards and patterning to the verandah screen at the east. The slender columns draw attention to the elegant floating roofline that appears to sit lightly on the glazed façade. The perspective does not show the steps leading down from the centre of the verandah.



Figure 6. Early drawing of 104 Kilby Road showing the front façade and side carport. Note that there are no steps from the centre of the verandah shown although they are on the original drawings. (Source: *Dictionary of Unsung Architects*, Built Heritage 2017)

Real estate photography from 2002 indicate that the house was little changed at that time from the original designs (refer [Figure 7](#)). Façade details including the slender columns, verandah screen, steps and glazing pattern all remain. Cream brick walls were unpainted, the glazing was framed in white and the white roof fascia was contrasted with dark timber soffit lining boards.



Figure 7. Real estate photo from 2002 showing the front façade of 104 Kilby Road. The panelled windows and partially enclosed verandah are evident (Source: Real Estate View 2017)

Chas H. Lacey & Associates

The firm Chas H. Lacey & Associates was a stage in a succession of practices that date back to the interwar period. Henry, Hare & Hare Architects & Construction Engineers became Hare, Alder, Peck, Lacey and then, in 1937, Alder & Lacey before Chas Lacey took sole control of the practice.

Charles (Chas) Henry Hacket Lacey died in 1957 and the practice of Chas H Lacey & Associates was taken over by his staff members Harold Boileau, Charles Henderson and Keith Lodge (Built Heritage 2017). Boileau, Henderson and Lodge began a new practice under their own names but maintained Chas H Lacey & Associates as a concurrent practice. Boileau, Henderson and Lodge took on new work while retaining Lacey's existing projects and clients (Built Heritage 2017). Around 1960 Charles Dentry joined the firm as a named partner before leaving in 1962. As Chas Lacey's death predates the design of 104 Kilby Road, it is fair to assume the home was actually designed by the partnership of Boileau, Dentry, Henderson and Lodge working under the Lacey business name.

Boileau, Henderson & Lodge are well known for Keith Lodge's own house at 24 Lister Street in Kew East (HO320) of 1959, and later additions. In the 1960s the practice began to embrace large scale housing including Flats in Lennox Street, Richmond (1963) and documentation on Housing Commission of Victoria high rises (Built Heritage 2017). In 1970, the firm was rebranded as Henderson & Lodge and they remain in operation to this day (Henderson + Lodge 2017).

Description & Integrity

The subject property is located within that part of Kew East bordered by Kilby Road to the north and Westbrook, Cadow and Strathalbyn streets to the east, south and west respectively. Facing Kilby Road to the north; the property adjoins the neighbouring residences at 102 and 106 Kilby Road to the west and east respectively.



Figure 8. Aerial view of 104 Kilby Road, Kew East; the property is outlined in red. (Source: Google Maps, 2017)

The subject property is a white painted brick, three-bedroom home with two living areas, study, kitchen, bathroom, and an attached workshop in the Melbourne Regional style. A large front garden area separates the house from the street and provides a modest garden setting for the home. To the rear of the site are two small shed outbuildings and a generous sized garden.

The layout of the house appears to have altered very little since its original design, according to real estate material from 2002 (refer [Figure 9](#)~~Figure 9~~). The I-shaped plan is still evident with minor alterations evident at the carport to the west side which was partially filled in to form a workshop. A roof was added to the verandah to the east, although this appears to have been subsequently removed.

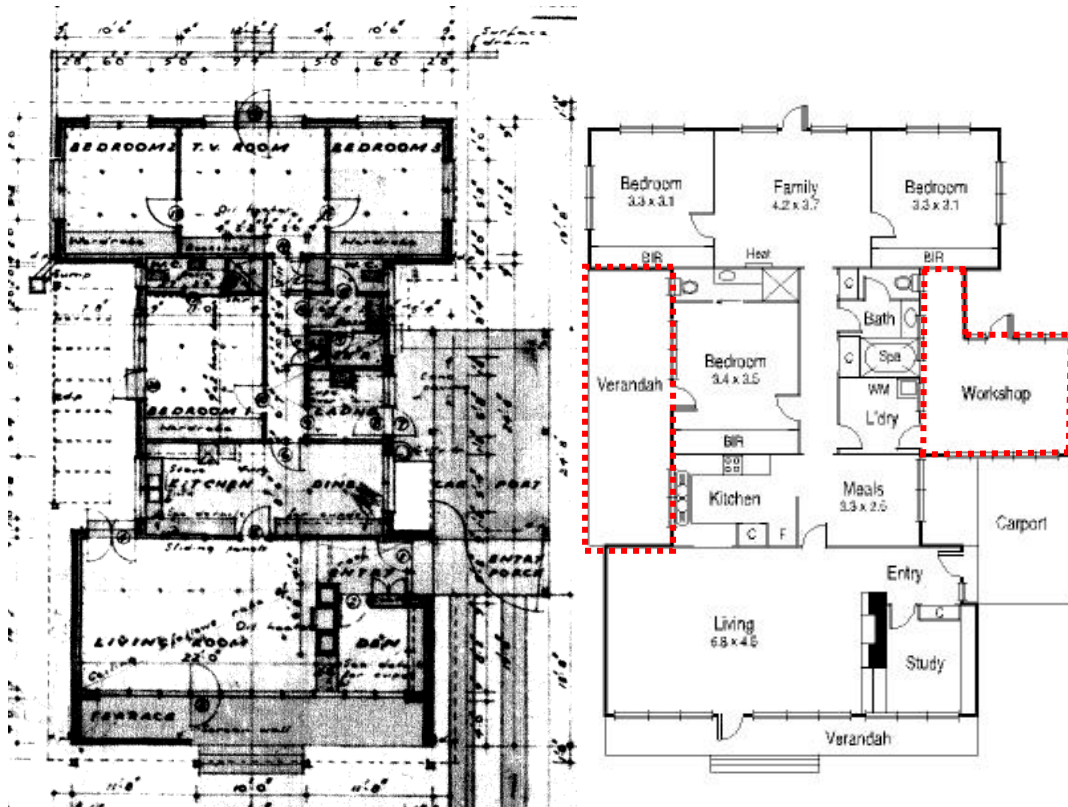


Figure 9. Comparison of the original floor plan (left) and the recent plan with new workshop and corridor to the west, and verandah at the east, both indicated in red. (Source: Left – Building Permit 394. And, Right – Real Estate View, 2017)

The layout of the house efficiently centralises service spaces to the central, narrower portion of the house with living areas to each end. This allows the living spaces and bedrooms to take advantage of the best garden views and access to light. One bedroom with ensuite bathroom is in this central area, with access to the east verandah.

Recent site photos show that alterations to the front façade have removed some original features, although the home retains its post-war modernist aesthetic ([Figure 10](#)~~Figure 10~~). Notable alterations are the removal of the slender columns, verandah screen and steps. The cream bricks are now painted white, matching the window frames and fascia board. The dark timber soffit lining boards are unaltered and appear to continue inside the house to form the interior ceiling lining. Despite being painted white the bond pattern detail of the bricks is still evident at the base of the shallow verandah, at the wall to the carport and the front facade ([Figure 11](#)~~Figure 11~~).

Recent alterations could be easily reversed and do not significantly detract from the legibility of the original design intent and post-war modernist aesthetic. Overall, the house appears to be in good condition and is substantially intact with a good level of integrity.



Figure 10. Recent photograph of the subject site showing alterations to the original façade design. (Source: Trethowan Architecture, 2017)



Figure 11. Recent photograph of the subject site, the brick bond pattern is visible at the base of the verandah. The same pattern continues to the west wall at the carport. (Source: Trethowan Architecture, 2017)

It appears that the workshop addition behind the carport has been removed. [Figure 12](#) shows that there is no rear wall to the carport which is open to the rear garden, as per the original drawings. The plans at [Figure 9](#) show that the workshop is enclosed with a door to the

south, this arrangement has been removed. [Figure 13](#) shows that the verandah indicated on the 2002 plan ([Figure 9](#)) has also been removed.



Figure 12. Recent photograph of the subject site shows that the carport is open to the rear garden at the south. (Source: Trethowan Architecture, 2017)



Figure 13. Recent photograph of the subject site shows the east façade, the roofline cuts in and suggests the enclosed verandah has been removed. (Source: Trethowan Architecture, 2017)

Comparative Analysis

Late Twentieth-Century Domestic Architecture 1960 - 1999

Architecture of the late twentieth-century saw a move towards textured mass and a resurgence in the vernacular image with the gradual closure of the open plan. A few architects pursued the endeavours and ideals of the 1950s and proceeded to develop and mature the modern home. A truth in materials such as natural timbers, exposed brick, stained finishes led to the honest but sophisticated craftsman detail (Goad 1992).

Key proponents of this mode were Neil Clerehan, Guilford Bell, Bernard Joyce, David McGlashan and John Adam, each consistent producers of Melbourne's most elegant and urbane architect-designed houses at this time. This was a high point in modern architecture, both spatially and volumetrically complex, with overlays of allusion and symbolism and an insistent expressed construction (Goad 1992).

Comparative Examples

The post-war period was one of experimentation with structure, material and aesthetic expressions of domestic architecture. Much of this experimentation occurred in a time of economic constraint and council imposed restrictions on building size and material use. Military structural experiments with timber during the war years brought new knowledge and techniques into residential and commercial buildings in the immediate post-war years. This fascination with timber construction emerged as rigorous, modular, functional projects in a style that became known as the Melbourne School (Goad and Willis 2003:52). Structural experimentation in timber construction was most notably explored by Robin Boyd, Peter and Dione McIntyre, Kevin Borland and Sir Osborn McCutcheon (Goad and Willis 2003:56-58). Goad and Willis contend that structural and material experiments necessitated by wartime influenced Melbourne's domestic architecture and, through the work of key practitioners, shaped local expressions of modernism. This influence can be seen in the Small Homes Service designs and other residential properties that reference the expressive structural experimentation of notable mid-century houses.

Kew East experienced rapid growth in population and immigration in the 1950s and 1960s, leading to a significant phase of residential suburban infill including architect-designed houses. This period of rapid growth, experimentation and resurgent vernacular expression in modern domestic architecture provides the context for the design of the subject property. Relevant comparisons for 104 Kilby Road are born of the same context and include buildings by Chas H Lacey/Boileau, Henderson & Lodge, and mid-century homes in the 'structural functional' style by others in the municipality. Chas H Lacey's most significant projects were large offices and factory buildings and are of little comparative relevance.

Keith Lodge's own house at 24 Lister Street, Kew East is in an individual Heritage Overlay (HO320) and The National Trust of Australia (Victoria) has classified the house as being of regional significance (National Trust listing B6373). It was constructed in 1959, slightly earlier than 104 Kilby Road, and designed by the same architectural firm. All subsequent alterations to the Lodge House were designed by Keith Lodge, who lived in the house until his death in 2016 (Lovell Chen 2007). The home is part of a movement of structurally expressive houses, dubbed 'Melbourne Optimism' (Lovell Chen 2007), and employs a strong M-shaped, steel frame that lifts the house off the ground. Structurally expressive and experimental buildings of this style (also called 'Melbourne School' or 'Structural Functional') exemplify optimism through improvisation with standard materials, resolving site-specific difficulties within the limitations of post-war austerity.



Figure 14. Lodge House, 24 Lister Street Kew East. This view is from the main façade facing to McCubbin Street. (Source: Lovell Chen 2007)



Figure 15. Early photo of Lodge house, 24 Lister Street Kew East from the rear showing the return staircase. (Source: Built Heritage 2017)).

The Lodge House is a significant example in the municipality of mid-century, structurally expressive design. However, it is the type of house designed by its architect-owner that was not available to the everyday homeowner. In comparison, 104 Kilby Road also demonstrates a sense of optimistic modernism with expressive structure and standard materials but without the precarious experimentation of the Lodge House. The original slender columns at the front façade of 104 Kilby Road gave the appearance of expressive structure although they served no structural purpose. Furthermore, 104 Kilby Road is of brick construction rather than steel, demonstrating a more residential material expression. Both homes, however, use carefully detailed and patterned glazing and thin, low pitched roofs.

Though 104 Kilby Road is not as accomplished or unusual as the Lodge House in its use of structure and material, it demonstrates the translation of experimental and avant-garde design ideas to suburban homes for everyday people. As such, 104 Kilby Road is important in illustrating the dissemination of a very local style of structural expression which became an aspirational, modern ideal.

The McIntyre House (HO72) is an exceptional and unique example of expressive structural experimentation in both the municipality and the state. Along with the Lodge House, it demonstrates the phase of architect-designed suburban infill housing of the 1950s and '60s in Boroondara. While 104 Kilby Road does not reach the same levels of structural expression or optimistic experimentation as the McIntyre House, it does demonstrate the influence that such homes had upon residential aspirations to modernism for the average homeowner. 104 Kilby Road is thus a good example of architect-designed modern housing that references the expression of other significant homes in the municipality.



Figure 16. The McIntyre House, 2 Hodgson Street, Kew. (Source: Victorian Heritage Database.)

One architect who produced multiple examples of late twentieth century domestic architecture around Boroondara is Theodore Berman. In 1959, he designed a residence for Lionel Krongold and his wife at 25 Studley Park Road (HO343) and in 1964 he designed 29 Studley Avenue (HO530), both in Kew. Both examples are high finish, low maintenance, discrete suburban design responses. The modern lines and interplay of materiality create a solid horizontal emphasis reinforced through the flat roof.



Figure 17. Street view of Krongold House, 25 Studley Park Road (HO530). Note the use of stone in the façade and the established tree central in the front setback. (Source: Google Maps, 2017).



Figure 18. Street view of 29 Studley Avenue (HO343). Note the use of the corner of the site to develop an interesting public-private interface. (Source: Google Maps, 2017).

The houses of architects McGlashan & Everist were inventive, spare and integrated into the natural environment and the Guss residence at 18 Yarra Street, Kew is a good example. Also built in 1961, the Guss residence consists of three pavilion forms around a central courtyard staggered up the sloping site. Utilising fine steel framing and light materials to reduce the bulk of the pavilions, glazed walls float above the driveway and provide views down the site.



Figure 19. Street view of 18 Yarra Street, Kew. Note the cantilevered form above the carport. (Source: Google Maps, 2017).



Figure 20. Side view of 18 Yarra Street from adjacent property. Note the large gum tree central to the design ethos of the site. (Source: McGlashan Everist Pty. Ltd).

The house at 104 Kilby Road compares favourably to these examples in demonstrating important elements of late twentieth century modernist architecture in Melbourne. The simple, rational plan; bold structural elements; and generous glazing are reminiscent of Small Homes Service plans of the time. The home does not show the same amount of structural experimentation that is seen at Melbourne School homes including the McIntyre and Lodge Houses. While homes of this period that demonstrate structural expression are well represented in the municipality, there are few listed examples of residences where these ideas and techniques were translated for the everyday home owner. 104 Kilby Road is, however, notable for its I-shaped plan which remains almost entirely intact and is an unusual layout. The generous, north facing communal living space at the front of

the house demonstrates the importance placed on family and the role of the suburban home as central to family life. 104 Kilby Road is notable for its intactness and the integrity of its original design intent. While it has been altered, most significantly the removal of the slender columns and screen wall along the front façade, alterations are fairly superficial or reversible.

There are very few listed properties in Boroondara that demonstrate a translation of Structural Functional or Melbourne School ideas to an everyday domestic setting. 104 Kilby Road is significant for its demonstration of the importance of local experimental homes and their influence on optimistic, aspirational modernist domestic architecture in Kew East in the 1960s. 104 Kilby Road is also important for its association with the architectural practice of Boileau, Henderson & Lodge, with Chas H. Lacey.

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).

104 Kilby Road is important in demonstrating the significant phase of architect-designed residential suburban infill in Kew East during the 1950s and '60s. The home also demonstrates the dissemination of structural experimentation and material expression into everyday homes. This represents a general sense of optimism and aspiration to modernism in the municipality at the time.

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).

104 Kilby Road is important in demonstrating the phase of architect-designed residential infill housing in the 1950s and 1960s. The home also demonstrates the incorporation of expressive structural experimentation into aspirational modernist homes for the general public.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

104 Kilby Road demonstrates aesthetic characteristics of a domestication of the optimistic structural functionalism of the Melbourne School style. Aesthetic characteristics are similar to Small Homes Service houses and include considered glazing details, standard materials and expressed, lightweight structural elements.

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 residence at 104 Kilby Road, Kew East, constructed in 1961 to a design by Chas H Lacey & Associates (Boileau, Henderson & Lodge), is significant.

How is it significant?

104 Kilby Road, Kew East, is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

104 Kilby Road is important in demonstrating the significant phase of architect-designed residential suburban infill in the 'new areas' of Boroondara, such as Studley Park and Kew East during the 1950s and '60s, illustrating the general sense of optimism and aspiration to modernism in the area at the time. (Criterion A)

The house represents the incorporation of expressive structural experimentation into aspirational modernist homes adapted for the general public. (Criterion D)

104 Kilby Road demonstrates aesthetic characteristics of a domestication of the optimistic structural functionalism of the Melbourne School style. Aesthetic characteristics are similar to other Melbourne School houses and include considered glazing details, standard materials and expressed, lightweight structural elements. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – the carport
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <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

Age, as cited.

Argus, as cited.

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Place Name Kew East Primary School No. 3161

Prepared by: Context

Address: 35 Kitchener Street, Kew East

Name: Kew East Primary School No. 3161	Survey Date: 11 October 2017
Place Type: Community	Architect: Public Works Department: E. Evan Smith (Main Building, 1923); A. J. Wood and J. G. Begg (Infant School, 1929)
Grading: Significant	Builder: J. G. Blease (Infant School, 1929)
Extent of Overlay: To title boundaries	Construction Date: 1923, 1929, contemporary



Kew East Primary School No. 3161, 1923 building (Source: Context, 2017)



1929 building, (Source: Context, 2017)



A row of mature Monterey Cypress trees defines the school boundaries on Windella Avenue and Beresford Street. (Source: Context, 2017)

Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008).

Most of what was to become known as Kew East remained as farmland until the 1880s, with a Congregational church and school established at the corner of Burke and Kilby roads in 1859 and 1892 respectively (*Victorian Places* 2015).

With the revival of plans for the Outer Circle railway line to stimulate land subdivision by connecting Melbourne with Kew East, Camberwell, Burwood, Ashburton and Malvern East, ambitious subdivision schemes were implemented. A rapid increase in population ensued; in 1881-91 the municipality of Kew's population almost doubled from 4,288 to 8,462 (*Victorian Places* 2015). At Kew East, however, while a number of new residential estates were opened, few land sales took place.

From 1910, and particularly 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, changing the rural nature of north and east Kew. Between 1921 and 1933, the Kew municipality's population increased 46.62 per cent and its houses by 62.73 per cent (Sanderson 1988:4/11-17).

The Kew horse tramway, a line established in 1887 by the Melbourne Tramway and Omnibus Company from Victoria Bridge across the Yarra River to Boroondara Cemetery, Kew, was replaced in 1915. In February 1915 the Prahran and Malvern Tramways Trust opened an electric tramway from the Kew Post Office to Victoria Bridge, and in May 1915, opened an electric tramway from the post office to the cemetery. In November of the same year, the Kew electric tramway was extended along High Street to Strathalbyn Street (Harp Road) (Yarra Trams 2017).

Facilitated by this tramway upgrade and extension, most subdivision in the Kew municipality in the first decades of the twentieth century occurred in Kew East. Advertisements in 1914 for the Eastlawn Estate, comprising the western half of the failed Harp of Erin Estate, promoted the proximity of the estate to the proposed electric tramway. Other landowners, also anticipating the construction of the tramline, subdivided a number of estates in the area between High Street and Kilby Road around the Belford Estate. Oswinia Estate was established in the triangle formed by Oswin Street, Kilby Road and High Street in 1915, and in the same year four short streets off Burke Road, to the north of the estate, were surveyed. Land bounded by Windella Avenue, Kilby Road, Belford Road, and the Outer Circle Railway, was subdivided into large allotments in 1908, and by 1910 streets had been laid out (Sanderson 1988:4/13-14). To further the interests of local residents, the East Kew Progress association was formed c.1914 (*Camberwell and Hawthorn Advertiser* 28 March 1914:5).

After slower development during World War One (1914-18), subdivision continued in Kew East for most of the 1920s, spurred on by the opening of the extension in 1925 of the High Street electric tramline from Strathalbyn Street to Burke Road, Kew East, and the opening of an electric tram service in 1927 to replace the cable-tram route from Kew to Flinders Street and Swanston Street via Hawthorn Bridge. The *Argus* wrote of the latter construction:

One suburb that owes its origin entirely to electric tramway connection with the city is East Kew. There has been a railway in this locality for 30 years, but as no trains are ever run on the rusting rails the growth of this thriving residential and shopping area cannot be due to the railway service. Even the tramway has laboured under the disadvantage of being an electric route in one section and a cable route in the other, but this will be changed in a few days when the Bridge road line will be opened for electric service from the city linking with the East Kew route at Hawthorn Bridge. (Argus 18 October 1927:8)

Residential subdivisions over this period in Kew East included Flower Farm Estate in 1922, and Violet Grove and Bennett Parade (part of the former Harp of Erin Estate) in 1927, the latter as part of the City of Kew Estate (Sanderson 1988:4/16). The tramline extension and upgrade also facilitated the development of a retail centre at the corner of Harp Road and High Street, including the establishment of the Kew East Post Office in 1924.

A new Kew East primary school was built in 1923, and a child health centre opened in 1925 in Strathalbyn Street. In addition, Anglican and Catholic churches, a Catholic primary school, and Baptist and Presbyterian churches and a church of Christ opened at Kew East during 1925-31 (*Victorian Places* 2015). The East Kew Public Hall had been built by 1923 (*Age* 23 March 1923:1).

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. In Kew East, Bennett's nursery was subdivided as the Mont Victor Hill Estate in 1936. The East Kew tram line was extended from Burke Road to Bulleen Road in 1938, and from Bulleen Road to Balwyn Road in North Balwyn in 1938. By 1945, the only relatively large area not fully developed in Kew East was the land on the northeast corner of Earl Street and Willsmere Road (Built Heritage 2012:132).

With post-World War Two population growth and immigration in the 1950s and 1960s, Kew East experienced a significant phase of residential suburban infill, including architect-designed housing (Built Heritage 2012:18). In the same period, a new building for St Paul's Anglican Church in Windella Avenue opened in 1960, a Methodist Church opened in Strathalbyn Street in 1955, and a new building for St Anne's Catholic Church in Windella Avenue opened in 1957.

Today, Kew East retains evidence of these phases of historical growth and development.

History

The Kew East Primary School No. 3161 occupies a rectangular site at 35 Kitchener Street, Kew East. Kitchener Street, Windella Avenue, Beresford Street, and the rear boundaries of properties fronting Belford Road bound the site. The school was established on this site in 1923. The history of the Kew East Primary School, however, pre-dates its 35 Kitchener Street address.

An earlier Kew East primary school first opened 31 years earlier, on 25 April 1892, at the corner of Burke Road and High Street, near the Glass Creek. (KEPS:4) In 1905, the school was relocated to a site between Strathalbyn Street and Windella Avenue; this site subsequently became the Kew East Bowling Club and is now a Kindergarten (Vaughan:164). During these early phases, classes were held in a small weatherboard building that was originally built for the Koonung-Koonung State School in Bulleen Road, which was closed in 1891 (KEPS:5).

The beginnings of the Kew East Primary School were modest, reflecting that the area currently known as Kew East had been little developed by the end of nineteenth century. In August 1900, the Kew East Primary School had only 19 students, and the Education Department advised the school be immediately discontinued and amalgamated with Kew (No. 1075) or Balwyn (No. 1026). A petition by 36 residents in 1902 was successful in retaining the school, and the proposed amalgamation with other schools ceased. (KEPS:4).

The Main Building (1923)

In contrast to its uncertain turn-of-the-century beginnings in rural surroundings, by the early 1920s the problem of overcrowding at the Kew East Primary School became apparent alongside growth in the district. In March 1922, the State Treasurer and a prominent Kew resident, Sir William McPherson, visited Kew East Primary School, and agreed that a new building should be erected to accommodate 278 students. Tenders were to be called for erection of a new brick school on an already secured site (*Argus* 30 March 1922:9,10).

On 5 October 1923, the Kew East Primary School officially opened at the current site at 35 Kitchener Street. The new site was described as "pleasant and healthy" (*Age* 6 October 1923:16). The ceremony was given by Sir A Peacock, Minister of Education, and other local members, including Sir W McPherson and Cr J H Woolcock, Mayor of Kew, were present (*Age* 6 October 1923:16).

The new main building was built for £11,870, to the design of the chief architect of the Public Works Department, E Evan Smith (VPRS 3686/P6/3095). It was designed to house over 500 children, and the original plans show that it was equipped with 10 teaching spaces including eight standard classrooms and two large classrooms with dividing accordion partitions in the middle (*Age* 6 October 1923:16; VPRS3686/P6/3095). Toilets and teachers' rooms were located in the three-storied west pavilion that contains the main staircase (VPRS 3686/P6/3095).



Figure 1. The Main Building in Kitchener Street (Source: KHS 2012)

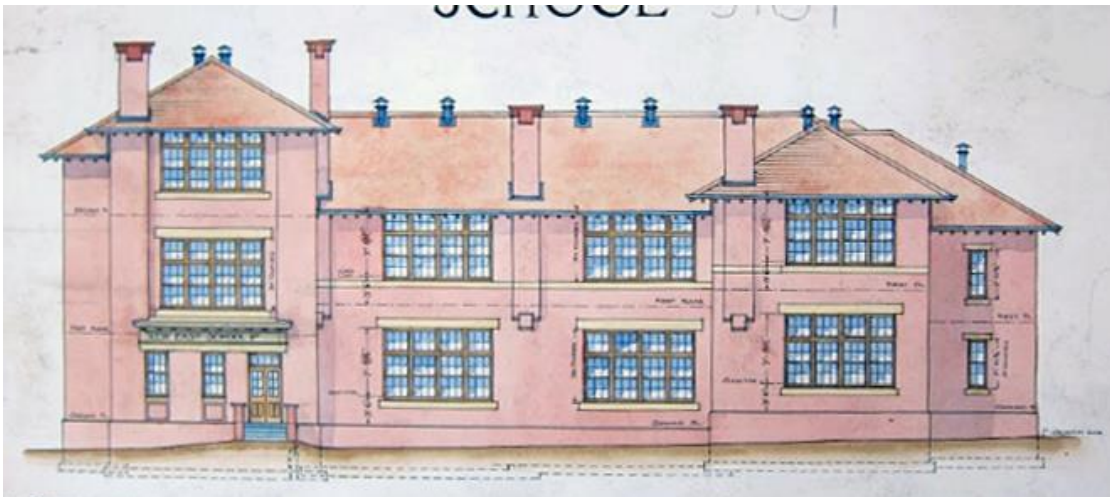


Figure 2. South (Kitchener Street) elevation, 1922 (Source: VPRS 3686/P6/3096)

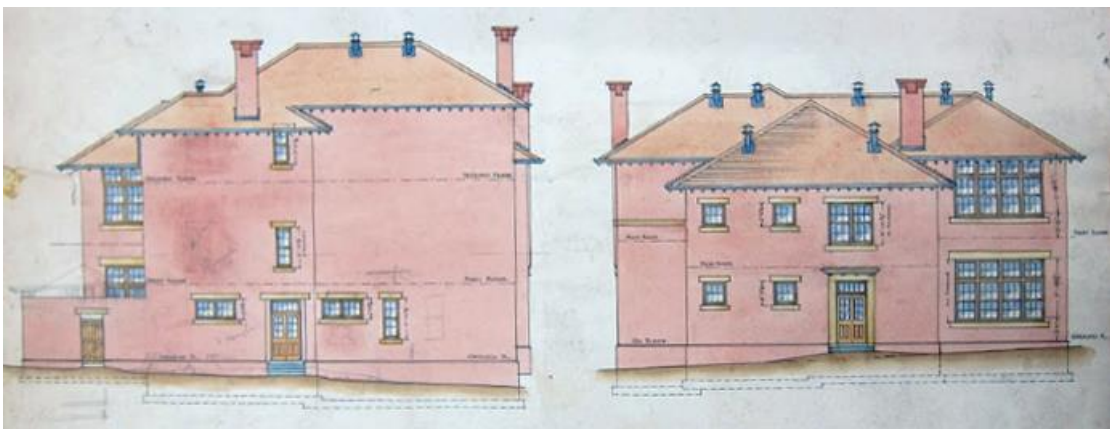


Figure 3. West (3-storey) & East elevations (2-storey), 1922 (Source: VPRS 3686/P6/3096)

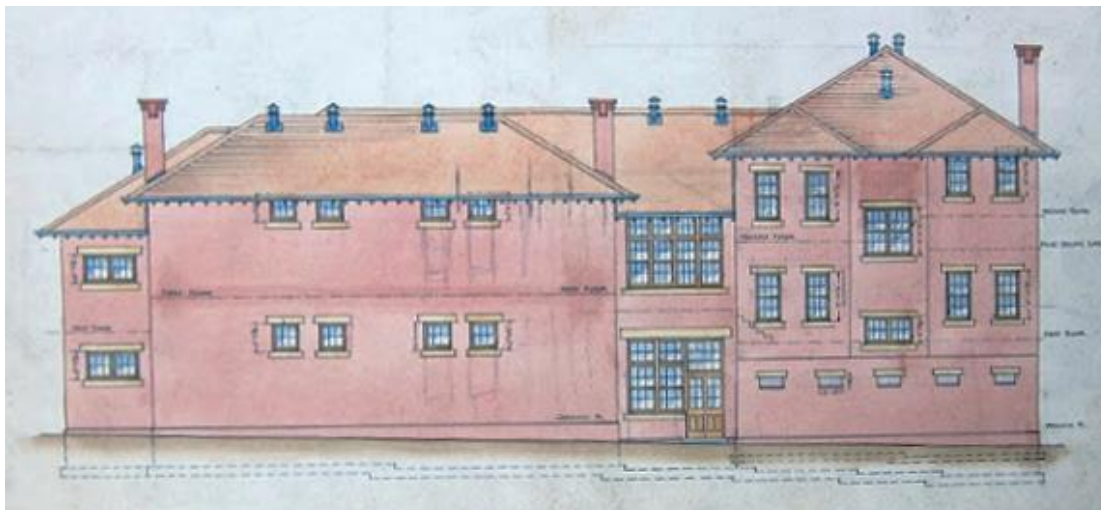


Figure 4. North elevation, 1922 (Source: VPRS 3686/P6/3096)

The earlier wooden school building was relocated to Melbourne Teachers College at the time of the construction of new main building, to be used as the Rural Practicing School (Blake 1973:403).

The Infant School (1929)

The brick Infant School adjacent to the Main Building was designed in 1928 and completed in 1929. The Public Works Office invited tenders during October 1928 (*Construction and Local Government Journal* 24 October 128:11). In November the same year, the Kew East school committee was informed that the Education authorities had accepted a tender to construct the building for £7979 (Age 22 November 1928:12).

Designed by architect J G Begg in 1928, the single storey building reflected the trend towards simplification of form, but with red brick and terra cotta tile roofs still predominant. In contrast, Laurie Burchell has described the entrance porch as 'reduced to a simple white block with elegant pillars that flow smoothly into its three arches' (Burchell:54). The building included a large hall with clerestory windows, a feature reintroduced to infant school designs in 1923 after a ten-year lapse. The new era of halls, onto which classrooms opened were brighter than their predecessors by the introduction of clerestory windows achieved by making ceilings higher through reduced roof pitch. (Burchell: 51) These innovations were incorporated into the design of the Kew East Infant School building.

The Infant School building was centrally heated with hot water radiators in every classroom, in innovation first introduced at Coburg East school in 1926), and for the first time the hall was also heated (Burchell:54; VPRS3686/P8/208). With the introduction of new central heating system, chimneys that used to be significant in the earlier standard school designs repeated by the Public Works Department had disappeared, and ridgeline ventilators were also removed from the designs (Burchell:54).



Figure 5. The interior of Kew East Infant School (Source: Burchell:54)

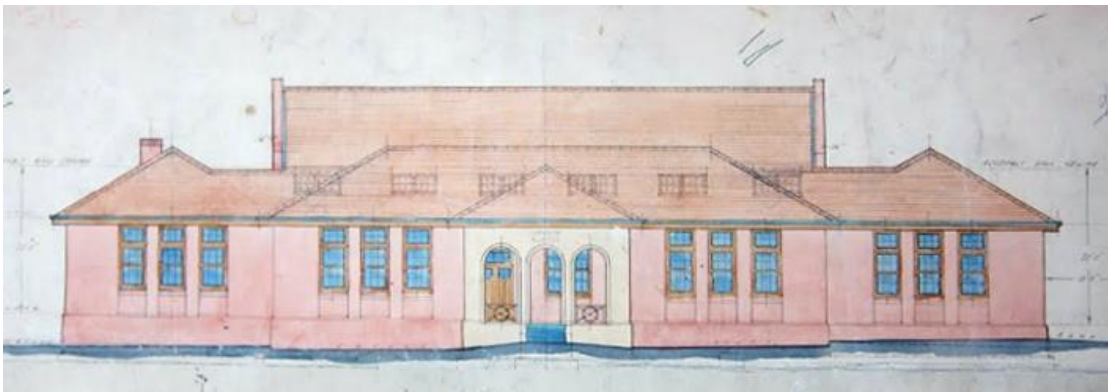


Figure 6. South elevation, 1928 (Source: VPRS3686/P6/3093)

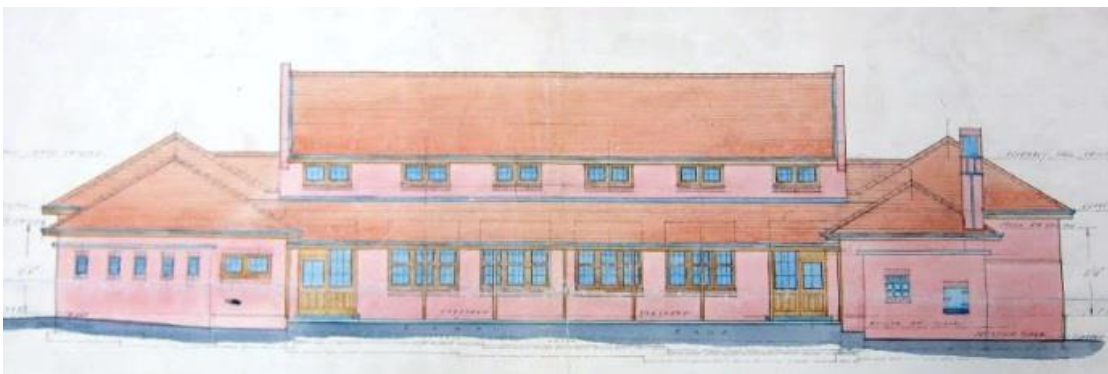


Figure 7. North elevation, 1928 (Source: VPRS3686/P6/3093)

In subsequent years, other buildings were added, including a weatherboard 'rural' school (demolished), a brick library, an administration block, several portable classrooms, a Community Music Centre, and shelter sheds (KHS 2012).



Figure 8. Aerial view of Kew looking north east, Victoria, by photographer Charles D Pratt, Airspy 1950-60 (detail). The Monterey Cypress trees planted along the Beresford Street and Windella Avenue boundaries are visible in this image, as medium-sized trees with approximately one to two decades of growth. (Source: H2016.33/38, State Library of Victoria)

Between the early 1920s and 1964 when the Kew High School opened, the Kew East School was known as Kew East Central School that offered year 7 and 8 classes designed for students wishing to have secondary (professional) education. In August-September 1936, the six-week demonstration of a new experimental model of education that combined many classes was held at the Kew East Central School (*Argus* 19 September 1936:34).

In the 1930s, the Kew East Primary School was installed with the modern 'wireless' equipment, which controlled the "broadcast reception, gramophone reproduction and speech by microphone from the head master's study" (*Argus* 19 September 1936:34).

By August 1937, 881 students were enrolled at the Kew East Primary School and, at its peak, attendance approached 1000 (*Age* 10 August 1937:12). After World War II, two pre-fabricated rooms were added to house the growing student population (KEPS:6). After the establishment of the district high school, the school population declined and many of the former classrooms were adapted for other uses (KEPS:6).

In March 2011, the Commonwealth-funded new Music/Sports Complex opened in the school premises near the Beresford Street boundary (KHS 2012).

Edward Evan Smith (1870-1965), Chief Architect, Public Works Department, 1922-29

Scottish-born architect Edward Evan Smith (1870-1965) oversaw the Victorian Public Works Department (PWD) as Chief Architect from 1922-29. Having prior experience in various PWD offices at State (Queensland) and Commonwealth levels, his career at the Commonwealth Department of Public Works (CDW) saw him work across multiple cities including Melbourne (1912-15), Sydney (1915-17) and Brisbane (1917-20), where he eventually assumed the mantle of Queensland State works Director for the CDW (1920-22). Assuming the position of Chief Architect of the Victorian PWD in 1922, Smith realised an array of projects generally executed in the restrained revivalist styles until his resignation in 1929. Ranging from elegant executions in Greek Revival and Tudor Gothic to Functionalist examples with Classical and Art Deco attenuations, his work received praise from the Royal Victorian Institute of Architects (RVIA), which awarded the 1930 RVIA Street Architecture Medal to his celebrated Emily McPherson College of Domestic Economy, completed 1926. Following his resignation from the Victorian PWD in 1929, Smith went to the equivalent position at the NSW PWD, a position he held until his retirement in 1935. (Willis 2012:635)

The designers of the Infant School were AJ Wood and JG Begg, respectively District Senior Architect and Temporary Assistant Architect of the Victorian PWD at the time the building was designed, 1928-29. (Burchall:66-67)

Description & Integrity

Kew East Primary School occupies a rectangular site, with three boundaries coincident with surrounding streets: Kitchener Street (south); Windella Road (east); and Beresford Street (north). The western boundary is coincident with the rear boundaries of properties fronting Belford Road.

The school buildings are mainly distributed across the southern and eastern portions of the site, with a playing field to the west and a playground north of the 1929 Infant School building.



Figure 9. Aerial view of Kew East Primary School No. 3161. (Source: State Government of Victoria, www.land.vic.gov.au)

The 1923 Main Building, currently known as the Senior School, is a double-storey red face brick building, with terracotta tile hipped roof. The building is asymmetrical in plan and elevation with a three-storey wing at the western end. Windows are multi-paned, vertically proportioned, with six-paned transom lights above, generally grouped in fours on the principal elevation, except at ground level of the three-storey section where they appear singly above smooth rendered panels. Detailing is restrained, limited to contrasting concrete bands of the lintels and sills, rendered band that enwraps the building at first floor sill height, corbelled brick work on the chimneys, and the smooth rendered panel with decorative mouldings for the school name: 'Kew East School 3161'. An air conditioner is unsympathetically located on the external wall of the ground floor principal façade.

The 1929 Infants School building, currently known as the Junior School, is also red brick with a terra cotta tiled hip roof, but single storey, with a striking projecting Spanish Mission style portico with three arched openings. Like the 1923 building, the windows are tall, vertically-proportioned six-paned double-hung timber sash with six-paned transom lights above. They occur in singles. U-shaped in plan, the symmetrical building enwraps a central gabled roof with clerestory windows that was designed as a light-filled, high-ceilinged assembly hall.

In addition to the two original school buildings (the 1923 Main Building and the 1929 Infant School), the site comprises a range of more recent buildings, including lightweight portable classrooms (weatherboard, fibreboard, and metal clad), a modern brick office building behind a high red face brick wall between the 1923 and 1929 buildings, and two further brick buildings of different eras behind the office building. Covered walkways link these central brick buildings with the 1923 and 1929 buildings. A more recent building sits adjacent to the northern boundary of the site.

The school grounds are planted with mature and more recently introduced trees, a mix of Australian native trees, deciduous exotics and mature Monterey cypress. The mature Monterey Cypress trees evenly spaced along the Beresford Street and Windella Avenue boundaries make a prominent contribution to the landscape character of the school and the surrounding streetscape.

Externally, both interwar school buildings have high integrity and new school buildings have been added to the side and rear rather than as additions.

Comparative Analysis

In his role of Chief Architect of the Public Works Department from 1922-29, E Evan Smith exemplified a new style of school building that is notable for its Stripped Classicism. A number of fine primary and secondary schools outside Boroondara were designed, the first three by E Evan Smith, including University High School Parkville in 1929-30 (H2183), Kyneton Secondary College in 1927 (H1999), the James King Hall at Bendigo Senior Secondary College in 1929-30 (H2229), and Caulfield Primary School (H1708).

In Boroondara, several schools were designed and built in the interwar period, however none of these are currently in the Heritage Overlay. Primary schools in the Heritage Overlay include Auburn, 1899 (HO110, H1707) and Glenferrie, 1881-1924 (HO95, H1630), however these are earlier in construction, exemplifying the Gothic Revival or Queen Anne styles.

The 1920s represented a significant boom in the establishment of local state schools, in response to the growing population. This interwar boom was located mostly in the eastern half of Boroondara, and included Hartwell (1921), Camberwell South (1927), Chatham (1927), and Ashburton (1928).

Buildings closest in style and period to Kew East Primary School No. 3161 include:

Hartwell Primary School No. 4055 (1921): a large two-storey school building with comparable asymmetry, and concrete lintels and sills as the 1923 Main Building at Kew East.



Figure 10. Hartwell Primary School No. 4055 (1921). (Source: Google Maps)

Camberwell South Primary School (1927), Peate Avenue, Glen Iris: a Stripped Classical building with Palladian plan. This building has a high integrity and new school buildings have been located to the side and rear rather than as additions.



Figure 11. Camberwell South Primary School No. 4170. (Source: Google Maps)

Chatham Primary School (1927), Weybridge Street, Surrey Hills: a Stripped Classical axial design with a projecting Spanish Mission portico with detailing comparable to the portico at the Kew East Infants School.



Figure 12. Chatham Primary School. (Source: Google Maps)

Ashburton Primary School (1928) is a large two-storey school with central decorative feature of a highly decorative curved pediment and rendered panels. It has similar multi-paned windows to those of Hartwell Primary School.

The Infants School at Kew East Primary School is similar in the U-shape plan, period, and detailing of the portico at Chatham Primary School (1927), but is single storey with an assembly hall nestled in the U.

Each of these schools are relatively intact examples of their type, and appear externally to have a relatively high degree of integrity, although Camberwell South and Kew East primary schools appear to be the most unaffected by large contemporary extensions. The asymmetry of the Main Building (1923) at Kew East is comparable to the large two-storey building (1921) at Hartwell Primary School No. 4055.

The integrity of the Kew East Primary School is enhanced by the early boundary plantings of Monterey Cypress trees, now large, landmark trees in the streetscape and which contribute to the aesthetic qualities of the school grounds.

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).

Historically Kew East Primary School No. 3136 expresses an early phase in the development of Kew East which gathered momentum in the 1920s as settlement of the area and the population grew rapidly in response to the extension of the High Street tram to Harp Road then Burke Road, then the improved tram connection between the area and the city. The first building on the site was the 1923 Main Building (Senior School), with the Infants School added in 1929 illustrating the enlarged school population.

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).

The Kew East Primary School No. 3161 is a fine example of the interwar school buildings exemplified in the work of the Victorian Public Works department under Chief Architect E. Evan Smith at either end of Smith's role as Chief Architect (1922-29); the Main Building was designed in 1922 and the Infant School building in 1929. Smith's leadership of the Department from 1922-29 corresponded with the construction of a number of fine schools that expressed contemporary ideas of civic beauty through the use of classical styles, an emphasis on axuality and, at times, Palladian plans. These include several examples of State significance including University High School Parkville, Bendigo Senior Secondary College, and Kyneton Secondary College. Kew East Primary School is one of several interwar schools within Boroondara including Camberwell South, Ashburton, Chatham and Hartwell primary schools that were designed and built under the leadership of E Evan Smith.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Kew East Primary School is aesthetically significant for its use of restrained classical elements on the dignified 1923 Main Building (Senior School), and for the prominent Spanish Mission style portico to the U-shaped Infants School building. The 1923 building is distinguished through its use of face red brick with concrete sills and lintels around the regularly spaced multi-paned sash windows and terracotta tile hip roof. It is distinguished from other school buildings designed by Smith in the early 1920s, for the asymmetry of the design, utilised to compensate for the gently sloping site. The 1929 Infant School is distinguished by its use of red face brick and terracotta tile and the distinctive and elegant front porch, which comprises a simple white block with elegant

pillars that flow smoothly into its three arches. The relatively low-pitched gable roof above the assembly hall of the Infants School provided for the inclusion of clerestory windows into a standard school design, allowing additional light into the building and its assembly hall, and are representative of innovations of infant school design from the mid-1920s. Whilst some external changes have taken place to the school as a whole, the 1923 and 1929 buildings contribute strongly to the school's interwar character. The integrity of the Kew East Primary School is enhanced by the early boundary plantings of Monterey Cypress trees, now large, landmark trees in the streetscape and which contribute to the aesthetic qualities of the school grounds.

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?

Kew East Primary School No. 3161 at 35 Kitchener Street, Kew East, is significant. The school was officially opened in 1923. The following elements are significant: the 1923 Main Building (Senior School), the 1929 Infants School (Junior School); and the nine mature Monterey Cypress trees planted along the Windella Avenue and Beresford Street boundaries.

How is it significant?

Kew East Primary School No. 3161 is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

Kew East Primary School No. 3136 is historically significant for the evidence it provides of an early phase in the development of Kew East which gathered momentum from the 1920s, as housing developed rapidly and the population increased in response to the extension of the High Street tram to Harp Road then Burke Road then improved tram connections between the area and the city. The first building on the site was the 1923 Main Building (Senior School), with the Infants School added in 1929 illustrating the enlarged school population. (Criterion A)

Architecturally, the Kew East Primary School No. 3161 is a fine example of the interwar school buildings exemplified in the work of the Victorian Public Works department under Chief Architect E. Evan Smith at either end of Smith's role as Chief Architect (1922-29); the Main Building was designed in 1922 (opened 1923) and the Infant School building in 1928 (opened 1929). Smith's leadership of the Department from 1922-29 corresponded with the construction of a number of fine schools that expressed contemporary ideas of civic beauty through the use of classical styles, an emphasis on axuality and, at times, Palladian plans. These include several examples of State significance including University High School Parkville, Bendigo Senior Secondary College, and Kyneton Secondary College. Kew East Primary School is one of several interwar schools within Boroondara including Camberwell South, Ashburton, Chatham and Hartwell Primary Schools, that were designed and built under Smith's leadership. (Criterion D)

Kew East Primary School is aesthetically significant for its use of restrained classical elements on the dignified 1923 Main Building (Senior School), and for the prominent Spanish Mission style portico to the U-shaped Infants School building. The 1923 building is distinguished through its use of face red brick with concrete sills and lintels around the regularly spaced multi-paned sash windows and terracotta tile hip roof. It is distinguished from other school buildings designed by Smith in the early 1920s, for the asymmetry of the design, utilised to compensate for the gently sloping site. The 1929 Infant School is distinguished by its use of red face brick and terracotta tile and the distinctive and elegant front porch, which comprises a simple white block with elegant pillars that flow smoothly into its three arches. The relatively low-pitched gable roof above the assembly hall of the Infants School provided for the inclusion of clerestory windows into a standard school design, allowing additional light into the building and its assembly hall, and are representative of innovations of infant school design from the mid-1920s. Whilst some external changes have taken place to the school as a whole, the 1923 and 1929 buildings contribute strongly to the school's interwar character. The integrity of the Kew East Primary School is enhanced by the early boundary plantings of Monterey Cypress trees, now large, landmark trees in the streetscape and which contribute to the aesthetic qualities of the school grounds. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

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?	Yes Monterey Cypress trees on the Beresford Street and Windella Avenue boundaries
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

Historic Government Schools: a comparative study, data sheets, Richard Peterson, 1993
Context Pty Ltd

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117 NORMANBY ROAD, KEW EAST

Prepared by: Trethowan Architecture in association with Context Pty Ltd

Address: 117 Normanby Road, Kew East

Name: 117 Normanby Road	Survey Date: 17 October 2017
Place Type: Residential	Architect:
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: 1927-1928

**Historical Context**

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008).

Most of what was to become known as Kew East remained as farmland until the 1880s, with a Congregational church and school established at the corner of Burke Road and Kilby Road in 1859 and 1892 respectively (*Victorian Places* 2015).

With the revival of plans for the Outer Circle railway line to stimulate land subdivision by connecting Melbourne with Kew East, Camberwell, Burwood, Ashburton and Malvern East, ambitious subdivision schemes were implemented. Accompanied by a rapid increase in population (in 1881-

91 Kew's population almost doubled from 4,288 to 8,462), a number of new residential estates were opened at Kew East, however few land sales took place.

From 1910, and particularly 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, changing the rural nature of north and east Kew. Between 1921 and 1933, Kew's population increased 46.62 per cent and its houses by 62.73 per cent (Sanderson 1988:4/11-17).

The Kew electric tramway was extended from Boroondara Cemetery to Strathalbyn Street (Harp Road) in 1917. Facilitated by this extension, most subdivision in the Kew municipality in the first decades of the twentieth century occurred in Kew East. Advertisements in 1914 for the Eastlawn Estate, comprising the western half of the failed Harp of Erin Estate, promoted the proximity of the estate to the proposed electric tramway. Other landowners, also anticipating the construction of the tramline, subdivided a number of estates in the area between High Street and Kilby Road around the Belford Estate. Oswinia Estate was established in the triangle formed by Oswin Street, Kilby Road and High Street in 1915, and in the same year four short streets off Burke Road, to the north of the estate, were surveyed. Land bounded by Windella Avenue, Kilby Road, Belford Road, and the Outer Circle Railway, was subdivided into large allotments in 1908, and by 1910, streets had been laid out (Sanderson 1988:4/13-14). To further the interests of local residents, the East Kew Progress association was formed c.1914 (*Camberwell and Hawthorn Advertiser* 28 March 1914:5).

Subdivision continued in Kew East for most of the 1920s, spurred on by the opening of the extension of the High Street electric tramline from the Boroondara Cemetery to Burke Road in 1925, and the replacement in 1927 of the former cable-tram route over Hawthorn Bridge to Flinders Street and Swanston Street. The *Argus* wrote of the latter construction:

One suburb that owes its origin entirely to electric tramway connection with the city is East Kew. There has been a railway in this locality for 30 years, but as no trains are ever run on the rusting rails the growth of this thriving residential and shopping area cannot be due to the railway service. Even the tramway has laboured under the disadvantage of being an electric route in one section and a cable route in the other, but this will be changed in a few days when the Bridge road line will be opened for electric service from the city linking with the East Kew route at Hawthorn Bridge (Argus 18 October 1927:8).

Residential subdivisions over this period in Kew East included Flower Farm Estate in 1922, and Violet Grove and Bennett Parade (part of the former Harp of Erin Estate) in 1927, the latter as part of the City of Kew Estate (Sanderson 1988:4/16). The tramline extension and upgrade also facilitated the development of a retail centre at the corner of Harp Road and High Street, including the establishment of the Kew East Post Office in 1924.

A new Kew East primary school was built in 1923, and a child health centre opened in 1925 in Strathalbyn Street. In addition, Anglican and Catholic churches, a Catholic primary school, and Baptist and Presbyterian churches and a church of Christ opened at Kew East during 1925-31 (*Victorian Places* 2015). The East Kew Public Hall had been built by 1923 (*Age* 23 March 1923:1).

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. In Kew East, Bennett's nursery was subdivided as the Mont Victor Hill Estate in 1936. By 1945, the only relatively large area not fully developed in Kew East was the land on the northeast corner of Earl Street and Willsmere Road (Built Heritage 2012:132).

With post-World War Two population growth and immigration in the 1950s and 1960s, Kew East experienced a significant phase of residential suburban infill, including architect-designed housing (Built Heritage 2012:18). In the same period, a new building for St Paul's Anglican Church in Windella Street opened in 1960, and a Methodist Church opened in Strathalbyn Street in 1955. Kew High School opened at Kew East in 1963.

Today, Kew East retains evidence of these phases of historical growth and development.

History

Normanby Road was initially part of the Woodlands property, created following the subdivision of Elgar's Special Survey. In 1888, the area was included in the Harp of Erin Estate, but remained undeveloped when that subdivision failed; a 1907 MMBW Detail Plan indicates that there was still an expectation that the subdivision would proceed at that time. It was once again offered for sale in 1914 as part of the Eastlawn Estate. The estate was being sold by Mr and Miss Preston, owners of Woodlands, which was being slowly eroded by subdivisions. Marketing collateral for the estate highlights its inner suburban location and the new Electric Tram Line 'to be built in 7 months' (*Hawthorn and Camberwell Citizen*, 20 March 1914, p.3).

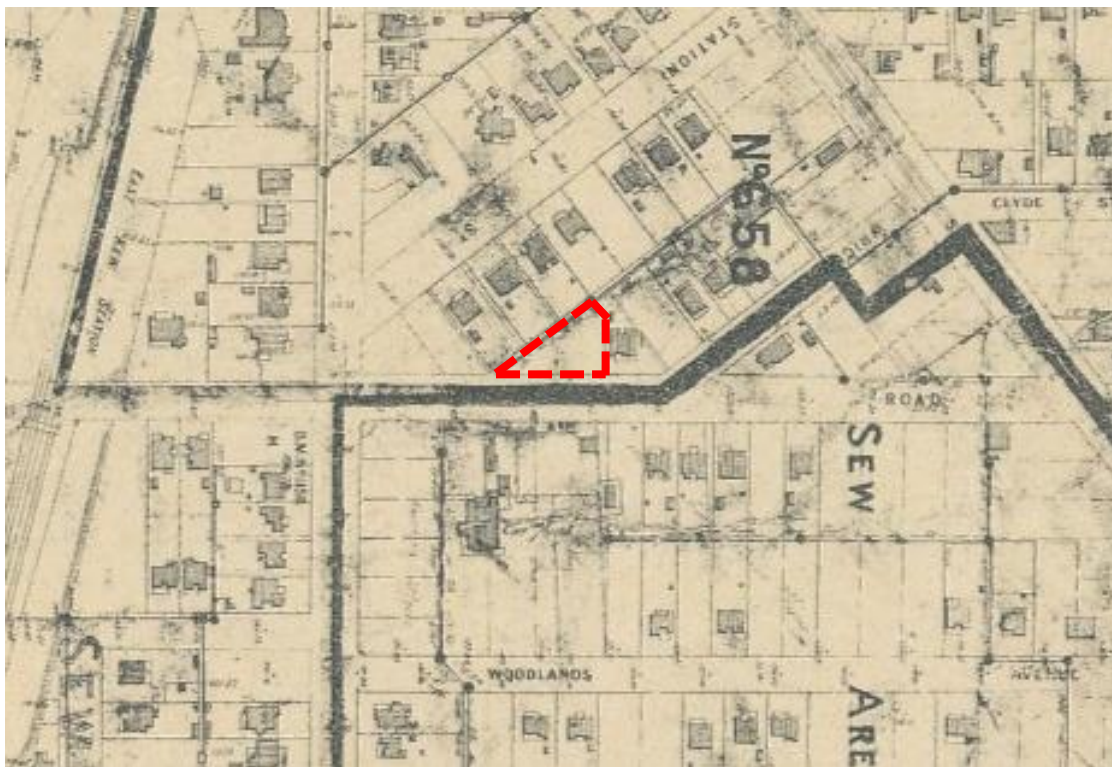


Figure 1. Detail of MMBW Detail Plan No. 66, c.1927, showing 117 Normanby Road (outlined in red) before construction. (Source: State Library of Victoria)

There was little activity at the subject site for several years following the Eastlawn auction. In 1926, the title to the vacant land was held by Mary White, a married woman from Adeney Avenue, Kew. The house at 117 Normanby Road is first mentioned in the Sands & McDougall Directory for 1928, when it was occupied by Salvation Army officer, John Blake, and his wife, Hannah. No evidence of the builder or designer has been found at this point. The house was sold in 1936, advertised as a 'Modern triple-fronted brick villa' (*The Age*, 26 September 1936, p.4) with five rooms and kitchenette. The listing noted that the house was on a large block, close to the train and mentions a garage and outhouses.

Eastlawn Estate

EAST KEW AUCTION SALE

**Saturday,
28th March**

At 3 p.m.
In a Marquee on the Ground.

By Order of
MR. & MISS PRESTON

**66 Fine
Villa Lots**



Coghill & Haughton
Agents
1
Woodlands

HARP ROAD

WOODLANDS AVENUE

STATION STREET

HIGH STREET

NORMANBY ROAD

There will be no more convenient district nor pleasant Suburb than East Kew: for the busy business man. When the Electric Tram is laid, he will be able to journey quickly and pleasantly direct from Collins Street to his home in the Eastlawn Estate in about 20 minutes.

Terms: £5 per Block Deposit, balance 20/- monthly. Interest 5 %/o, payable quarterly.
Title Certificate. Solicitors: Messrs. E. L. VAIL & SON, 75 Elizabeth Street

AUCTIONEERS:
COGHILL & HAUGHTON
79 Swanston Street, Melbourne. Auburn and Canterbury

Local Agents: GEO. STRANDGARD & CO., opposite Railway Station, and at New Harp Tram Terminus, Kew
Call for Booklet giving fuller particulars

Figure 2. Sale advertisement for Eastlawn Estate, Kew East, from 1914. The subject site is marked in red.
(Source: State Library of Victoria.)

The house appears to have been occupied by a succession of tenants following the Blakes' time. By 1949, Ernest and Aileen Falkenberg had moved with their four children to Normanby Road. The couple were well-respected hotel licensees, at one time operating the nearby Harp of Erin as well as hotels in Horsham, Stawell, Korumburra, Shepparton and St Kilda. Falkenberg had spent his childhood in nearby Camberwell and returned to the area as his children married and moved out of the family home.

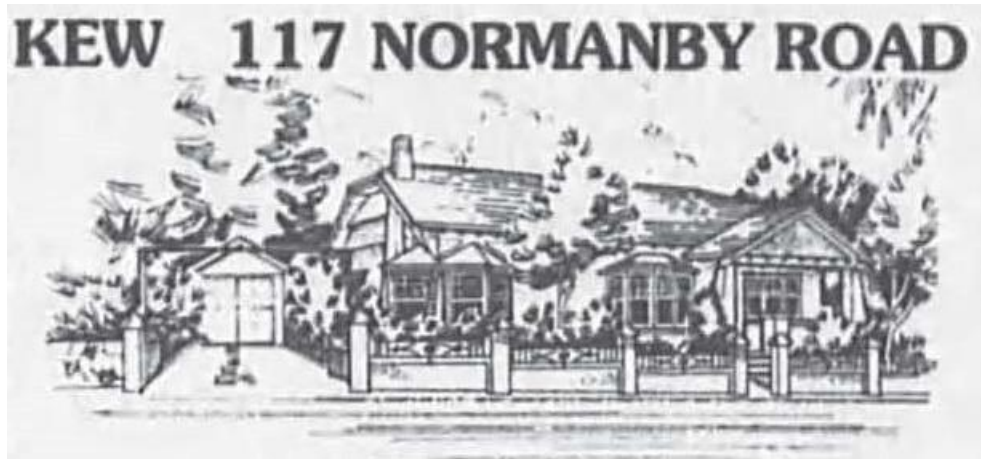


Figure 3. Illustration used in 1991 sale of the property. (Source: The Age, 13 July 1991 p. 51)

A 1991 real estate listing shows the house with a garage and driveway, describing the property as having a 142' frontage. The property was subsequently subdivided, creating 115 Normanby Road, removing the driveway and garage and reducing the Normanby Road frontage.

Description & Integrity

117 Normanby Road is a Californian Bungalow house, with many features common to the style. A low pitch gable roof is tiled, with overhanging eaves and exposed framing. Squat chimneys are visible from the street ([FigureFigure](#)). The tapered chimneys are constructed in clinker brick. A chimney to the rear has a roughcast accent at the top and is topped by a chimney pot.



Figure 4. The squat, tapered chimney is visible beyond the angled bay window. (Source: Trethowan Architecture, 2017)



Figure 5. The original glazed double doors and screen doors have been retained. (Source: Trethowan Architecture, 2017)



Figure 6. The angled bay window is supported on a deep brick corbel and broken by a brick buttress. The original leadlight top sash can also be seen. (Source: Trethowan Architecture, 2017)

A wide, deep, gabled porch at the front of the house protects the entrance, which retains its original glazed double doors and screen doors ([FigureFigure](#) 5). The barges of the front-facing gable project beyond the roof, forming tapered points and the gable is lined with timber boards forming a chevron pattern. Tapered pillars support the porch gable. A solid roughcast balustrade lines the porch, with capping painted a contrasting colour. A line of coursing is exposed in the balustrade, matching the sill-height brick plinth below the roughcast walls on the rest of the house. Above the

roughcast, three courses of brickwork are exposed at eaves height. Brickwork in the plinth has white tuckpointing.

The roughcast walls are broken by unusual bay windows (FigureFigure 6). The top sash is broken into smaller panes by leadlight, with a central bevelled diamond-shaped pane. The windows are supported on unusual deep brick corbels. The central bay window is curved, and an angled bay window breaks the corner, projecting to the front and the side at an angle. A brick buttress divides the window. The bay windows are roofed with painted metal roof sheeting.

A clinker brick fence with steel decorative panels lines the front boundary. A steel pedestrian gate is centred on the house entrance. The mild steel components appear original; however, the brickwork has been reconstructed and altered. Concrete capping to fence pillars has been removed recently and the proportions of the pillars and boundary wall have been altered. The reconstruction is sympathetic and appears to use original material.



Figure 7. The subject property (right) was subdivided following construction of a second house (left) on the block in 1992. The block was later subdivided. (Source: Trethowan Architecture, 2017.)

A second house was constructed on the lot in 1992, although it is unclear when it was formally subdivided. This resulted in the loss of the garage and driveway, although vehicle access is still available from the rear laneway. The last bay of the front boundary fence was shortened at this time, with the steel infill adjusted accordingly. The fence alteration is sympathetic and does not detract from the appearance of the house. The later dwelling is in close proximity to the subject property (FigureFigure), particularly to the angled corner bay window. This proximity limits the readability of the bungalow from the street and has taken away the original garden setting, but the changes do not impact directly on the significance of the house fabric. A window on the south side of the house was noted for removal and replacement with glass blocks; this did not happen, and the original window remains in place.

The Council building permit card for the property shows that a living room, utility room and woodshed were added to the rear of the house in 2007. The addition replaced an earlier porch.

Comparative Analysis

Bungalows

The rise of the bungalow style in the suburbs was paralleled by the new way of life found there. Houses were 'servant-less', with appliances increasingly appearing. Suburban life as it is known today began to emerge; nature strips, quarter-acre blocks, garages, open plan living and native plants in the garden would become staples during the 1920s.

The bungalow style originally emerged in the United States, inspired by the Arts and Crafts movement in the United Kingdom. The earliest bungalows, described as 'Craftsman's Bungalows' appeared in the later years of the nineteenth century. The style would prove extremely popular on the west coast of the United States and regional variations began to appear between the coastal 'Californian' bungalow and that seen in the Mid-West.

The first to arrive in Australia was the Californian Bungalow. The early incarnations of the style were more rustic, with a low, heavy profile and solid appearance. They had low-pitched roofs over gable-fronts infilled with wooden shingles or, in an Australian regional variation, asbestos cement sheeting with wide cover straps, or pressed metal sheeting patterned to imitate roughcast. Some designs would combine two or more of these approaches in a single gable. The simplified roofs differentiated the Californian Bungalows from earlier Federation villas with their complex roof forms. Marseilles-pattern tiles remained the favoured material, however, American shingles or Malthoid roofing tiles were also used.

Walls were of stone or timber shingled, although this would give way to timber weatherboard or brick as the style spread, with the latter more common in Melbourne. Roughcast was often applied over a brick plinth. Walls were broken by windows – typically sash or casement, with decorative treatments to the top portion of the window. Tripartite arrangements, with a central picture window and corner bays were also popular.

A deep porch or verandah was a feature of the style. The porch allowed for the creation of sleep-outs and outdoor rooms, encouraging an outdoor lifestyle. Porches might be under the main roof, given their own gable, or under a flat roof. Squat, heavy columns of early styles gave way to lower pillars, sometimes under a metre tall, supporting timber posts. In some cases, the heavy pillars became buttresses, curving out to the front of the house.

Tapering chimneys clad in stone, roughcast or brick were brought to the style from the Arts and Crafts, where the fireplace was a central feature. Australian bungalows also used the chimney as a feature, placing them asymmetrically in the front façade although, in a sign of the times, there was often only one fireplace in the house now and cooking and heating were done with gas or electricity. Natural materials and finishes and the sense of a homely, earthy character were also shared with the Arts and Crafts movement, although the expected levels of comfort and amenity within the home had begun to shift to something more like today's family home. Garages and indoor plumbing would become standard and open plan living would do away with the long, straight corridors of the Victorian and Edwardian periods.

The versatility of the style would lead to it becoming ubiquitous in Australian suburbs. It was adapted into regional variations across the country and became popular with speculators and developers as well as State Bank and War Service Home Schemes. The style was dominant until the Great Crash of 1929 put a stop to much building in cities around the country.

Several bungalows have already been included in the Boroondara Planning Scheme Heritage Overlay. Each has a different interpretation of the typical bungalow detailing, but none has precisely the same combination as that shown at 117 Normanby Road.



Figure 8. 3 Second Avenue, Kew (HO339) demonstrates the Arts and Crafts origins of the bungalow style.
(Source: Lovell Chen, 2005)

The attic storey bungalow at 3 Second Avenue, Kew (HO339) is a large home with accents in brick and split face stone, showing clear links to the Arts and Crafts origins of the bungalow style. It is on a much larger scale than Normanby Road, angled on the block where Normanby Road is aligned with the street frontage. The asymmetrical composition is dominated by a shingled gable above a balcony and entrance porch. To one side of this, a pointed bay window projects from the ground floor façade. Split face stone supports the window to the ground, beneath a band of clinker brick. The typical heaviness of the bungalow style is brought out by the heavy stone piers and the proportion of the roof form relative to the walls. Windows appear relatively small or are set back. While there are broken horizontal bands and the overall scheme is wide, the height of the attic storey form and the vertical central gable offset the typical horizontality of the bungalow style. In contrast, 117 Normanby Road has a stronger horizontal emphasis created by the simplicity of the design. The banding of the brickwork and stucco works with the transverse gable roof to make the Normanby Road house appear low and wide. This is further emphasized by the squat chimneys. The heaviness that this creates is broken by the windows, sitting on the edges of the heavy structure of the house. The windows in Second Ave create interest in the elevations but lack the unusual corbelling and buttress detail seen in Normanby Road.



Figure 9. Berniston 9 Berkeley St Hawthorn (HO445) features a more typical corner bay and oriel window treatment. (Source: realestate.com.au 2008)

Similarly, 9 Berkeley Street Hawthorn is a large bungalow with a curved and corner bay windows. The unpainted roughcast stucco walls are over a low plinth of clinker brick and the deep porch is under its own gable on the side of the house. In contrast to 177 Normanby Road, the corner bay

window has a tiled roof, matching the rest of the house, while the curved bay is topped with shingles. The different orientation on the block gives a more layered appearance to Berkeley Street than is possible within the tightly constrained site at Normanby Road, and as a result lessens the horizontal emphasis typically seen in the street frontage of a bungalow. The gable end facing Berkeley Street is half-timbered, with unpainted stucco infill. While the curved window is an oriel window, supported on timber struts, the corner bay extends to the ground. A clinker brick pillar divides the window at the corner, similar to but not as deep as the buttress on Normanby Road. The corner window in Berkeley Street is, in effect, a pair of curved bay windows on either side of the corner. The corner treatment at 117 Normanby Road takes a more unusual, angular approach, with the window appearing as a box inserted at a 45-degree angle to the walls, creating a more dramatic emphasis to the corner that is further emphasised by the buttress and deep corbelling.



Figure 10.7 Violet Grove also features the unusual deep brick corbel on corner bay windows. (Source: realestate.com.au 2016)



Figure 11.11 Violet Grove, Kew includes a similar corner bay window treatment with a deep brick corbel and buttress effect. (Source: Google Maps 2014)

Two houses in nearby Violet Grove, Kew East, feature similar window detailing to 117 Normanby Road. Both houses have exposed brick suggestive of quoining at the windows, in contrast to 117 Normanby Road. However, all houses include the deep brick corbelling and a sill-height plinth of clinker brick. 11 Violet Grove also has a buttress at the corner, while No. 7 has the windows set back from the corner slightly to accommodate the quoining detail. Both Violet Grove houses have been substantially altered. Upper floor additions with varying degrees of sympathy have greatly increased the footprint of the houses. In contrast, the house at 117 Normanby Road appears substantially intact, with no alterations visible from the street. The Violet Grove houses were given C designations in the 1998 Pru Sanderson study. Neither has since been included in the Heritage Overlay.

The house at 117 Normanby Road shares features with each of the examples above, but the scale of the building, the combination of details, particularly the window treatment with the use of deep corbelling and corner buttress, and the level of intactness when viewed from the street combine to set it apart.

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).

N/A

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).

117 Normanby Road is a representative example of a substantially intact Interwar dwelling. It is an example of a smaller scale Californian Bungalow home. The Californian Bungalow style was ubiquitous in the suburbs during the 1920s.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

117 Normanby Road is of aesthetic significance as a largely intact example of a Californian Bungalow style of housing. Typified by low-pitch roofs with projecting eaves, roughcast walls over a brick plinth, and deep porches, the style drew on Arts and Crafts influences. The example at 117 Normanby Road exhibits the typical style markers of a low-pitch roof with projecting eaves, roughcast walls over a brick plinth, and a deep porch, as well as some more unusual details. Several original landscaping features have been retained, including the mild steel infill panels of the front boundary fence and the stone paved steps up to the porch. The curved and corner bay windows are supported by unusually deep, brick corbels. The corner bay window also features a brick buttress adding drama to the corner. While elements of these features can be found elsewhere in Boroondara, they are not generally combined.

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?

117 Normanby Road is a California Bungalow constructed in 1927-28. The house is significant to the City of Boroondara.

How is it significant?

117 Normanby Road is of architectural (representative) and aesthetic significance to the City of Boroondara.

Why is it significant?

117 Normanby Road is architecturally significant as a representative and largely intact Interwar dwelling in the Californian Bungalow style. The style was common in suburbs throughout the 1920s. (Criterion D)

117 Normanby Road is of aesthetic significance as a largely intact example of a Californian Bungalow. Typical features of the style that can be found in this house include a low-pitch, transverse gable roof, a front facing porch gable, sash windows with leadlight to the upper sash, glazed double front doors and stucco over clinker brick walls. The simple design has a strong emphasis on the horizontal, creating the sense of heaviness and solidity common to the style. Less common details, such as the buttressed corner bay window and deep brick corbelling are also present, adding drama to the corner. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <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

Age, as cited.

Argus, as cited.

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Camberwell and Hawthorn Advertiser, as cited.

Morrissey, Sylvia 2008, 'Kew in eMelbourne, School of Historical and Philosophical Studies, University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00796b.htm>, accessed 25 September 2017.

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East Kew Uniting Church and former Citizens Hall

Prepared by: Context Pty Ltd

Address: 142 and 142A Normanby Road, Kew East

Name: East Kew Uniting Church and former Citizen's Hall	Survey Date: October 2017
Place Type: Community	Architect: Scarborough, Robertson & Love; Keith Reid (additions)
Grading: Significant	Builder:
Extent of Overlay: To title boundaries	Construction Date: 1922, 1938, 1952, 1959



East Kew Uniting Church, 142 Normanby Road, East Kew. (Source: Context, 2017)

Historical Context

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From 1910, and particularly 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, changing the rural nature of north and east Kew. Between 1921 and 1933, the Kew municipality's population increased 46.62 per cent and its houses by 62.73 per cent (Sanderson 1988:4/11-17).

The Kew horse tramway, a line established in 1887 by the Melbourne Tramway and Omnibus Company from Victoria Bridge across the Yarra River to Boroondara Cemetery, Kew, was replaced in 1915. In February 1915 the Prahran and Malvern Tramways Trust opened an electric tramway from the Kew Post Office to Victoria Bridge, and in May 1915, opened an electric tramway from the post office to the cemetery. In November of the same year, the Kew electric tramway was extended along High Street to Strathalbyn Street (Harp Road) (Yarra Trams 2017).

Facilitated by this tramway upgrade and extension, most subdivision in the Kew municipality in the first decades of the twentieth century occurred in Kew East. Advertisements in 1914 for the Eastlawn Estate, comprising the western half of the failed Harp of Erin Estate, promoted the proximity of the estate to the proposed electric tramway. Other landowners, also anticipating the construction of the tramline, subdivided a number of estates in the area between High Street and Kilby Road around the Belford Estate. Oswinia Estate was established in the triangle formed by Oswin Street, Kilby Road and High Street in 1915, and in the same year four short streets off Burke Road, to the north of the estate, were surveyed. Land bounded by Windella Avenue, Kilby Road, Belford Road, and the Outer Circle Railway, was subdivided into large allotments in 1908, and by 1910 streets had been laid out (Sanderson 1988:4/13-14). To further the interests of local residents, the East Kew Progress association was formed c.1914 (*Camberwell and Hawthorn Advertiser* 28 March 1914:5).

After slower development during World War One (1914-18), subdivision continued in Kew East for most of the 1920s, spurred on by the opening of the extension in 1925 of the High Street electric tramline from Strathalbyn Street to Burke Road, Kew East, and the opening of an electric tram service in 1927 to replace the cable-tram route from Kew to Flinders Street and Swanston Street via Hawthorn Bridge. The *Argus* wrote of the latter construction:

"One suburb that owes its origin entirely to electric tramway connection with the city is East Kew. There has been a railway in this locality for 30 years, but as no trains are ever run on the rusting rails the growth of this thriving residential and shopping area cannot be due to the railway service. Even the tramway has laboured under the disadvantage of being an electric route in one section and a cable route in the other, but this will be changed in a few days when the Bridge road line will be opened for electric service from the city linking with the East Kew route at Hawthorn Bridge." (*Argus* 18 October 1927:8).

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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. In Kew East, Bennett's nursery was subdivided as the Mont Victor Hill Estate in 1936. The East Kew tram line was extended from Burke Road to Bulleen Road in 1938, and from Bulleen Road to Balwyn Road in North Balwyn in 1938. By 1945, the only relatively large area not fully developed in Kew East was the land on the northeast corner of Earl Street and Willsmere Road (Built Heritage 2012:132).

With post-World War Two population growth and immigration in the 1950s and 1960s, Kew East experienced a significant phase of residential suburban infill, including architect-designed housing (Built Heritage 2012:18). In the same period, a new building for St Paul's Anglican Church in Windella Avenue opened in 1960, a Methodist Church opened in Strathalbyn Street in 1955, and a new building for St Anne's Catholic Church in Windella Avenue opened in 1957.

Today, Kew East retains evidence of these phases of historical growth and development.

History

The Presbyterian Church was slow to react of the needs of its new congregations in the expanding suburbs of the interwar period. In the ten years between 1913 and 1923 only three new Presbyterian missions were begun, and five church sites purchased, despite Melbourne's population increasing by over 200,000. A major consideration of the 1924 Presbyterian Synod of Melbourne was the need to obtain funding for church extensions for the parts of the city and suburbs of Melbourne not served by churches. Extensions were now sorely needed in 24 suburbs. The most urgent need was at Balwyn, West Thornbury, East Kew, Hartwell, East Northcote and Tooronga Road, North Melbourne (*Argus*, 26 January 1924:30; *Age*, 30 January 1924:12).

The first suburban subdivisions of Kew East, such as the Bedford Estate, had occurred during the 1890s Boom period. Most subdivision activity followed the extension of the tram line along High Street planned in 1910 and under construction from 1914 (CKUCS V2, pp.4/13-14). Shopping centres formed on High Street at Harp Road and at the junction with Burke Road (TEH, p.98). In 1916 in the "Church and Organ" section of *Punch* it was mused that "all denominations will be in the qui-vive [on the lookout] for sites along the new tram route from Kew East and White Horse Road" (*Punch* (Melbourne), 19 October 1916:2). The increasing residential population of Kew East merited a post office in 1924, Baby Health Centre in 1925 and State Savings and ES&A bank branches in 1926 (TEH pp.73, 104, 156). Churches also expanded their infrastructure. The Presbyterians and Anglicans were the first to respond, starting in 1924.

A new Presbyterian congregation was formed at East Kew under the Reverend Finlay McQueen in May 1925 (*Argus*, 26 May 1925:16). The church acquired the block of land occupied by the East Kew Citizens Hall, as well as the adjacent block (*Argus*, 15 May 1925:6). The Kew Citizens Club had built a small hall with corrugated iron clad gable roof fronting on Normanby Road in 1922. The north wall was timber framed, to allow for a large extension to the north (not built), and the other walls were of brick. This hall was repurposed by the Presbyterians to become their first church and Sunday school. The date of the addition of another small timber building on the lot to the south, which was used by the church for library and Sunday School purposes, is not known, but it was removed for the third phase of works on the main courtyard complex in 1959 (see below) (PB File 553).

By 1926 the recently formed congregation "had grown so rapidly that it was ready to sustain the status of a charge [parish]" (*Argus*, 8 July 1926:5). The Reverend Finlay McQueen resigned his charge in 1930 (*Argus*, 8 April 1930:12). The Reverend J. Legge was appointed as interim moderator, followed shortly after by the appointment of the Reverend A Morton Collins, previously at Wodonga (*Age*, 21 June 1930:22; *Wodonga & Towong Sentinel*, 5 September 1930:2). Collins remained until 1938 (*Age*, 5 February 1938:24).

Architects Scarborough, Robertson and Love of Collins Street Melbourne called tenders for a new church in June 1938. The church was to form one side of a U-shaped complex with a courtyard opening to the street, which was to be built in stages. "The buildings have been designed on the group plan, and include church and vestries, with provision for future pipe organ and a tower, a Sunday School with a stage 26 feet wide, kindergarten and primary wing. The whole is grouped around a quadrangle which admits of future tree planting and the parking of cars. The object of the group planning is to arrange all the buildings so that the separate units can be connected, giving a more efficient working arrangement and a unified architectural appearance." The church was initially to accommodate 175, with eventual expansion to 280. "The entrance porch will open directly into a high narthex, which will be lit by a traceried stone window. The narthex will open onto a nave through a high archway across which a low glazed timber narthex screen, fitted with glass doors, will be built." The open arched truss roof was to be lined with acoustic board. The roof was to be of a "blended brown tile". Temporary vestries were to be built at the rear of the church, which would also be used as a Sunday school until a school wing was added (*Argus*, 18 June 1938:20).

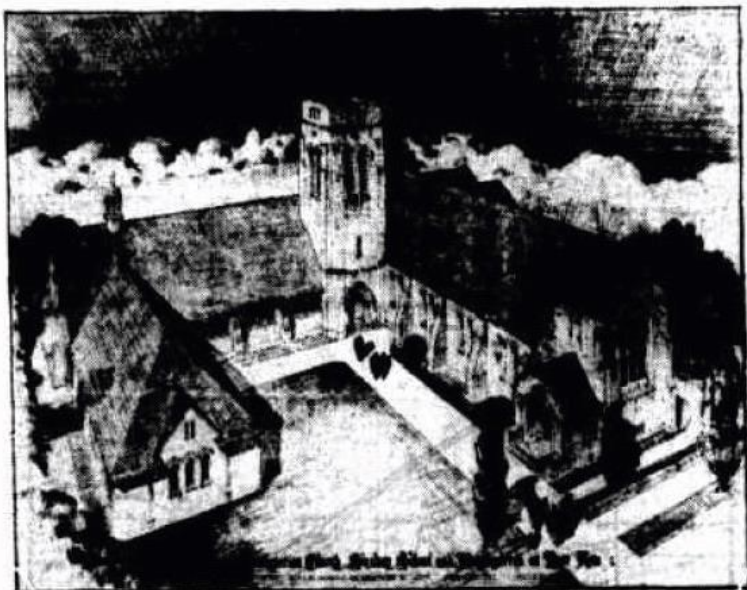


Figure 1. Schematic design for the East Kew Presbyterian church complex by architects Scarborough, Robertson & Love, 1938 (*Argus*, 18 June 1938:20).

The foundation stone for the new Finlay McQueen Memorial Presbyterian Church was laid by the Moderator General, the Right Reverend Dr John Mackenzie, at a ceremony in September 1938 which was attended by around 300 church members. A time capsule was sealed underneath foundation stone. The church was expected to cost £2000 (*Argus*, 5 September 1938:6; *Age*, 5 September 1938:17). The opening of the new church by the Reverend Wilson Macaulay in March 1939 was preceded by a farewell service in the old church held by Malcolm McQueen, son of the Reverend Finlay McQueen, who by this time had himself become the minister at East Kew (*Argus*, 27 March 1939:2).

Three memorial windows were unveiled at the opening. The centre window, representing Charity, was donated in memory of Joseph and Isabella Johnstone. A window representing Sir Galahad was donated in memory of James and Alexander Johnstone, both of the AIF. The third window, representing St Michael, was donated in memory of John T. Murray of the AIF and his son Lindsay C. Murray of the RAAF (*Age*, 3 April 1939:12). Many other memorial windows have been added since that time, many commemorating the founding families of the church, including the McQueens, the Andersons, and the Burches. A member of the McQueen family was responsible for plantings in the front courtyard.

The Reverend Malcom McQueen was succeeded by the Reverend A.A. Bell in 1945 (*Age*, 26 May 1945:4). Plans for a new Sunday school hall attached to the church were prepared in mid-1953 by

architect Keith Reid of 321 Latrobe Street Melbourne. The new hall included a stage at the north end and bio-box at the south end. The form and materials were to match the church, including external brickwork patterning and the steeply-pitched tiled roof, but the roof trusses were of steel and were encased. The tower planned in the 1920s for the junction of the church and the new hall did not eventuate. The new hall was completed by 1955 (PB File 8675).

Architect Keith Reid was engaged again in 1959 to design additions to the north end of the hall which completed the third side of the courtyard complex. These additions consisted on the ground floor of a meeting room and a series of spaces serving the hall, including foyer, kitchen and toilets. On the first floor there were two classrooms and a dressing room for the hall. This addition was stepped down to the street and the roof, while still tiled, was of a lower pitch than the previous two stages of the complex (PB File 8675).

In 1977 a number of Presbyterian churches combined with the Methodist Church of Australia and the Congregational Churches to form the Uniting Church of Australia. The Kew East Uniting Church is now part of the Port Phillip East Presbytery. In 1996, the church congregation merged with the East Kew Methodist Church, which had been located on Strathalbyn Street since 1912. This important event is commemorated by a stained glass window, and the East Kew Methodist Church WWII honour board is now located at the Normanby Road church.

Scarborough, Robertson & Love

Architects John Scarborough, John Robertson and Allan Love are best known for their competition-winning design for the Littlejohn Memorial Chapel at Scotch College. The design was based on the fifteenth-century Albi Cathedral in southern France. The three architects formed a partnership immediately after their win and the Chapel was built in 1935-6 (Context 2016:15-16).

The partnership, or Scarborough within the partnership, undertook many commissions for the Presbyterian church during the interwar period, including:

- 1934 Upland Road Presbyterian church hall (Strathmore) in Primitive Gothic Revival style (Hermes no.196126),
- 1935 re-location and redesign of elements of the former Free Church of Scotland at West Melbourne, built in 1866-7, to Box Hill to become St Andrews Presbyterian church (Lewis, 59),
- 1937 North Essendon Presbyterian church in an “Academic Perpendicular Gothic” style unusual in Melbourne for the period. The design is comparable to the Littlejohn Memorial Chapel. (Hermes no.29741),
- 1938 Elwood Presbyterian Church (*Argus*, 4 June 1938:2),
- In 1941 Paton memorial Presbyterian Church in Balwyn, in a simplified Northern Italian Byzantine/Romanesque style (Hermes no.71668).

The partnership of Scarborough, Robertson & Love dissolved in 1942 (*Argus*, 14 February 1944:11). John Scarborough subsequently practised as John F.D. Scarborough and Associates. Later church commissions include at Bentleigh in 1958 (Hermes no.29741) and a new church at Strathmore in 1962 (Hermes no.196126).

Keith Reid

Architect Keith Reid was a frequent designer of churches from the mid-1940s to the mid-1960s, but most prolific in the 1950s. He was used almost exclusively by the Anglican and Presbyterian Churches. Reid went into partnership with John Andrew Pearson in 1931. The pair are best known for the c1931 design of the McPherson’s Showroom in Collins Street Melbourne in association with Stuart Calder (VHR H0942). They also undertook ecclesiastical commissions before their partnership ended at the beginning of the Second World War. After the Second World War, Reid resumed private practice under his own name. Reid’s church related commissions in Melbourne after the Second World War included:

- 1946 Presbyterian Church Dundonnell (Built Heritage),
- 1947 Anglican church of St John in Croydon (*Argus*, 20 September 1947:42),

- c1947 St Michael's church in Dandenong (*Argus*, 20 September 1947:42),
- 1952 Church hall for Presbyterian Church Balwyn North (Built Heritage 2017),
- 1952 Kindergarten Hall for Presbyterian Church Wattle Park (Built Heritage 2017),
- 1953 St Chad's Church of England Chelsea (*Argus*, 23 May 1953:29),
- 1953 Glen Iris Presbyterian church (*Argus*, 21 November 1953:6; Built Heritage 2017),
- 1953 Church hall for Springvale Presbyterian Church (*Dandenong Journal*, 25 March, 1953:24),
- 1954 Kindergarten hall for Presbyterian Church Reservoir (Built Heritage 2017),
- 1954 Presbyterian church hall West Footscray (*Argus*, 7 August 1954:37),
- 1955 Church hall at Mitcham Presbyterian Church (*Argus*, 5 March 1955:13),
- 1956 Timber church West Footscray (*Argus*, 8 September 1956:38),
- 1956 Church hall and kindergarten Jordansville (*Argus*, 21 April 1956:41),
- 1959 Presbyterian church, The Avenue, Blackburn (Built Heritage 2017),
- 1960 Presbyterian church Louise Street Coburg (Built Heritage 2017),
- 1962 Presbyterian church Templestowe (Built Heritage 2017),
- 1962 Baptist church Balwyn Road Canterbury (Built Heritage 2017),
- 1964 Baptist church Price Street Aberfeldie (Built Heritage 2017).

Description & Integrity

The buildings comprising East Kew Uniting Church are arranged in a courtyard formation around three sides of the site. To the rear of the site is a paved carpark and an open garden fronts Normanby Road between the church and the meeting rooms. A small side garden lends some space and presence to the church that forms one side of the larger 'U' shaped building. A unified design has been achieved throughout successive alterations and extensions to the site by different architects. Salmon-coloured brickwork has been used throughout, and the gable roofed forms with blended brown tiles roofs link the building complex together visually. The layout of the buildings today differs only slightly from the original masterplan for the church complex.

The 1922 hall, formerly the East Kew Citizens Hall is adjacent to the church complex at 142a Normanby Road and is a gable roofed structure in red brick with rendered lintels and sills. The frontage has engaged piers and a pair of timber framed sash windows either side of a central entry. The doors have been replaced with modern glazed doors, but otherwise the hall is highly representative of its Inter-war era. The only noticeable changes, in comparison with a 1925 photo held by the Church, is the replacement of the corrugated metal roof cladding and the removal of the metal tube vents along the roof ridge.

The church, by architects Scarborough and Love, is in a conservative Gothic revival style with little of the Northern Italian/Byzantine/Romanesque style for which the firm is associated at other churches like Scotch College Chapel and Paton Memorial Church. East Kew Uniting Church uses some simplified Gothic Revival elements. Buttresses are used as defining elements of the composition especially where the narthex joins the nave. Entry is through a side porch beneath a flattened arch with modelled brick reveals. Details of the porch are provided by projecting brickwork to the gable and a brick on edge parapet capping. The main window is of Gothic revival design with stone tracery and leaded glass. A simple brick moulding with carved bosses surrounds the window.

The Sunday School hall that forms the rear wing of the complex is designed in a complementary manner and has a matching tiled roof that connects with that of the church. The entry porch to this wing repeats the brick details of the church. The third side of the courtyard to the north is partly two storey and is again complementary in form and materials. At the rear there is a semi-octagonal two storey section and a prominent intersecting gable. There is a pair of recessed entries and part of the rear elevation has engaged piers. The courtyard has three columnar cypresses and some shrubbery within a largely paved surface.

The interior contains part of a pulpit made by Malcolm McQueen for the church during his ministry. Following renovations to the interior this was retained and incorporated into the new pulpit. The

interior combines elements of the original design with a modern timber screen to the sanctuary. This screen is used as a simple backdrop to great effect with seasonal decorations. The ceiling features arched roof trusses in a dark stained timber and plain plastered wall above a clinker brick dado to the lower part of the wall. Several lancet windows with decorative leaded and coloured glass contribute to the traditional atmosphere of the church interior. The Sunday School hall features a large open space, a stage, timber floor and face brick interior walls (www.eastkew.unitingchurch.org.au).

Community connections

East Kew Uniting Church describes itself as a sustainable, active and open-minded congregation committed to worship and outreach within the local community.

The 50th anniversary of the founding of the church was celebrated in 1975. The hall is used for other classes and community activities. The church is used each Sunday for worship.

Comparative Analysis

Many suburban churches were built in suburbs such as Deepdene, Glen Iris, Balwyn and Ashburton during the Inter-war period. Comparisons for East Kew Uniting Church are discussed with reference to other churches by Scarborough and Love and more generally with other Inter-war suburban churches.

Scarborough and Love Architects

As architects of the Littlejohn Memorial Chapel at Scotch College (HO608) and many other churches, including some within Boroondara, Scarborough and Love provide several points of comparison for East Kew Uniting Church. The Littlejohn Memorial Chapel relies on a sculptural modelling of forms for its effect and its spectacular setting within the spacious grounds. (Context, 2013). The Littlejohn Memorial Chapel is considered an exemplar in the state for its Gothic characteristics, popular for seminary and college chapels during the 1930s. It was highly acclaimed at the time of its construction, and is still appreciated for its striking massing and stripped-back interpretation of Albi Cathedral in France.

Scarborough's other notable work in the City of Boroondara is also a church – the 1941 Frank Paton Memorial Uniting Church (formerly Presbyterian Church) at 958 Burke Road Deepdene. In this case, a simplified Northern Italian Byzantine or Romanesque style is used along with the timber fittings, light bricks and carved stone details that would be used in Scarborough churches in the 1930s, 40s and 50s across Melbourne.



Figure 2. Littlejohn Memorial Chapel, Scotch College 1934-36, by Scarborough and Love (HO608), a State-level exemplar for Inter-war churches.

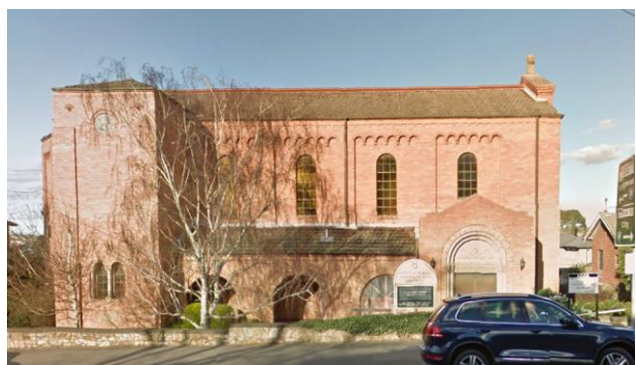


Figure 3. Frank Paton Memorial Uniting Church, 958 Burke Road Deepdene, 1941, a fine Romanesque revival church by Scarborough and Love (no HO but recommended for assessment in the Balwyn Heritage Study, 2013)

Suburban inter-war churches

Throughout the first four decades of the twentieth century, the use of revived medieval styles for ecclesiastical buildings was popular throughout Australia. The styles were a continuation of the nineteenth century Gothic Revival and, to a lesser extent, the Arts and Crafts tradition. A variant on the Gothic Revival form was the polygonal or cruciform church plan, reaching its peak popularity in the 1920s. The polygonal or cruciform plan was frequently used in suburban church design and was favoured by Presbyterian and Methodist denominations during this period. The Arts and Crafts style was also applied to church building, particularly in the work of Louis Williams whose Canterbury Uniting Church is illustrated below.



Figure 4. Holy Trinity Anglican Church, 173 Union Road Surrey Hills (1921) – a gothic revival church with square tower to one side and glazed extension across the front.



Figure 5. East Camberwell Baptist Church 137-139 Highfield Road Camberwell, 1923 (recommended for HO)



Figure 6. Canterbury Uniting Church, 15a Balwyn Road Canterbury (HO264 Balwyn Road Residential Precinct) – a beautiful church of asymmetrical composition and monumental height, by Louis Williams.



Figure 7. Robert Beckett Memorial Uniting Church, 78 Highfield Road Canterbury, 1920s, a cruciform plan Gothic Revival church (HO145 Maling Road Shopping Centre and Residential Environs, Canterbury)

As a work by Scarborough and Love, East Kew Uniting Church is at the modest end of their spectrum and does not show the brilliance of composition or the scholarly adaptation of the Romanesque tradition that underpins the Littlejohn Memorial Chapel or the Frank Paton Memorial Uniting Church. East Kew Uniting Church is a representative Inter-war Gothic Revival church, however what distinguishes this building is its original masterplan of three wings around a courtyard. It is notable that the original concept has survived in successive stages until the present time. It is a representative example of a suburban church of the Inter-war period with an unusual feature of all the functional spaces arranged in a single building around a courtyard.

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).

East Kew Uniting Church is historically significant as one of three suburban churches in the suburb, including St Anne's Catholic church and St Paul's Anglican church, both in Windella Avenue, and assessed as part of the Boroondara Municipal Wide Heritage Study. East Kew Uniting Church is part of the development of Kew East and its community facilities in the Inter-war period, particularly following the electric tram connection to the city. East Kew Uniting Church of 1938 and the adjacent Kew East Citizens Hall of 1922 used as a church between 1922 and 1938 are historically significant as part of the denominational expansion in the newly developing suburbs.

Historically, the naming of the church memorialises in its original name, the Rev. Finlay McQueen, the first minister of East Kew between 1926-1930. The McQueen family is further associated with East Kew Uniting Church through Malcolm McQueen who succeeded his father as minister between 1930 and 1945. Like many churches, East Kew Uniting Church is historically significant for its memorial windows that commemorate war sacrifice by families of the congregation. Windows at East Kew Uniting Church commemorate James and Alexander Johnstone of the AIF, John T Murray, also of the AIF and Lindsay C Murray of the RAAF, as well as many other founding families of this church. The East Kew community hall is historically significant as the location of the first Presbyterian church in Kew East.

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).

East Kew Uniting Church is representative of a group of suburban Inter-war churches that derive from the Gothic Revival tradition, and as a work by noted church architects Scarborough and Love. Although not their most ambitious work, East Kew Uniting Church is a well planned Gothic Revival example. It is significant for its unusual 'U' shaped plan around a central courtyard which was originally master planned to be completed in stages, and where the original concept (apart from the corner tower) survives.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

East Kew Uniting Church is aesthetically significant for its harmonious composition comprising a grouping of buildings and functions around a courtyard. The use of salmon brickwork in matching colour and the tiled roof are aesthetically significant despite the different eras in which the building wings were constructed. The church is significant for its Gothic Revival elements of pitched gable roof, buttresses and arch headed windows with brickwork details articulated in its nave, porch, narthex and vestry. The Gothic Revival window with stone tracery and leaded glass is notable, and other lancet-shaped memorial windows in leaded glass complement the main window. The Sunday

School, completed in 1953, and the meeting rooms complement the church in style and materials and are also part of its aesthetic significance.

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).

East Kew Uniting Church is of local significance for its connection to the Uniting Church community. The church and church hall and meeting rooms remain in occupation by the Uniting Church, which collectively demonstrate the ongoing ecclesiastical use and evolution of the site over the past 80 years.

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

Statement of Significance

What is Significant?

East Kew Uniting Church, also known as the Finlay McQueen Memorial Presbyterian Church at 142 Normanby Street East Kew; built in 1938 is significant. The former East Kew Citizen's Hall of 1922, at 142A Normanby Street is also significant.

How is it significant?

East Kew Uniting Church is of local historic, architectural, aesthetic and social significance to the City of Boroondara.

Why is it significant?

East Kew Uniting Church is historically significant as one of three suburban churches in the suburb, including St Anne's Catholic Church and St Paul's Anglican Church, both in Windella Avenue. East Kew Uniting Church is part of the development of Kew East and its community facilities in the Inter-war period, particularly following the electric tram connection to the city. East Kew Uniting Church of 1938 and the adjacent Kew East Citizens Hall of 1922 used as a church between 1922 and 1938 are historically significant as part of the denominational expansion in the newly developing suburbs.

Historically, the naming of the church memorialises in its original name, the Rev. Finlay McQueen, the first minister of East Kew Uniting Church between 1926 and 1930. The McQueen family is further associated with East Kew Uniting Church through Malcolm McQueen who succeeded his father as minister between 1930 and 1945. Like many churches, East Kew Uniting Church is historically significant for its memorial windows that commemorate war sacrifice by families of the congregation. Windows at East Kew Uniting Church commemorate James and Alexander Johnstone of the AIF, John T Murray, also of the AIF and Lindsay C Murray of the RAAF, as well as many other founding families of this church. The East Kew community hall is historically significant as the location of the first Presbyterian Church in East Kew. (Criterion A)

East Kew Uniting Church is representative of a group of suburban Inter-war churches that derive from the Gothic Revival tradition, and as a work by noted church architects Scarborough and Love. Although not their most ambitious work, East Kew Uniting Church is a well planned Gothic Revival example. It is significant for its unusual 'U' shaped plan around a central courtyard which was

originally master planned to be completed in stages, and where the original concept (apart from the corner tower) survives. (Criterion D)

East Kew Uniting Church is aesthetically significant for its harmonious composition comprising a grouping of buildings and functions around a courtyard. The use of salmon brickwork in matching colour and the tiled roof are aesthetically significant despite the different eras in which the building wings were constructed. The church is significant for its Gothic Revival elements of pitched gable roof, buttresses and arch headed windows with brickwork details articulated in its nave, porch, narthex and vestry. The Gothic Revival window with stone tracery and leaded glass is notable, and other lancet-shaped memorial windows in leaded glass complement the main window. The Sunday School, completed in 1953, and the meeting rooms complement the church in style and materials and are also part of its aesthetic significance. (Criterion E)

East Kew Uniting Church is of local significance for its connection to the Uniting Church community. The church and church hall and meeting rooms remain in occupation by the Uniting Church, which collectively demonstrate the ongoing ecclesiastical use and evolution of the site over the past 80 years. (Criterion G)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <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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Public Health Department, 'Presbyterian Sunday School C/r High St Normanby Rd East Kew', Public Building file (PB File) No.553, VPRS 7882/P1 Unit 120.

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St Anne's Church

Prepared by: Context Pty Ltd

Address: 53 Windella Avenue, Kew East

Name: St Anne's Church	Survey Date: October 2017
Place Type: Community	Architect: C.W. Fraser (church) Robert Harper (school) John Lawrey (additions to school)
Grading: Significant	Builder: Joseph W. Hunt
Extent of Overlay: Map	Construction Date: 1957



St Anne's Church, 53 Windella Avenue, East Kew. (Source: Context, 2017)

Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrisset 2008).

Most of what was to become known as Kew East remained as farmland until the 1880s, with a Congregational church and school established at the corner of Burke and Kilby roads in 1859 and 1892 respectively (*Victorian Places* 2015).

With the revival of plans for the Outer Circle railway line to stimulate land subdivision by connecting Melbourne with Kew East, Camberwell, Burwood, Ashburton and Malvern East, ambitious subdivision schemes were implemented. A rapid increase in population ensued; in 1881-91 the municipality of Kew's population almost doubled from 4,288 to 8,462 (Victorian Places 2015). At Kew East, however, while a number of new residential estates were opened, few land sales took place.

From 1910, and particularly 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, changing the rural nature of north and east Kew. Between 1921 and 1933, the Kew municipality's population increased 46.62 per cent and its houses by 62.73 per cent (Sanderson 1988:4/11-17).

The Kew horse tramway, a line established in 1887 by the Melbourne Tramway and Omnibus Company from Victoria Bridge across the Yarra River to Boroondara Cemetery, Kew, was replaced in 1915. In February 1915 the Prahran and Malvern Tramways Trust opened an electric tramway from the Kew Post Office to Victoria Bridge, and in May 1915, opened an electric tramway from the post office to the cemetery. In November of the same year, the Kew electric tramway was extended along High Street to Strathalbyn Street (Harp Road) (Yarra Trams 2017).

Facilitated by this tramway upgrade and extension, most subdivision in the Kew municipality in the first decades of the twentieth century occurred in Kew East. Advertisements in 1914 for the Eastlawn Estate, comprising the western half of the failed Harp of Erin Estate, promoted the proximity of the estate to the proposed electric tramway. Other landowners, also anticipating the construction of the tramline, subdivided a number of estates in the area between High Street and Kilby Road around the Belford Estate. Oswinia Estate was established in the triangle formed by Oswin Street, Kilby Road and High Street in 1915, and in the same year four short streets off Burke Road, to the north of the estate, were surveyed. Land bounded by Windella Avenue, Kilby Road, Belford Road, and the Outer Circle Railway, was subdivided into large allotments in 1908, and by 1910 streets had been laid out (Sanderson 1988:4/13-14). To further the interests of local residents, the East Kew Progress association was formed c.1914 (*Camberwell and Hawthorn Advertiser* 28 March 1914:5).

After slower development during World War One (1914-18), subdivision continued in Kew East for most of the 1920s, spurred on by the opening of the extension in 1925 of the High Street electric tramline from Strathalbyn Street to Burke Road, Kew East, and the opening of an electric tram service in 1927 to replace the cable-tram route from Kew to Flinders Street and Swanston Street via Hawthorn Bridge. The *Argus* wrote of the latter construction:

"One suburb that owes its origin entirely to electric tramway connection with the city is East Kew. There has been a railway in this locality for 30 years, but as no trains are ever run on the rusting rails the growth of this thriving residential and shopping area cannot be due to the railway service. Even the tramway has laboured under the disadvantage of being an electric route in one section and a cable route in the other, but this will be changed in a few days when the Bridge road line will be opened for electric service from the city linking with the East Kew route at Hawthorn Bridge." (*Argus* 18 October 1927:8).

Residential subdivisions over this period in Kew East included Flower Farm Estate in 1922, and Violet Grove and Bennett Parade (part of the former Harp of Erin Estate) in 1927, the latter as part of the City of Kew Estate (Sanderson 1988:4/16). The tramline extension and upgrade also facilitated the development of a retail centre at the corner of Harp Road and High Street, including the establishment of the Kew East Post Office in 1924.

A new Kew East primary school was built in 1923, and a child health centre opened in 1925 in Strathalbyn Street. In addition, Anglican and Catholic churches, a Catholic primary school, and

Baptist and Presbyterian churches and a church of Christ opened at Kew East during 1925-31 (*Victorian Places* 2015). The East Kew Public Hall had been built by 1923 (*Age* 23 March 1923:1).

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. In Kew East, Bennett's nursery was subdivided as the Mont Victor Hill Estate in 1936. The East Kew tram line was extended from Burke Road to Bulleen Road in 1938, and from Bulleen Road to Balwyn Road in North Balwyn in 1938. By 1945, the only relatively large area not fully developed in Kew East was the land on the northeast corner of Earl Street and Willsmere Road (Built Heritage 2012:132).

With post-World War Two population growth and immigration in the 1950s and 1960s, Kew East experienced a significant phase of residential suburban infill, including architect-designed housing (Built Heritage 2012:18). In the same period, a new building for St Paul's Anglican Church in Windella Avenue opened in 1960, a Methodist Church opened in Strathalbyn Street in 1955, and a new building for St Anne's Catholic Church in Windella Avenue opened in 1957.

Today, Kew East retains evidence of these phases of historical growth and development.

History

The first suburban subdivisions of Kew East, such as the Bedford Estate, had occurred during 1890s the Boom period. Most subdivision, however, followed planning for the extension of the tram line along High Street in 1910 and its construction from 1914 (CKUCS V2, pp.4/13-14). Shopping centres formed on High Street at Harp Road and at the junction with Burke Road (TEH, p.98). In 1916 in the "Church and Organ" section of Punch it was mused that "all denominations will be in the qui-vive [on the lookout] for sites along the new tram route from Kew East and White Horse Road" (Punch (Melbourne), 19 October 1916:2). The increasing residential population of Kew East merited a post office in 1924, Baby Health Centre in 1925 and State Savings and ES&A bank branches in 1926 (TEH pp.73, 104, 156). Churches also expanded their infrastructure. The Anglicans formed a parish in 1924 and built a parish hall in 1925 (*Argus*, 30 April 1924:9; 26 February 1925:17). The same year the Presbyterians formed a Kew East congregation and repurposed the former East Kew Citizens Club as a Sunday school/church (*Argus*, 15 May 1925:6; 26 May 1925:16; 8 July 1926:5).

The Catholics were a little slower, perhaps because they were investing in both a church and a Catholic primary school. By September 1929 they were planning a "church-school" dedicated to St Anne for a site at the corner of Windella Avenue and Beresford Street. This building was to function both as a church and school until a new church could be built on an adjacent site. The church/school was designed and built by Robert Harper, architect and building engineer of Abbotsford, for the parish priest, Father Manly. Described as "a strongly-constructed, substantial erection" in brick, the cost including land was £6668. Three classrooms were set in a row from south to north, divided by folding doors, which when open created a nave, with the sanctuary and altar to the north. The fourth classroom was located on the west. The foundation stone was laid by the Archbishop of Melbourne, Dr Mannix, on 10 August 1930. The school, which opened in 1931, was run by the Sisters of Joseph and drew 93 students in its first year (PB File 7307; *Advocate*, 14 August 1930:22; 17 December 1931:12; 24 December 1930 p.18).

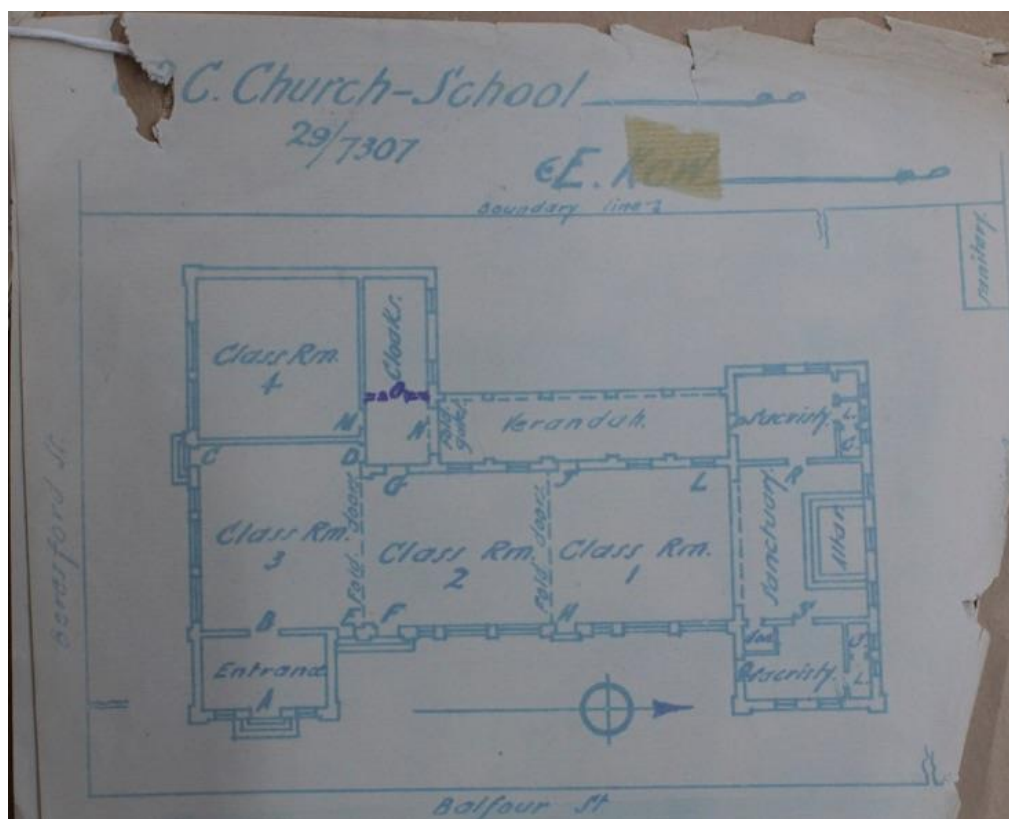


Figure 1. Plan of the 1930 church-school (PB File 7307).

The parish of East Kew was officially separated from the Kew parish in January 1937, with the first priest the Reverend T.P. Considine. A house at the nearby intersection of Strathalbyn and Cadow Streets was acquired for a presbytery, which was opened in 1937 after remodelling and additions (*Advocate*, 2 September 1937:15). The existing church/school building continued to suffice through the 1940s, also providing for new uses such as fundraising parish balls and Spring fairs (*Age*, 8 September 1939:3; *Advocate*, 5 December 1945:39). The Sisters of Our Lady of the Missions expanded the school into junior secondary in 1941 (St Anne's School, 2017).

Extensions consisting of a lobby/assembly hall, two additional classrooms and a basement were designed in 1952 by William Charles Lennox of East Brunswick for Fr McNamara. Lennox described himself on his letterhead as "designer and builder". The builders were described as Messrs. J. and W. Lennox, indicating he was in a partnership with a family member. Additional land had been acquired to the west and the extensions involved the addition of two more classrooms to the west, and a long lobby/assembly hall to the north of these. The addition was roofed with parallel hips. The basement took advantage of the slope of the site down to the west. The works cost £8,500 and the opening was in January 1953. (PB File 7307; *Age*, 13 December 1952:16; *Advocate*, 11 December 1952:9; 8 January 1953:8).

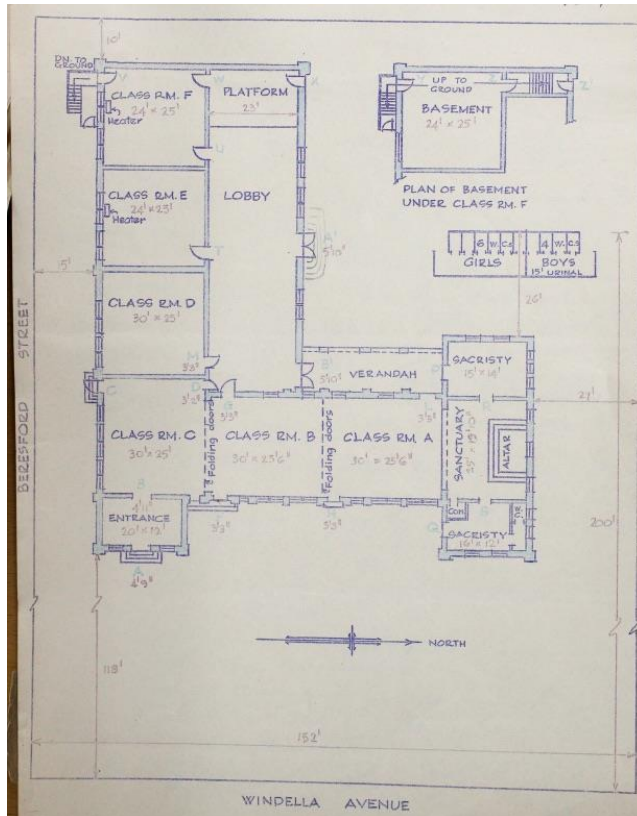


Figure 2. 1952 additions of 2 classrooms, lobby/assembly hall and basement (PB File 7307).

In early 1956, again under Fr McNamara, plans were prepared for a new church on the corner of Beresford Street and Windella Avenue. The builder was Joseph W. Hunt of 22 Metung Street Balwyn. Hunt had previously constructed another church in the Catholic parish of East Kew, St Joachim's at North Kew (*Advocate*, 14 May 1953:7). Hunt also built the Church of St John the Evangelist at Mitcham (not extant), which incorporated a Nissen-hut-like prefabricated building as the nave (*Advocate*, 30 October 1952:22).

While Hunt's name appears on the drawings for St Anne's church submitted to the Department of Health, it appears from evidence on the Public Building file that the drawings were prepared by architect C.W. Fraser, who was located at the Hospitals and Charities Commission, Spring Street Melbourne. The church was completed by mid-1957 (PB File 10674). Little other information on Fraser could be found. A Mr Charles W. Fraser was an architectural draughtsman at the City of Prahran in c1923 and moved that year to the City Engineer's office in Melbourne (City of Prahran 1924).

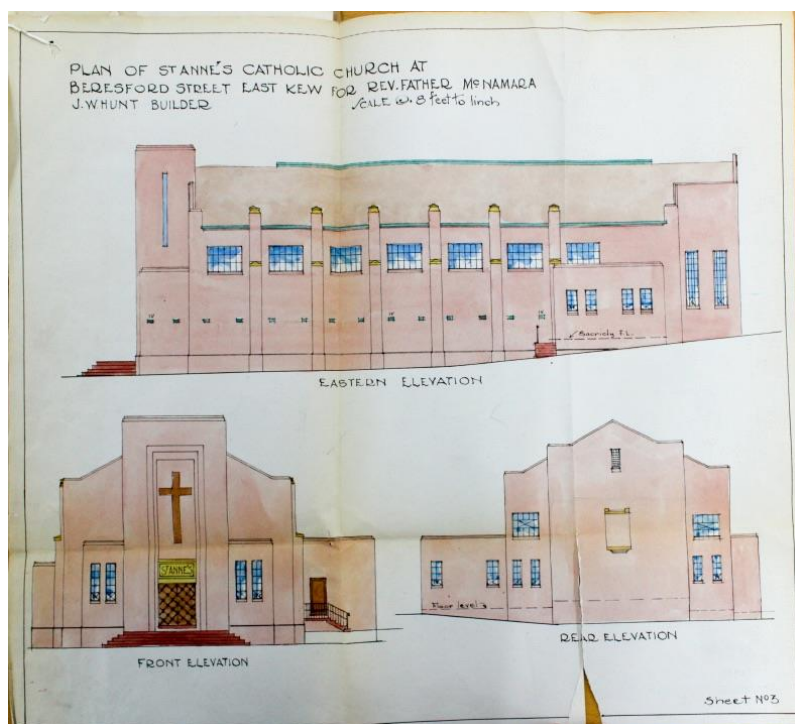


Figure 3. 1956 plans for the new St Anne's Church (PB File 10674).

In 1978 architect John Lawrey of Clifton Hill designed school additions consisting of a second storey over the original church-school (PB File 7307). A refurbishment of the school took place in 1995. In 2005 three new classrooms were added and the old library and three old classrooms refurbished as a new library and administration area. The main entrance to the school was moved to Beresford Street. In 2009 a major new multi-purpose building was added between the church and the school (St Anne's School 2017).

Robert Harper

Robert Harper appears to have designed and built mainly for the Catholics, advertising in the Catholic newspaper *The Advocate* from 1927 to 1942 (*Advocate*, 3 February 1927:41; 21 May 1942:10). In 1917, when he contracted for the construction of Our Lady of Victories Church in Camberwell, he was described as having done "a great deal of work for the [Catholic] denomination" (*Bendigo Independent*, 20 February 1914:4). When he designed and built the East Kew church school in 1930 he was described as having "great experience in the building of churches and schools" (*Advocate*, 14 August 1930:22). In an article mentioning his design for St Catherine's Orphanage in Highton it was noted that Harper "had a wide variety of experience in this class of work, having designed similar structures built in Sydney, Perth, Melbourne and Queensland" (*Geelong Advertiser*, 8 October 1927:1). Perhaps his most important design work for the Catholics was the 1932-34 Loyola Seminary in Watsonia (Hermes No.64296).

Some of his other Melbourne work included:

- 1915 designed and superintended construction of St Alipius' church Oakleigh (*Tribune (Melbourne)*, 26 August 1915:1),
- 1915 designed and built Our Lady Help of Christians Church in North Fitzroy (*Advocate*, 16 December 1916:24),
- 1913-18 amended the drawings of architect A.A. Fritsch and supervised construction of Our Lady of Victories Church Camberwell (*Tribune (Melbourne)*, 10 October 1918:5),
- 1925 designed and built convent chapel for the Sisters of Mercy at North Melbourne (*Advocate*, 27 August 1925:80),
- 1941 designed and built St Joseph's Boys School Malvern (*Advocate*, 3 April 1941:5).

Description & Integrity

St Anne's is described as a 'church school' and this is reflected in the close spatial relationship between the school and the church on the site. The St Anne's complex comprises a church and several school buildings, playing fields and a carpark. The church, located on the corner of Windella Street and facing Beresford Streets is of cream brick. A set of concrete steps lead to an elevated terrace giving access to the centrally located entry.

The cream brick church is of monumental scale in the residential environment and is a landmark in the area. It is modelled on a basilica form with the front elevation dominated by a central square tower with recessed panels and decorated with a large brown brick cross. Flanking this are two flat roofed areas with brick parapet details and pairs of fixed rectangular steel framed windows. The nave of the church has a shallow pitched roof and buttresses to the side walls that extend above the eaves line forming small projections. Small square high-level windows are regularly spaced along the nave, lighting the interior. As a Post-war church St Anne's combines a stripped back aesthetic with reference to the traditional church elements of tower and longitudinal east-west site planning. Its rather austere appearance places it in the Modernist genre with its lack of ornament and the use of flat roofs for the smaller ante rooms.

The parish website describes a new white marble altar and refurbishment of the sanctuary being completed for the 50th anniversary of the church in 2007 (<http://pol.org.au/balwynnorth/History.aspx>). The existing church windows were replaced in the sanctuary in 2005-06 and to the nave in 2009. Elements of the church express a Modernist austerity, such as the almost sheer brick walls however the decorative lettering to the front identifies the church as St Anne's and is executed in a highly ornamental style.

The red brick school that predated the church was designed as both church and school was used for both purposes until the church was built. The main elevation extends across the Beresford Street frontage and is of red brick with rendered bands defining the lintels. The gabled roof is clad with terra cotta tiles in blended colouring. Originally with a parapet to the front this has been interrupted by the addition of a substantial entry porch with gable roof. The original extent of the building is bookended by gable end parapets with cross ornament. A second storey has been built across part of the frontage and further building to the east extended the school. A number of modifications have been made including replacement of the windows. A contemporary addition by Robert Simeoni Architects has been recently completed and is located between the church and school. The difference in design and materials, and the subsequent alterations and contemporary new building allow an understanding of the development of the site to be appreciated, however the integrity of the school is somewhat affected by the alterations and extensions.

Community connections

St Anne's is part of the parish of Balwyn North and Kew East which includes the churches of St Bede's North Balwyn and St Joachim's Kew North. Since 1994 the work of the parish is shared with the Holy Spirit Sisters who are involved in the life of the parish and reside in East Kew. Prior to their involvement and up until 1993 the community of Our Lady of Missions Sisters were involved in the life of the parish. Both St Bede's and St Anne's have primary schools attached to the churches with the combination of church and school provides a relatively large local community. From 2005-2007 50th anniversary celebrations for the church and 75th anniversary for the school were cause for major activity and refurbishment, including the development of a school masterplan. St Anne's is a focus for the Catholic community of Kew East and the local area, including surrounding suburbs. Smaller communities of interest include families whose children attend the school and employees of St Anne's. The physical prominence of the church in the residential landscape is considerable and it has a physical identity that sets it apart from the residential areas.

Comparative Analysis

Post-war churches in Boroondara

As a group, modern post-war churches in Boroondara, as elsewhere display an eclectic character, ranging from Revival styles evoking traditional basilica forms, to the modern 'round' church. Post-war churches are not well represented on the Heritage Overlay. Many post-war churches are set within a suburban streetscape, such as St Anne's.

Post war churches utilising traditional forms

Combining modern and traditional elements is represented by several churches designed by the firm CONARG. This practice designed a wide range of contemporary styled buildings around Melbourne in the post-war period, with an emphasis on Modern public, commercial and ecclesiastic buildings, predominantly using brick. CONARG's churches included St Bernard's Coburg (1957); St Joseph's Chelsea (1956); and in Boroondara, St Michael's Ashburton (1953). Most of CONARG's churches utilise brick as the main building material and combine the use of traditional basilica forms, and church towers with a stripped back modernity. The scale is often monumental compared with the surrounding residential urban form.

A Boroondara example of a CONARG church is St Anthony's Shrine at 180-184 Power Street Hawthorn, 1961-1969, (recommended for HO) which was the last and a culmination in a series of ecclesiastical projects for the Catholic Church around Melbourne. St Anthony's Shrine is less boldly Modern in its overall design, instead distinguished by its application of modern materials to the more traditional basilica form.

Other forms of post-war churches adopt less modern styling and are often located in suburban residential environments. One example amongst many is the Ashburton Baptist Church Ashburton, built in 1959, is a more modest suburban brick church with Modern asymmetrical façade and window forms.



Figure 4. St Michael's Ashburton (no HO), 1953 by CONARG showing the use of brickwork and traditional elements in the post-war period.



Figure 5. Church of St Anthony's Shrine, (recommended for HO) 1961-1969 by CONARG. The monumental scale and stripped back ornamental detail is characteristic of the work of this firm.



Figure 6. Ashburton Baptist Church, 8 Y Street Ashburton, 1959, (no HO)



Figure 7. The Church of SS Cyril & Methodius, A'Beckett Street Kew, 1968, (non-contributory to HO143) takes a modern approach with accentuated steep gable.



Figure 8. 1a Balwyn Road Canterbury (HO264)
The church is indicative of the Post-WWII approach to ecclesiastical architecture with its simplified Modernist detailing but reliance on traditional form.

St Anne's church is one of a group of suburban post-war churches that range from the Modernist 'in the round' type to variants of traditional styles. St Anne's is quite like the group of churches designed for Catholic parishes by CONARG throughout the 1960s. St Anne's is a simpler version of this group, when compared with the elaborate church of St Anthony's Shrine. Comparatively, St Anne's is a modest example without some of the scholarly interpretation of traditional church architecture that St Anthony's Shrine or St Michael's Ashburton exhibit.

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).

Historically St Anne's Church and school is significant as one of three suburban churches in East Kew, as the newly developing suburb expanded following the electric tram connection to the city. St Anne's church is part of the Post-war development of the suburb of Kew East although it occupies a site adjacent to St Anne's School established in 1930. Having separated from the Kew Parish in 1937, St Anne's is historically significant as part of the Christian denominations providing churches to the newly developing suburbs. The site is historically significant for its development in 1930 as a

church/school, with the building fronting Beresford Street serving both purposes until the church was built in 1957.

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).

St Anne's church is part of a group of Post-war suburban churches that combine modern and traditional elements of a basilica forms and tower with a stripped back modernity. Built of the common building material of brick, but monumental in scale compared with the surrounding residential urban form, St Anne's is a representative example of this group. Stylistically St Anne's does not achieve the scholarly interpretation of traditional church architecture that other churches such as St Anthony's Shrine (1961-69) or St Michael's Ashburton (1953) display.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Aesthetically the cream brick church of St Anne's is significant for its monumental scale and Modernist austerity. Modelled on a basilica form with sheer brick walls, the front elevation is dominated by a central square tower with simply articulated brickwork panels decorated with a large brown brick cross and ornamental lettering. Aesthetically St Anne's combines a stripped back palette, articulation of the side walls with buttresses, simply executed brick decoration and the use of differently scaled parts that accentuate the overall height. St Anne's refers to the traditional church elements of tower, nave and longitudinal east-west site planning.

Modifications and new buildings to St Anne's School have altered its integrity from its 1930 appearance.

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).

St Anne's church is of social significance for its connection to the Catholic community of Kew East, the school community and that of the Holy Spirit Sisters who are involved in the life of the parish. Social significance is demonstrated by the place itself as well as commemorative events such as the 50th anniversary celebrations for the church and 75th anniversary for the school.

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

Statement of Significance

What is Significant?

St Anne's Church at 53 Windella Avenue, built in 1957 on the same site as St Anne's school established in 1930, is significant.

How is it significant?

St Anne's Church is of historic, architectural, aesthetic and social significance to the City of Boroondara.

Why is it significant?

Historically St Anne's Church and school is significant as one of three suburban churches in East Kew, as the newly developing suburb expanded following the electric tram connection to the city. St Anne's church is part of the Post-war development of the suburb of Kew East although it occupies a site adjacent to St Anne's School established in 1930. Having separated from the Kew Parish in 1937, St Anne's is historically significant as part of the Christian denominations providing churches to the newly developing suburbs. The site is historically significant for its development in 1930 as a church/school, with the building fronting Beresford Street serving both purposes until the church was built in 1957. (Criterion A)

St Anne's church is part of a group of Post-war suburban churches that combine modern and traditional elements of a basilica forms and tower with a stripped back modernity. Built of the common building material of brick, but monumental in scale compared with the surrounding residential urban form, St Anne's is a representative example of this group. Stylistically St Anne's does not achieve the scholarly interpretation of traditional church architecture that other churches such as St Anthony's Shrine (1961-69) or St Michael's Ashburton (1953) display. (Criterion D)

Aesthetically the cream brick church of St Anne's is significant for its monumental scale and Modernist austerity. Modelled on a basilica form with sheer brick walls, the front elevation is dominated by a central square tower with simply articulated brickwork panels decorated with a large brown brick cross and ornamental lettering. Aesthetically St Anne's combines a stripped back palette, articulation of the side walls with buttresses, simply executed brick decoration and the use of differently scaled parts that accentuate the overall height. St Anne's refers to the traditional church elements of tower, nave and longitudinal east-west site planning. (Criterion E)

St Anne's church is of social significance for its connection to the Catholic community of Kew East, the school community and that of the Holy Spirit Sisters who are involved in the life of the parish. Social significance is demonstrated by the place itself as well as commemorative events such as the 50th anniversary celebrations for the church and 75th anniversary for the school. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No

Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <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*Age*, as cited.*Argus*, as cited.*Bendigo Independent*, as cited.

Built Heritage Pty Ltd 2012, 'City of Boroondara Thematic Environmental History', prepared for the City of Boroondara.

Camberwell and Hawthorn Advertiser, as cited.

City of Prahran 1924, Annual Report 1922-3, Prahran.

Department of Public Health, Public Building File (PB File) No.7307, 'St Anne's Catholic Hall and School, Cr Windella Ave & Beresford Sts East Kew', VPRS 7882/P1 Unit 868.

Department of Public Health, Public Building File (PB File) No.7307, 'St Anne's Catholic Church Beresford Street East Kew', VPRS 7882/P1 Unit 1257 and VPRS 8044/P3 Unit 2340 (plans).

Geelong Advertiser, as cited.

Hermes No.64296, 2007, National Trust (Victoria) citation for former Loyola College, Watsonia.

Morrissey, Sylvia 2008, 'Kew in eMelbourne', School of Historical and Philosophical Studies, University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00796b.htm>, accessed 25 September 2017.

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Victorian Places 2015, Monash University and University of Queensland, <http://www.victorianplaces.com.au/kew>, accessed 25 September 2017.

Yarra Trams 2017, *Tramway Milestones*, <http://www.yarratrams.com.au/about-us/our-history/tramway-milestones/>, accessed 18 October 2017.

St Paul's Anglican Church complex

Prepared by: Context Pty Ltd

Address: 63 Windella Avenue and 17 Hale Street Kew East

Name: St Paul's Anglican Church complex	Survey Date: October 2017
Place Type: Community	Architect: Kenneth H. Oliphant; Carleton and Carleton; Earle & Bunbury, Arthur Bunbury, Earle & Associates
Grading: Significant	Builder: Hardcastle and Richards (1960)
Extent of Overlay: Map	Construction Date: 1925 (parish hall), 1926 (kindergarten school room and vicarage), 1960 (church)



St Paul's Church, 63 Windella Avenue, Kew East. (Source: Context, 2017)



St Paul's Anglican Church Hall, 63 Windella Avenue Kew East (Source: Context, 2017)

Historical Context

The first survey of the Kew area was by government surveyor Robert Hoddle, who divided 1400 acres (570 hectares), the Parish of Boroondara, into 150 blocks of different sizes in 1837 (Morrissey 2008).

Most of what was to become known as Kew East remained as farmland until the 1880s, with a Congregational church and school established at the corner of Burke and Kilby roads in 1859 and 1892 respectively (*Victorian Places* 2015).

With the revival of plans for the Outer Circle railway line to stimulate land subdivision by connecting Melbourne with Kew East, Camberwell, Burwood, Ashburton and Malvern East, ambitious subdivision schemes were implemented. A rapid increase in population ensued; in 1881-91 the municipality of Kew's population almost doubled from 4,288 to 8,462 (*Victorian Places* 2015). At Kew East, however, while a number of new residential estates were opened, few land sales took place.

From 1910, and particularly 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, changing the rural nature of north and east Kew. Between 1921 and 1933, the Kew municipality's population increased 46.62 per cent and its houses by 62.73 per cent (Sanderson 1988:4/11-17).

The Kew horse tramway, a line established in 1887 by the Melbourne Tramway and Omnibus Company from Victoria Bridge across the Yarra River to Boroondara Cemetery, Kew, was replaced in 1915. In February 1915 the Prahran and Malvern Tramways Trust opened an electric tramway from the Kew Post Office to Victoria Bridge, and in May 1915, opened an electric tramway from the post office to the cemetery. In November of the same year, the Kew electric tramway was extended along High Street to Strathalbyn Street (Harp Road) (Yarra Trams 2017).

Facilitated by this tramway upgrade and extension, most subdivision in the Kew municipality in the first decades of the twentieth century occurred in Kew East. Advertisements in 1914 for the Eastlawn Estate, comprising the western half of the failed Harp of Erin Estate, promoted the proximity of the estate to the proposed electric tramway. Other landowners, also anticipating the construction of the tramline, subdivided a number of estates in the area between High Street and Kilby Road around the Belford Estate. Oswinia Estate was established in the triangle formed by Oswin Street, Kilby Road and High Street in 1915, and in the same year four short streets off Burke Road, to the north of the estate, were surveyed. Land bounded by Windella Avenue, Kilby Road, Belford Road, and the Outer Circle Railway, was subdivided into large allotments in 1908, and by 1910 streets had been laid out (Sanderson 1988:4/13-14). To further the interests of local residents, the East Kew Progress association was formed c.1914 (*Camberwell and Hawthorn Advertiser* 28 March 1914:5).

After slower development during World War One (1914-18), subdivision continued in Kew East for most of the 1920s, spurred on by the opening of the extension in 1925 of the High Street electric tramline from Strathalbyn Street to Burke Road, Kew East, and the opening of an electric tram service in 1927 to replace the cable-tram route from Kew to Flinders Street and Swanston Street via Hawthorn Bridge. The *Argus* wrote of the latter construction:

'One suburb that owes its origin entirely to electric tramway connection with the city is East Kew. There has been a railway in this locality for 30 years, but as no trains are ever run on the rusting rails the growth of this thriving residential and shopping area cannot be due to the railway service. Even the tramway has laboured under the disadvantage of being an electric route in one section and a cable route in the other, but this will be changed in a few days when the Bridge road line will be opened for electric service from the city linking with the East Kew route at Hawthorn Bridge (*Argus* 18 October 1927:8).

Residential subdivisions over this period in Kew East included Flower Farm Estate in 1922, and Violet Grove and Bennett Parade (part of the former Harp of Erin Estate) in 1927, the latter as part of the City of Kew Estate (Sanderson 1988:4/16). The tramline extension and upgrade also facilitated the development of a retail centre at the corner of Harp Road and High Street, including the establishment of the Kew East Post Office in 1924.

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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. In Kew East, Bennett's nursery was subdivided as the Mont Victor Hill Estate in 1936. The East Kew tram line was extended from Burke Road to Bulleen Road in 1938, and from Bulleen Road to Balwyn Road in North Balwyn in 1938. By 1945, the only relatively large area not fully developed in Kew East was the land on the northeast corner of Earl Street and Willsmere Road (Built Heritage 2012:132).

With post-World War Two population growth and immigration in the 1950s and 1960s, Kew East experienced a significant phase of residential suburban infill, including architect-designed housing (Built Heritage 2012:18). In the same period, a new building for St Paul's Anglican Church in Windella Avenue opened in 1960, a Methodist Church opened in Strathalbyn Street in 1955, and a new building for St Anne's Catholic Church in Windella Avenue opened in 1957.

Today, Kew East retains evidence of these phases of historical growth and development.

History

The first suburban subdivisions of Kew East, such as the Bedford Estate, had occurred during the 1890s Boom period. Most subdivision activity followed planning for the extension of the tram line along High Street in 1910 and its construction from 1914 (CKUCS V2, pp.4/13-14). Shopping centres formed on High Street at Harp Road and at the junction with Burke Road (TEH, p.98). In 1916 in the “Church and Organ” section of *Punch* it was mused that “all denominations will be in the qui-vive [on the lookout] for sites along the new tram route from Kew East and White Horse Road” (*Punch (Melbourne)*, 19 October 1916:2). The increasing residential population of Kew East merited a post office in 1924, Baby Health Centre in 1925 and State Savings and ES&A bank branches in 1926 (TEH pp.73, 104, 156).

Churches also expanded their infrastructure to the new suburb. The Anglicans were the first to respond. The Parish of St Paul’s, Kew East, previously attached to the districts of Holy Trinity and St Hillary in Kew, was formed in April 1924 under the Reverend W.T. Reeve. Reeve had been the secretary of the Church Missionary Society (*Argus*, 30 April 1924:9; 26 February 1925:17).

Architect Kenneth H. Oliphant drew up plans for the “parish hall” and works commenced in September 1924. The Anglican Archbishop of Melbourne laid the foundation stone in March 1925 and the building was completed by May 1925. The hall (now known as the Main Hall) was 60ft long and 28ft wide, with a small front porch and a kitchen and vestry/kindergarten at the rear. The timber floor rested on stumps and a concrete lintel along the top of the side walls supported the timber and steel rod scissor-trusses. The roof was tiled with blended colour terracotta shingles (PB File 1347). The building was dedicated by the Archbishop on the 26 June 1925 and the opening and first services were held on 28 June 1925 (*Argus*, 26 June 1925:16, 30 June 1925:17).



Figure 1. The ‘Parish Hall’ at East Kew featured in advertisements by the Eureka Tile Co. for the “colour blend shingles” used on the roof (RVIAJ, November 1925:xxxv [advertisement section]).

William T. Reeve became the vicar of the new parochial district at East Kew in 1924. The new parish had previously been attached to the districts of Holy Trinity and St Hillary, Kew (*Argus*, 30 April 1924:9). Carleton and Carleton Architects advertised for tenders for construction of the brick and tile vicarage, behind the church hall and fronting Hale Street, in June 1926 (*Age*, 30 June 1926:7). Reeve and his wife Jessie were in residence by February 1927 (*Argus*, 14 February 1927:1). The vicarage at 17 Hale Street is first recorded in the postal directory in 1928 (S&McD, 1928).

Carleton and Carleton Architects also prepared plans for a separate kindergarten schoolroom (now known as Coles Hall) in 1926. The weatherboard building with corrugated iron roof and sheet plaster internal lining was completed in 1927. Funds for the building were provided by wealthy parishioner Mr George Coles, who lived at Hillcrest Avenue Kew. When his son G.J. Coles had

formed G.J. Coles Pty Ltd in 1921, George senior had become a director. He died in 1931 (PB File 6718; *Age*, 22 December 1931:8).

By May 1960 Arthur Bunbury and Associates Architects had prepared plans for a new St Paul's Church with structural engineers Hardcastle and Richards. Bunbury's partnership with James Earle, which had been formed in 1955 and had resulted in a number of ecclesiastical designs, had just split up (Built Heritage). The copper-clad hexagonal church roof with steel trusses was supported independently of the walls on steel columns. The walls were of split-faced concrete block separated from the roof by continuous glazing all round. A glazed flat-roofed narthex on the north connected the church to the old parish hall. A low volume of buff-coloured half-height concrete block on the southwest housed the vestry and choir rooms, with a colonnaded walkway leading from this section to the old weatherboard kindergarten building. The altar in the southeast corner of the hexagonal nave was reflected outside in a tall white-painted steel cross standing independently of the church (PB File 12240).

The site is little altered since the 1960s and still serves St Paul's Anglican parish.

Kenneth H. Oliphant

Kenneth H. Oliphant was born in Bendigo in 1894 and trained as an architect in Melbourne, before military service in the AIF from 1916-18. He became an Associate of the Royal Victorian Institute of Architects in 1921 and commenced practice the same year, undertaking mainly residential designs (Pegrum 2000). In addition to the 1925 Parish Hall at Kew East, Oliphant designed a Soldiers' Memorial Hall at Benalla in the same year in conjunction with W.H. Eales (*North Eastern Ensign* (Benalla), 25 September 1925:2; *Hermes* No.150174).

By 1925 he was working for large Melbourne architectural firm Oakley & Parkes, who in 1926 won a competition to design houses for senior public servants in Canberra. It is likely that Oliphant worked on these designs. Oakley and Parkes sent him to Canberra in 1926 to supervise the building work, but he also undertook his own residential commissions. He left Oakley and Parkes and set up his own practice, and by 1930 he had designed over 30 houses there. Pegrum states that he "borrowed widely from Georgian and Queen Anne styles, with occasional essays into Tudor, Mediterranean and Art Deco" (Pegrum 2000).

Carleton and Carleton

Alfred E.H. Carleton began practice as an architect in Melbourne in 1897, when he went into partnership with Mr V.T. Ward. Ward & Carleton designed a number of churches and schoolrooms for the Church of England, Methodists and Presbyterians. The partnership with V.T. Ward split up in 1913 (Brock 2016:3-5). From 1913 to 1919 Alfred practised on his own. His best-known work in this period is St Paul's Church of England Canterbury, which served his own congregation and was built in 1914-15 (Brock 2016:5).

Alfred Carleton went into partnership with his son Charles Richard Carleton in 1919. Among the works that followed were the Memorial Hall (1923) and vicarage (1926) at Christ Church Hawthorn and St Augustine's Church of England Moreland (1921). Among the later works were a new brick Holy Trinity Church, church hall and vicarage at Thornbury, after the church designed by Alfred in 1914 had burnt down in 1932. Arthur E.H. Carleton died in 1936 (Brock 2016:6-7).

Earle & Bunbury, Arthur Bunbury, Earle & Associates

James Earle and Arthur Bunbury formed a partnership in c1955. Earle had previously worked for John F.D. Scarborough, Stephenson & Turner, Hassell & McConnell and Muir & Shepherd. Earle & Bunbury undertook a number of church commissions, fostered in part by Earle's connections with the Methodist Church (Built Heritage). In 1957, with Arthur's wife Mary Bunbury as associate architect, they designed the Church of the Transfiguration at Anglesea. Earle and Bunbury designed a Methodist Church and St Andrew's Anglican Church, both in Boort, in c1960. They also designed a Methodist Church in Pascoe Vale in the same year (*Cross Section*, No.87, January 1960).

The partnership dissolved in May 1960, and both started up their own practices. Bunbury completed some projects which had been started in the office of the partnership, and this may have been the case for St Paul's church at East Kew. Bunbury went overseas until 1964, then to Western Australia in 1966 (Built Heritage). In 1962 Earle & Associates designed Methodist churches in Lara and Nunawading (*Cross Section*, No.116, June 1962).

Description & Integrity

St Paul's Anglican Church complex at the corner of Hale Street and Windella Avenue comprises a church, parish hall, kindergarten/school room (called Coles Hall), and the vicarage at 17 Hale Street. The earliest building on the site is a parish hall of clinker brick with terra cotta shingle roof and a series of dormer windows along each side. Steel multi-paned windows are set between deep piers with a projecting eaves-line. An Arts and Crafts style porch of timber posts with a brick base once formed the entry to the hall, although it is now demolished for the foyer connection to the 1959 church. The gable is decorated with render panel and timber strapping laid flush with the wall plane. The interior of plain painted brick walls and plaster ceiling has dark stained timber rafters between scissor trusses.

The second building to be constructed on the site is the 1926-7 timber kindergarten and schoolroom named Coles Hall. It has a half-hipped roof and paired double hung sash windows. A clinker brick 1926 vicarage with terracotta tiled roof adjoins the end of the 1925 parish hall. It has an asymmetrical main gable with arched entry to a recessed porch and a triple window. The eaves are projecting and supported on timber brackets that form a decorative feature. The vicarage has a similar design expression and materials as the 1925 parish hall.

The 1959-60 church is hexagonal in shape with hipped tent shaped roof of copper supported on external steel columns that are expressed clear of the wall surfaces. The design is distinctively Modern, mirroring the 'round' congregational space of post-war church design. Brickwork is of two types with a pale grey split face concrete block forming the main walls and a buff-coloured brick wall surrounding the vestry and choir rooms. These look inward to a small courtyard. The interior is lit from a complete ring of clerestory windows. A fully glazed foyer links the 1925 building and the main church, with access from two sides. The site has been well planned to create a courtyard and garden spaces, with a memorial garden occupying the east side. A tall steel cross occupies the corner of the site, standing independently of the church.

Community Connections

St Paul's community describes itself as an inclusive Christian community in the Anglican tradition. Services provided are both traditional choral and contemporary Eucharist and worship is conducted every Sunday. The hall is used for other community uses.

Comparative Analysis

Alfred E.H. Carleton

In Boroondara architect Alfred E.H. Carleton was responsible for the design of St Paul's Church of England, 2-2A Margaret Street, Canterbury (1914-15), and as Carleton and Carleton, for Christ Church Hall at 2 Denham Street Hawthorn (1923). Both buildings are well mannered studies in red brick and render. St Paul's is a cruciform plan Gothic revival church, and one of the best-known churches by Carleton; and Christ Church Hall displays some hybrid features of the Gothic Revival and the Arts and Crafts styles.



Figure 2. Christ Church Hall, 2 Denham Street Hawthorn, 1923, (Contributory place in HO220)



Figure 3. St Paul's Church of England, 2-2A Margaret Street Canterbury, 1914-15 (Significant place in HO145 Maling Road Shopping Centre and Residential Environs)

Inter-war churches – Arts and Crafts

The Inter-war period is also characterised by the more domestic Arts and Crafts style of which there are several examples in Boroondara. These include East Camberwell Baptist Church of 1923 at 137-137 Highfield Road Camberwell, (recommended for individual HO) and Canterbury Baptist Church Sunday School Hall, 2 Boronia Street, Canterbury (recommended for HO264 extension as a Contributory place). East Camberwell Baptist Church is a modest example of Inter-war church architecture, borrowing from the domestic style of the time, using face red brick and terra cotta tile with a simple rectangular form with a projecting porch.

One of the pre-eminent ecclesiastical architects in this period was Louis Williams whose skilful designs in brick emphasised a simplified Gothic Revival and/or the design vocabulary of the Arts and Crafts. His Canterbury Uniting Church, 15a Balwyn Road Canterbury, 1929 (HO264) is a beautiful church of asymmetrical composition and monumental height.



Figure 4. East Camberwell Baptist Church, 137-137 Highfield Road Camberwell



Figure 5. Canterbury Uniting Church, 15a Balwyn Road Canterbury, 1929 (HO264)

The 1925 parish hall of St Paul's is a particularly fine example of the Arts and Crafts type which is highly intact apart from its connection to the 1960 church. With its series of dormer windows acting as clerestory lighting, its multi-paned steel windows and terra cotta shingle roof, it is one of the best examples of this type.

Post war churches

As a group, modern post-war churches in Boroondara display an eclectic character, ranging from Revival styles evoking traditional basilica forms, to the modern 'round' church and the abstracted Gothic Revival. The Ashburton Baptist Church Y Street Ashburton, built in 1959, is an example of the abstracted Gothic Revival, as is SS Cyril & Methodius at 19 A'Beckett Street, Kew (recommended for an HO)



Figure 6. Ashburton Baptist Church 8 Y Street Ashburton



Figure 7. SS Cyril & Methodius 19 A'Beckett Street, Kew, 1923

St Faith's Anglican Church at 8 Charles Street, Glen Iris, (HO571, VHR2254) is an example of an 'in the round' church like St Paul', and is of architectural significance as a highly innovative ecclesiastical design and one of the first modern church buildings in Victoria. It is notable for its seminal circular plan, first used by Roy Grounds in the 1950s and subsequently adopted for a range of building types, including later buildings by Mockridge Stahle and Mitchell such as Whitley College, Parkville (1962-65) and the Religious Centre, Monash University (1967-68 VHR H2188).

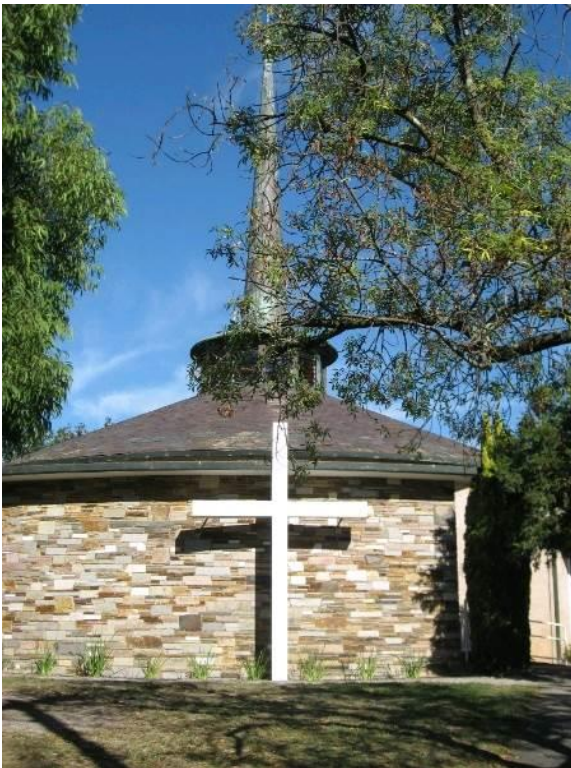


Figure 8. St Faith's Anglican Church 8 Charles Street, Glen Iris.

St Paul's is a representative example of an 'in the round' Modern church of which St Faith's is an outstanding example.

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).

St Paul's Anglican Church complex is historically significant as one of several suburban churches established in Kew East including St Anne's Catholic Church at 63 Windella Avenue and East Kew Uniting Church at 142 Normanby Street. St Paul's Anglican Church is part of the Inter-war development of Kew East and its halls, schools and churches in both the Inter-war period, and also as part of post World War Two population growth.

St Paul's Parish Hall, built in 1925 represents the first building for the newly created parochial district of Kew East after its split from the districts of Holy Trinity and St Hilary's in Kew. The site is historically significant for its association with Mr George Coles, a director of G.J Coles Pty Ltd and father of the founder of the company. This association is evident in Coles Hall of 1926-7, built as a kindergarten and school room. The site is also historically significant for the memorial garden and its many commemorative plaques honouring members of the congregation.

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).

St Paul's Anglican Church complex is significant for its demonstration of both Inter-war and Post-war church development within Boroondara. The 1925 parish hall by architect Kenneth H. Oliphant is an excellent example of the Inter-war Arts and Crafts style and is largely intact. The parish hall is a particularly fine example of the Arts and Crafts type which is highly intact apart from its connection to the 1960 church. With its series of dormer windows acting as clerestory lighting, its multi-paned steel windows and terra cotta shingle roof, it is one of the best examples of the Inter-war period. The kindergarten (aka Coles Hall) and vicarage are modest examples of the work of Alfred E.H. Carleton. The 1960 church by Earle and Bunbury is a good example of a Modern Post-war church in the round, however it is eclipsed in architectural flair by St Faith's Glen Iris. As a complex, St Paul's is a fine grouping of buildings demonstrating the Arts and Crafts and Modern periods. When compared with several other suburban churches of the period, the site is quite intact and well planned, with landscaped outdoor spaces complementing the buildings. (Criterion D)

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

St Paul's Anglican Church complex is aesthetically significant for its complex of three buildings arranged within the site at the corner of Hale Street and Windella Avenue. Particular features include the parish hall of clinker brick with external brick piers and blended terra cotta shingle roof

and a series of dormer windows along each side, with render and timber strapping decoration to the gable. Coles Hall of 1926-7 is significant for its contribution to the site with a half-hipped roof form and paired double hung sash windows. The vicarage by architects Carleton and Carleton is complementary in style with its Arts and Crafts inspired porch detail and use of clinker brick. The hexagonal 1960 church with copper tent shaped roof is distinguished by its form and composition, with an external brick wall forming a small courtyard. The foyer space with its generous glazing and the clerestory windows to the church are well designed features. Aesthetic significance is also evident in the peaceful space of the memorial garden.

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).

St Paul's Anglican Church is of local significance for its connection to the Anglican Church community. The church, parish hall, Coles Hall and vicarage remain in use and collectively demonstrate the ongoing ecclesiastical use and evolution of the site over the past 90 years.

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

Statement of Significance

What is Significant?

St Paul's Anglican Church complex comprising a parish hall of 1925, Coles Hall of 1926-7 (a timber kindergarten, school room), vicarage of 1926, and a Modern church of 1960 linked to the hall, are significant.

How is it significant?

St Paul's Anglican Church complex is of local historic, architectural aesthetic and social significance to the City of Boroondara.

Why is it significant?

St Paul's Anglican Church complex is historically significant as one of several suburban churches established in Kew East including St Anne's Catholic Church at 63 Windella Avenue and East Kew Uniting Church at 142 Normanby Street. St Paul's Anglican Church is part of the Inter-war development of Kew East and its halls, schools and churches in both the Inter-war period, and also as part of post World War Two population growth.

St Paul's Parish Hall, built in 1925 represents the first building for the newly created parochial district of East Kew after its split from the districts of Holy Trinity and St Hilary's in Kew. The site is historically significant for its association with Mr George Coles, a director of G.J Coles Pty Ltd and father of the founder of the company. This association is evident in Coles Hall of 1926-7, built as a kindergarten and school room. The site is also historically significant for the memorial garden and its many commemorative plaques honouring members of the congregation. (Criterion A)

St Paul's Anglican Church complex is significant for its demonstration of both Inter-war and Post-war church development within Boroondara. The 1925 parish hall by architect Kenneth H. Oliphant is an excellent example of the Inter-war Arts and Crafts style and is largely intact. The parish hall is a particularly fine example of the Arts and Crafts type which is highly intact apart from its connection to the 1960 church. With its series of dormer windows acting as clerestory lighting, its multi-paned steel windows and terra cotta shingle roof, it is one of the best examples of the Inter-war period. The kindergarten (aka Coles Hall) is a modest example of the work Alfred E.H. Carleton. The 1960

church by Earle and Bunbury is a good example of a Modern Post-war church in the round, however it is eclipsed in architectural flair by St Faith's Glen Iris. As a complex, St Paul's is a fine grouping of buildings demonstrating the Arts and Crafts and Modern periods. When compared with several other suburban churches of the period, the site is quite intact and well planned, with landscaped outdoor spaces complementing the buildings. (Criterion D)

St Paul's Anglican Church complex is aesthetically significant for its complex of three buildings arranged within the site at the corner of Hale Street and Windella Avenue. Particular features include the parish hall of clinker brick with external brick piers and blended terra cotta shingle roof and a series of dormer windows along each side, with render and timber strapping decoration to the gable. Coles Hall of 1926-7 is significant for its contribution to the site with a half-hipped roof form and paired double hung sash windows. The vicarage by architects Carleton and Carleton is complementary in style with its Arts and Crafts inspired porch detail and use of clinker brick. The hexagonal 1960 church with copper tent shaped roof is distinguished by its form and composition, with an external brick wall forming a small courtyard. The foyer space with its generous glazing and the clerestory windows to the church are well designed features. Aesthetic significance is also evident in the peaceful space of the memorial garden. (Criterion E)

St Paul's Anglican Church is of local significance for its connection to the Anglican Church community. The church, parish hall, Coles Hall and vicarage remain in use and collectively demonstrate the ongoing ecclesiastical use and evolution of the site over the past 90 years. (Criterion G)

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <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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