

CITY OF BOROONDARA

Review of B-graded buildings in Kew, Camberwell and Hawthorn

Prepared for
City of Boroondara

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VOLUME 4 BUILDINGS NOT RECOMMENDED FOR THE HERITAGE OVERLAY

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Introduction to the Data Sheets

The following data sheets have been designed to incorporate relevant factual information relating to the history and physical fabric of each place, as well as to give reasons for the recommendation that they not be included in the Schedule to the Heritage Overlay in the Boroondara Planning Scheme.

The following table contains explanatory notes on the various sections of the data sheets.

Section on data sheet	Explanatory Note
Name	Original and later names have been included where known. In the event no name is known, the word House appears on the data sheet
Reference No.	For administrative use by Council.
Building type	Usually Residence, unless otherwise stated.
Address	Address as advised by Council and checked on site.
Survey Date	Date when site visited. Noted here if access was requested but not provided.
Grading	Grading following review (C or Ungraded). In general, a C grading reflects a local level of significance albeit a comparatively low level when compared with other examples. In some cases, such buildings may not have been extensively altered, but have been assessed at a lower level of local significance. In other cases, buildings recommended to be downgraded to C may have undergone alterations or additions since the earlier heritage studies. Ungraded buildings have generally undergone extensive alterations and/or additions and where no grading is considered to be warranted.
Date	Date of construction.
Previous Grading	Grading in earlier study.
Photograph	Photographs were taken by the consultants in 2005-6.
Extent of overlay	Not applicable for C and Ungraded buildings.
Intactness	Where possible, an assessment of intactness has been made. This assessment (Good, Fair or Poor) is intended to refer only to visible external fabric and is not intended in most cases to consider rear or otherwise non-visible fabric or interiors.
Heritage Status	Indicates any listing on the Victorian Heritage Register, the Register of the National Estate or the National Trust Register. No recommendation for inclusion in the Boroondara Planning

	Scheme.
History	The history section incorporates in most cases material prepared by other consultants in the earlier municipal heritage studies. This material has been revised and in many cases expanded (though in others material considered to be of limited significance equally has been deleted). Footnotes from the original studies have been included (though these have not been verified). The authors of the earlier studies have been acknowledged by the note at the end of the history section.
Description & Integrity	This section is based on the site inspection, in most cases combined with other documentation such as drawings and planning and building file information. The objective in this section is to describe the fabric and identify alterations and additions. Refer to Section 2.4 in Volume 1.
Historical Context	Not completed for some examples. This brief note is intended to help to place the building in its historical context. In some cases it includes information on the historical development of the surrounding area; in others it is simply a note about the building stock existing in the area.
Comparative Analysis	Not completed for some examples. Where completed, this section helps to place the building in its architectural and typological contexts, making reference to stylistic sources in some cases, and to other comparable buildings. Refer to section 2.6 in Volume 1 for further discussion.
Assessment Against Criteria	Generally not completed for C and Ungraded buildings. For a discussion of the criteria and their application in this Review, refer to section 2.7 in Volume 1 of the report.
Statement of Significance	Generally not completed for C and Ungraded buildings.
Grading Review	Comments on the revised grading.
Recommendations	Not recommended for a site-specific Heritage Overlay. Note that in some cases, additional recommendations are made.
Identified By	Reference to the earlier municipal study in which the building was identified.
References	General and specific references. Refer also to the Select Bibliography in Volume 1 (4.0)

This volume of the report includes data sheets for the following buildings:

Kew

6	A'Beckett Street, Kew
63	Alfred Street, Kew
387	Barkers Road, Kew
135-137	Cotham Road, Kew
180	Cotham Road, Kew
181	Cotham Road, Kew
193	Cotham Road, Kew
9	Cradley Avenue, Kew
167	Derby Street, Kew
23	Dunlop Avenue, Kew
1-3	Edgecombe Street, Kew
5-7	Edgecombe Street, Kew
21-23	Edgecombe Street, Kew
9	Edward Street, Kew
37	Fernhurst Grove, Kew
12	Findon Crescent, Kew
89	Fitzwilliam Street, Kew
69	High Street South, Kew
12	Holroyd Street, Kew
14	Howard Street, Kew
24	Howard Street, Kew
7-9	Hume Street, Kew
11	Madden Grove, Kew
57	Malmsbury Street, Kew
25	Mary Street, Kew
49	Mary Street, Kew
8	Milfay Avenue, Kew
16	Normanby Road, Kew
37	Normanby Road, Kew
19	Pakington Street, Kew

11-13	Peel Street, Kew
78	Peel Street, Kew
27	Princess Street, Kew
2	Second Avenue, Kew
11	Second Avenue, Kew
71	Stevenson Street, Kew
21	Stoke Avenue, Kew
68	Studley Park Road, Kew
18-26	Union Street, Kew
33	Willsmere Road, Kew
8	Yarra Street, Kew
20	Yarra Street, Kew
7	Young Street, Kew


Camberwell

396	Camberwell Road, Camberwell
2	Carrigal Street, North Balwyn
6	Carrigal Street, North Balwyn
1	Clayton Road, Balywn
77	Greythorn Road, North Balwyn
24	Kent Road, Surrey Hills
72	Longview Road, North Balwyn
3	Madden Street, North Balwyn
102	Mont Albert Road, Canterbury
168	Mont Albert Road, Canterbury
14	Orion Street, North Balwyn
14	Pine Avenue, Camberwell
56	Riverside Avenue, North Balwyn
12	Stodart Street, Camberwell
1	Threadneedle Street, Balwyn
17	Threadneedle Street, Balwyn
26	Victoria Avenue, Canterbury
300	Warrigal Road, Burwood

Hawthorn

64 (rear) Auburn Road, Hawthorn
43-45 Riversdale Road, Hawthorn

Name	Formerly <i>Sutton Grange</i>	Reference No	
Address	6 A'Beckett Street, Kew	Survey Date	12 September 2005
Building Type	Residence	Grading	C
Date	1886	Previous Grading	B



Extent of Overlay
N/A

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

6 A'Beckett Street, previously 10 A'Beckett Street,¹ was constructed in 1886 for Thomas Greenhill, at that time a councillor and later a Mayor of the Borough of Kew.² Part of Crown portion 61, the land upon which the house was constructed was subdivided in 1881 as part of the Mount Pleasant Estate, Kew.³ The house is first listed in the municipal rate records for 1886.⁴ The Greenhill family resided at this address until c. 1912.⁵ Two years prior to this, municipal rate records had described the property as comprising 13 rooms and stables.⁶

Soon after the Greenhill family moved from this address, the house became the Victoria Private Hospital, and from c.1922 the Lyntor Private Hospital, variously conducted by Sisters Bartlett and Hurnall.⁷ During this time the street address of the house changed and it became 6 A'Beckett Street. From c. 1926 the house was occupied by a Marmaduke Rose. It is unclear whether the property continued to operate as a private hospital or reverted to use as a private residence at this time.⁸ The house again changed hands in c. 1934 and Edgar Knott, a button manufacturer, occupied the house until 1941 when Wallace E Morley, painter became its owner.⁹ At this time the property was described as having ten rooms.¹⁰

Subsequently, the property was owned by G H Davies, from c. 1958, until at least 1974. During this period, the property was converted into flats, and listed as such in the 1971 edition of the *Sands & McDougall Directory of Victoria*.¹¹ An existing conditions plan of April 2000, shows that the property was still divided into flats – two on the ground floor and one on the first floor of the residence, as well as an additional detached unit located behind the residence and thought on stylistic grounds, to have been constructed c. 1970.¹²

An attached, possibly original, single-storey wing to the rear of the house was extensively refurbished and extended in 2000, when the house was converted back to a single dwelling and a large detached

residence – formerly unit 4 - which occupied the north-west corner of the original site, was subsequently subdivided from the main property in 2004.¹³

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

6 A'Beckett Street, Kew, is a double-storey double-fronted Victorian villa of brick construction with hipped roof clad with slate, bracketed eaves and rendered brick chimneys with moulded caps. The asymmetrical façade is finished with overpainted ruled ashlar render and comprises a broad bay which contains the main entrance, screened by a non-original double height timber and cast iron verandah, flanked by a projecting bay. A heavily moulded string course defines the floor levels and the verandah floor is edged by a bullnosed bluestone coping finished with non-original stone tiling. The entrance contains a panelled timber door with glazed surrounds and is flanked by arched tripartite window openings which contain timber-framed double-hung sashes; elsewhere the fenestration is essentially regular and comprises both single and paired openings and those in the principal elevation are surrounded by moulded architraves.

It would appear that an early stable block located to the north-west of the house has been demolished.¹⁴

The recent front fence comprises a rendered masonry dwarf wall and piers with steel palisade and gates and the front garden has been landscaped around a non-original circular driveway.

Historical Context

A'Beckett Street was first established as part of the Mount Pleasant Estate subdivision in 1881.¹⁵ The street had been substantially developed by 1904 with a combination of mansion villas and smaller brick and weatherboard houses.¹⁶ The properties to the west of the street were situated on smaller allotments, with uniform setbacks and large rear yards, whereas the mansion villas were situated on the eastern corners of the street.¹⁷

Comparative Analysis

In its overall Victorian styling and scale the house at 6 A'Beckett Street, Kew is similar to numerous examples throughout the municipality, including more intact examples. Its design is similar, for example, to that of the house at 46 Charles Street, Kew (graded B).¹⁸

Assessment Against Criteria

Amended Heritage Victoria Criteria

Not completed, refer Recommendations.

Grading Review

Downgrade to C. Though visually imposing, this is a typical, rather than distinctive, example of its type which has undergone a degree of alteration (including 'reconstructed' verandah, later verandah flooring).

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Note that the building appears on the MMBW 40':1" Detail Plan of 1903 as no. 16.

² Rogers, Dorothy. *A history of Kew*, 1973, p. 206.

³ *City of Kew Urban Conservation Study*, Volume 2, Pru Sanderson, 1988, Plan of Allotment 16, Mount Pleasant Kew, 1881, insert after 4/10.

⁴ Borough of Kew Rate Books, 1886, #177, nav £110.

⁵ Sands & McDougall Directory of Victoria, 1912.

⁶ Borough of Kew Rate Books, 1910-11, #2523, nav £60.

⁷ Sands & McDougall Directory of Victoria, various years.

⁸ The draft citation prepared by Graeme Butler noted that the property did continue to be used as a private hospital under the management of a Dr. Marmaduke Rose until c. 1934. The *Sands & McDougall Directory of Victoria* does list the property under the name of a Marmaduke Rose during this period but does not list him as a doctor or continue to list the property as a private hospital.

⁹ Sands & McDougall Directory of Victoria, various years.

¹⁰ City of Kew Rate books, 1940-1, # 6534, nav £80.

¹¹ Sands & McDougall Directory of Victoria, various years.

¹² Drawings prepared by Jacobs Thomas & Associates, April 2000, accompanying Planning Permit No. BOR/00/00417, City of Boroondara Planning File, 40/409/06542 and Building Permit No. 201982, City of Boroondara Building File, 40/408/07945.

¹³ Planning Permit No. BOR/00/00417, City of Boroondara Planning File, 40/409/06542 and Building Permit No. 201982, City of Boroondara Building File, 40/408/07945.

¹⁴ MMBW Plan no. 40, Collingwood and Kew, scale 160':1", dated c. 1904.

¹⁵ *City of Kew Urban Conservation Study*, Volume 2, Pru Sanderson, 1988, Plan of Allotment 16, Mount Pleasant Kew, 1881, insert after 4/10.

¹⁶ MMBW Plan no. 40, Collingwood and Kew, scale 160':1", dated c. 1904.

¹⁷ MMBW Plan no. 40, Collingwood and Kew, scale 160':1", dated c. 1904.

¹⁸ Miles Lewis, *Melbourne Mansions*, online searchable database,

<http://fms7.abp.unimelb.edu.au/fmi/xsl/melbmansions>

Name	Formerly <i>Cambusdoon</i> (<i>Canvasdoon</i>) and <i>Norwood</i>	Reference No	
Address	61-63 Alfred Street, Kew	Survey Date	17 January 2006
Building Type	Residence	Grading	C
Date	c.1881	Previous Grading	B



Extent of Overlay
N/A

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

63 Alfred Street, built in c. 1881 for a Robert B Fraser, originally faced Cotham Road, with an extensive garden. The rear of the house, however, was close to the Alfred Street frontage. The house was initially known as *Cambusdoon*,¹ taking its name from an estate on the river Doon in South Ayrshire, Scotland. The land it occupied was part of the large land holding acquired by Captain Edward Dumaesq at a land sale conducted in October 1851.² Many of the streets in the vicinity of *Cambusdoon* were named for Captain Dumaesq's sons – Alfred, Edward, John, Thomas, and Rowland. Robert Fraser occupied the house until c. 1887, after which time it was rented by Captain Dumaesq for his son Alfred and family, until the completion of *St. Helliers*, on the other side of Alfred Street, in c.1889.³ After this date the listed occupants of the house seemed to change frequently, suggesting that the property was tenanted for a number of years. Occupants during these years included Frank Whittle (c. 1891); James Sproule (c. 1894-96); Edmund McLeod (c. 1897); John Corry (c. 1901-2) and James Richards (c. 1904-06).⁴ It was during James Richards' time at the property that it became known as *Norwood*.⁵

For many years the building was relatively isolated, with the nearest building being the residence of Josiah Robertson, a musician and piano tuner, to the west at the corner of John Street. To the east were omnibus stables and the Kew Reservoir. However, by 1904 a portion of the property to Cotham Road was excised, suggesting that further residential development in the eastern portions of Cotham Road was to ensue, and a long driveway running along the eastern boundary of the empty land gave access to the property from Cotham Road.

In 1907 the subject property was occupied by a Major J W Parnell and in 1911, Michael Larkin, a solicitor of Larkin and Richards became the occupant, residing there until c. 1918. At this time the property's address was listed in the Sands & McDougall Directory of Victoria as 324 Cotham Road.⁶ In

March 1918, the Cotham Road frontage, including the vacant land previously excised, was subdivided into three allotments⁷ and *Norwood* was subsequently listed in the 1919 *Sands & McDougall Directory* on the north side of Alfred Street.⁸ Occupants from this date included the Orr family between c. 1920 and c. 1935 and Dr. William Newing from c. 1935 until c. 1957. During this time, land both to the east and to the west of the house was subdivided by Dr. Newing, creating nos. 61, 63 – upon which *Norwood* stood – and 65 Alfred Street. Dr Newing moved to a new house constructed on the new allotment at 65 Alfred Street. The land to the west – no. 61 – was built upon by Alan and Jennifer Robertson and *Norwood* was acquired by Justice McNerney, who lived there until 1974. During this time, alterations were undertaken, which included the replacement of the timber kitchen wing with one of brick in c. 1963.⁹ In 1974 the house was acquired by the Robertson family and they re-combined the property with 61 Alfred Street. In later years, they demolished the house they had built and reinstated the garden to the west of the house.¹⁰ In 1992 further building works ensued and they included a large kitchen wing on the south side of the house, fronting Alfred Street and replacing the earlier 1960s addition, and the reroofing of an existing carport.¹¹ This extension is a prominent element which today conceals from view much of the original house, albeit the original rear elevation.

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

The house at 63 Alfred Street, Kew, is a single-storey double-fronted Victorian villa of brick construction which is oriented and planned around its original Cotham Road address. As such, the principal elevation is to the north with the south-facing rear, non-original kitchen wing, carport and service areas now addressing Alfred Street. A single canted bay projects from the west elevation and two square bays from the east, with the latter flanking a non-original timber-framed conservatory. Differing brickwork to the southernmost of these eastern bays suggests that it was an early addition. The hipped slate roof of the original house has bracketed eaves and is punctuated by four face brick chimneys with moulded caps and the later additions have been roofed to match, albeit with corrugated galvanised steel to inside faces and discernable by a lower eave level.

The north elevation, or original façade, is screened by a non-original convex corrugated galvanised steel verandah which dates largely from the early 1960s and which is supported by tapered timber posts on more recent brick piers. The verandah floor has generally been replaced with concrete, the exception being a large area of tessellated tiles along the full length of the western side of the original house, indicating the former footprint of the verandah (which was removed in the late 1950s); a small area further south dates from 1992. A pediment in the verandah marks the entrance to the house and is infilled with relatively recent cast iron lace. The façade is essentially symmetrical and, unconventionally, all elevations display tuckpointed polychrome Hawthorn brickwork. The central entrance contains a half-glazed panelled timber door and sidelights with timber-framed screen door; the glazing is not original. It is flanked by two pairs of full height timber-framed double-hung sash windows with overpainted bluestone sills and the windows elsewhere are similar. A small number have been reconstructed on the east elevation.

The brick front fence dates from 1975 and the timber gates are recent.¹²

Historical Context

Captain Edward Dumaesq's large land holding was partially subdivided into generously sized allotments in 1881.¹³ The streets were named after Captain Dumaesq's sons - Alfred, Edward, John, Thomas, and Rowland. The MMBW Detail Plan no. 66 of 1904 shows little development along the street, with only a few large mansions all fronting Cotham Road and surrounded by expansive gardens.¹⁴

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Amended Heritage Victoria Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, Refer Recommendations.

Grading Review

Downgrade to C. While the main body of the original house survives, this is now obscured by later additions. The original rear of the house now forms its street frontage, with later additions constructed in brickwork (designed to match the original) are visible in front and to the side on this elevation. Within the property, the original frontage of the house has had its original verandah removed and replaced with a new verandah of inappropriate design.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ There is a discrepancy with the name given to the property. It is listed as *Cambusdoon* in the *Sands & McDougall Melbourne Directory* and cited as *Canvasdoon* in Rogers, Dorothy. *A history of Kew*, 1973.

² Rogers, Dorothy. *A history of Kew*, 1973, pp. 12-13.

³ Rogers, Dorothy. *A history of Kew*, 1973, p. 13. Rogers gives the name as *Canvasdoon*.

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Melbourne Directory*, various years between 1890 and 1906.

⁵ *Sands & McDougall Directory of Victoria*, 1904-06.

⁶ *Sands & McDougall Directory of Victoria*, 1918.

⁷ Subdivision plan #7339, March 1918.

⁸ *Sands & McDougall Directory of Victoria*, 1918-1920.

⁹ Details sourced from the City of Kew Building Index, #735, dated 22 October 1963.

¹⁰ Personal communication, Mrs. Jennifer Robertson, 17 January 2006.

¹¹ Details and plans sourced from the City of Kew Building Index, #92/6244, dated 8 September 1992.

¹² City of Kew Building Index, #5401, dated 6 August 1975, and *pers comm.* Mrs J Robertson, 17.01.06.

¹³ *City of Kew Urban Conservation Study*, Pru Sanderson, 1988, p. 4/9.

¹⁴ MMBW Plan no. 66, Kew, scale 160':1", dated c.1904.

Name	<i>Anadiha, later Dunreay and Cherisaunce</i>	Reference No	
Address	387 Barkers Road, Kew	Survey Date	13 December 2005
Building Type	Residence	Grading	C
Date	1898-9	Previous Grading	B



Extent of Overlay

Not applicable

Intactness	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	
Heritage Status	<input type="checkbox"/> HV	<input type="checkbox"/> AHC	<input type="checkbox"/> NT	<input type="checkbox"/> BPS Heritage Overlay

History

Three brick residences at 387, 389 and 393 Barkers Road were reputedly built by J Haiser in 1898.¹ The *Sands & McDougall Melbourne Directory* listed 'three vacant houses' in its 1899 edition, on the north side of Barkers Road, just east of Brougham Place, today known Daniell Place.² All three houses also appear on the MMBW survey plan of 1903 – respectively they were known as *Anadiha*, *Eurobin* and *Carlsruhe*.³

The house at 387 was sold to John J Whelan, a stock and sharebroker.⁴ It is not known whether Whelan gave the name *Anadiha* to the house. By 1905 the *Sands & McDougall Directory of Victoria* listed Edward Crellin in residence at the address, soon followed by James Mackay. At this time the house was listed in the *Sands & McDougall Directory of Victoria* as *Dunreay*.⁵

The next owner and occupant was David Avery (1871-1956), an engineer, who resided at this address until 1924. At the time of the change of ownership, the house was described as having 9 rooms with a shed and bath.⁶ The name of the house changed again during this time, presumably by Avery, to *Cherisaunce*, an old English word, meaning 'comfort'.⁷ Avery was prominent in the field of industrial science and engineering, with an emphasis on Australian wood products and their commercial possibilities. He left Australia in 1924, and traveled to England and Holland to obtain sponsors for the manufacture of paper products from Australian hardwoods.⁸

In 1925, the *Sands & McDougall Directory of Victoria* listed the house as vacant, before the house was occupied by Alan Barlee for several years. By the late 1930s, Stanley E Watkin was listed as the occupant until the late 1950s, when Colin and Gladys Edgerton acquired the property.⁹ By the mid 1960s, Felix and Janette Gordon Clark had acquired the property, and lived there until at least 1974.¹⁰

Though not confirmed, it has been suggested that the residence at No. 389 Barkers Road was designed by the architect John Beswicke;¹¹ by association, it is also possible that No. 387 was also designed by Beswicke.

A number of alterations and additions have been made to the building, most significantly the addition of a tower element (refer discussion below under Description & Integrity).

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

The front parts of *Aradiha* are a Federation house with late Victorian characteristics. It has a return verandah, roofed in flat galvanised iron in alternating colours of cream and brick-red. In the 1988 survey photograph, the verandah appears to have had a deep cast-iron frieze. The spacing for the frieze is still visible on the verandah posts, but the frieze is currently a ribbon of opaque sheeting, without gutters. This is seated below the eave line of the main roof, which is of patterned slate with galvanised iron ridge capping, supported on bracketed eaves. The chimneys are red brick and stucco, basically Italianate in form and detail. At the turn of the verandah is a canted bay, expressed above by a faceted corner tower rising to a point. The verandah was anchored, compositionally, by two gabled wings facing south and west. In the original house these both had canted bays with moulded string courses, stilted Italianate arches and scroll voussoirs. The verandah is separated from the main roof which has constant-spaced bracketed eaves running along above the verandah roof. Above these the bays ended in a moulded cornice coupled to a parapet, again in red brick, which stepped out from gables with timber finials. These gables were plain brick behind, with the finial root braced by a crossbar in each.

The house has been extended in a number of phases, including include works in 1964, and a stone fence and brick garage were added in 1965.¹² In 1969 the architects Wardle and Turnbull designed a small addition at the rear.¹³

The most recent addition, being completed at the time of survey, is behind the original house. It is substantial in size and incorporates a square Italianate tower with an ornamental cornice of panelled masonry, faceted piers at each corner, and a cream brick stripe running around it, similar to those on 2 Daniell Place around the corner (q.v.).

The driveway, front yard kerbing, the high front fence and front garden terracing are all recent additions in red brick. Several of the large trees are of long standing, but a large part of the front garden has been recently paved over.

Historical Context

In the late nineteenth century a series of comfortable villas were constructed in this section of Barkers Road, as shown on the MMBW Plan no. 66, of c.1903. These show *Aradiha* and its two immediate neighbours, *Eurobin* and *Carlsruhe*, as having almost identical plans and massing. *Arlington*, next to *Carlsruhe*, is now part of Preshil School. *Ashwick*, the immediate western neighbour, was at this stage a small private school, and had a frontage to the Barkers Road-Daniell Place corner that was subsumed in a later subdivision. *Mildura*, (later *Urangeline*) of 1883-4, next to that, and *Tower Hill* and *Opawa*, both close by in Daniell Place, are now all parts of Carey Grammar School (see the discussion of *Ashwick*). Subsequently, the land between *Aradiha* and *Ashwick* was subdivided in the 1920s, including 377, a reinforced concrete house by Leslie Perrott (q.v.). Mount Street was built up during the 1920s and 1930s. The sites opposite *Aradiha* also saw extensive subdivision in the twenties and thirties.

Comparative Analysis

Aradiha compares with a series of transitional Late Victorian and Federation houses in the Boroondara area, and this is logical given its completion in 1898. In composition it now appears as two houses rather than one, with the recent towered Italianate block to the rear reading as fairly distinct- and architecturally more old-fashioned- than the front section, which resembles early Federation plans and massing.¹⁴ The front massing also compares with 231 Barkers Road (q.v.), which has a similar form in reverse, facing east. No. 231 has similar framing of the verandah with projecting wings, similar

slate roofing and similar cast iron detail on its verandah. The corner tower is conical in that instance rather than faceted, as here. *Aradiha* also omits the half-timbering seen at No. 31. More generally, *Aradiha* compares with houses in the Camberwell area, particularly in the Tara estate where early Federation composition is often combined with corner towers and cast iron verandah detailing. *Aradiha* and its immediate neighbour *Eurobin* had similar front garden layouts, with a circular path coming in off Barkers Road, straight side drives and a perimeter lawn and garden around their southwest-facing verandahs. *Carlsruhe*, at No. 391, had a double sized block and a more spread out path plan, but again an almost identical massing, similar plan, and a straight driveway running up its west side. Mile Lewis' Mansion survey credits 389's design- *Eurobin*' (q.v.)s- to John Beswicke, the architect of Hawthorn and Camberwell Town Halls of 1888-9 and many of the shop buildings in Auburn and Glenferrie. Given the date and the similarities in plan and proportioning, it seems that Beswicke may have designed *Aradiha* as well.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C.

The original section of the building appears to be generally intact and stands as a fine example of a brick villa constructed at the end of the nineteenth century. The original house suggests the transition between late Victorian Italianate – in its original fenestration and courseline and roof detailing- and the newer Federation mode, seen in the general composition and reworking of the return verandah.

Purely by virtue of its size and visual prominence, however, the new tower addition, which adopts a reproduction Victorian form and Italianate detailing, confuses the presentation and understanding of the original building. The change is a substantial one, and it is on this basis that it is recommended that the grading be lowered to C.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft),2001.

Specific:

¹ As researched by Graeme Butler, G Butler & Associates, Kew B-graded places study (draft),2001.

² *Sands & McDougall Melbourne Directory*, 1899.

³ MMBW Plan No. 66, Kew, dated 1903.

⁴ Borough of Kew Rate Books, 1898-99, #1489, nav £65.

⁵ *Sands & McDougall Directory of Victoria*, 1908.

⁶ Borough of Kew Rate Books 1910-11, #1917, nav £80.

⁷ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1900 and 1924.

⁸ *Australian Dictionary of Biography*, 1979, vol. 7, pp. 125-26; *Bright Sparcs: an online register*, Australian Science and Technology Heritage Centre, 1994-2006.

⁹ City of Kew Rate Books, 1957-8, #5368, nav £248.

¹⁰ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1925 and 1974.

¹¹ Miles Lewis. Melbourne Mansions Database, online database.

¹² Details sourced from City of Kew Building Index, #964, dated 17 March 1964; 201, dated 30 July 1964; 3108, dated 4 May 1965 (the brick garage and stone fence).

¹³ Details sourced from City of Kew Building Index, #1462, dated 2 August 1969, and Wardle and Turnbull's working drawing, dated 27 August 1969.

Name	Duplex	Reference No	
Address	135-7 Cotham Road, Kew	Survey Date	13 December 2005
Building Type	Residence	Grading	C
Date	1936	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

The single-storey duplex at 135-7 Cotham Road - formerly 103 and 103a Cotham Road - were built for Mrs Josephine and Miss Gertrude Kisby in 1936. They were constructed on the site of a brick house built prior to WWI and occupied by Mrs Thomson.¹ Municipal rate records for 1935-6 described them as unfinished flats.² The 1936 edition of the *Sands & McDougall Directory of Victoria* listed 103 Cotham Road as 'vacant'; the following year's listing recorded Mrs Josephine Kisby resident at 103 and Frank Ellis at 103a, indicating that the present duplex had been completed. The duplex residences were generous in size and amenity, as built – each consisted of two bedrooms, separate lounge and dining rooms and a maid's room.³

Mrs Kisby owned both properties until the middle of the 1950s, occupying the larger of the two, at the corner of Kent Street, and letting out the adjoining residence.⁴ Occupants of 137 Cotham Road included Gordon Gummow (c.1937-8) and Frank and Elsie Ellis (c.1940–58).⁵ Mrs. Kisby died in 1953, and the property was subdivided in 1955, with two separate owners from this date.⁶

In 1978, 135 Cotham Road was converted into medical consulting rooms for a subsequent owner. Plans sourced from the City of Boroondara Planning File for the property indicated that it had previously been used as a photographer's residence and studio.⁷

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

The duplex at 135-137 Cotham Road, Kew, comprises a pair of single-storey double-fronted interwar bungalows of brick construction. Sited on a corner allotment, they are essentially symmetrical other than for a diagonally projecting bay at number 135, with a small section of parapet wall which projects

through the roofscape above, and return verandah addressing the corner. The hipped roofs are clad with terracotta, have simple corbelled brick chimneys and take a bellcast form over the front verandahs which are supported by singular and paired Doric columns. A low dwarf wall extends between the columns and number 137 retains sections of original wrought iron balustrade. As constructed, the walls displayed a natural roughcast rendered finish above a face brick plinth; however the walls of number 135 have been rendered and painted. The main entrances are located in the side elevations and contain a pair of glazed timber-framed doors, which are repeated in the projecting corner of number 135, the glazing of which has been replaced, and in a single form in the façade of number 137. Each façade and the side elevation of number 135 contain a bow window and a tripartite group of timber-framed double-hung sash windows with leadlight top sashes.

The brick fence which fronts number 137 probably dates from 1960, and a more recent timber picket fence fronts number 135.⁸ An original brick garage is sited at the rear of number 137.

Historical Context

The generous allotments along the north side of Cotham Road were developed with a combination of brick and weatherboard residences prior to 1904, prompted by the close proximity of train and tram services. Infill development occurred in the early years of the twentieth century.⁹

Comparative Analysis

The duplex at 135-137 Cotham Road, Kew, can be compared with its immediate rear neighbour at 2 Kent Street (C-graded), which would appear to be related, given the stylistic similarities and matching elements such as leadlight pattern and chimney detail; albeit a single dwelling.

In considering the broader context, while not common in the Kew area, there are numbers of interwar single-storey duplexes in Hawthorn and Camberwell. The use of the Old Colonial style applied to an interwar duplex, however, as in this example, is unusual. Here, the hipped roof and colonnaded exterior is a thoroughgoing effort at Colonial revivalism, the approach being to use a shared hipped roof and verandah form to link semi-detached houses. The Old Colonial form itself is found applied to detached houses across the municipality, see for example, Purchas and Teague's 10 Findon Crescent, Kew (q.v., B-graded), its Camberwell predecessor by Irwin and Stephenson at 112 Mont Albert Road, and the striking and graceful 15 Deepdene Road, Camberwell. Georgian and Regency detailing was also becoming popular in 1930s apartment design, in Boroondara and elsewhere, but seldom with the controlling verandah usage seen here. The closest verandahed apartment design in Boroondara appears to be Frederick Green's slightly later *Cloville* Flats at 31-9 Cookson Street Camberwell, of 1939 (C graded), albeit there the Old Colonial full-length verandah is mixed with an impressive array of Neo-1880s and Neo-Federation detailing.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

135-7 Cotham Road is an interesting example of how Old Colonial revivalism could be applied in a semi-detached dwelling. Its prominent hipped roof with integral verandah works well in unifying the two divisions. The combination of Old Colonial with more contemporary detailing in the wall surfaces, fenestration, dwarf walls and chimneys creates a lively mixture.

Statement of Significance

135-137 Cotham Road, Kew, is of local historical and architectural significance as an unusual example of a single-storey interwar duplex designed in the Old Colonial style, using a shared hipped roof and verandah form to link semi-detached houses. The presentation of the building has been compromised, however, by a succession of changes: the re-rendering and painting of the walls to no. 135, the loss of most of the original wrought iron balustrading, and the replacement of the original fence (which is now in two parts, one 1960s brick and the other timber picket).

Grading Review

Downgrade to C. While an interesting building, the effect of the alterations is such that the building is no longer considered to warrant a B-grading or the application of a site-specific heritage overlay.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ *Sands & McDougall Directory of Victoria, 1932-1938.*

² City of Kew Rate Books, 1935-36, '2 Flats unfinished', brick, nav £55, Cited in G Butler & Associates, Kew B-graded places study (draft), 2001.

³ Drawings sourced from the City of Kew Building Index, #148, dated 11 October 1935.

⁴ City of Kew Rate Books, 1954-55 #3053, nav £85.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1939 and 1959.

⁶ Subdivision plan #32230, Cited in G Butler & Associates, Kew B-graded places study (draft), 2001.

⁷ Drawings sourced from the City of Boroondara 40/409/03487, Part 1.

⁸ City of Kew Building Index cards, #885, dated 13 September 1960.

⁹ MMBW Plan no. 65, Municipality of Kew, scale 160':1", dated c.1904 with 1933 overlay.

Name	Formerly <i>Wymond Girls School</i>	Reference No	
Address	180 Cotham Road, Kew	Survey Date	23 December 2005
Building Type	Residence	Grading	C
Date	1889-90	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

180 Cotham Road, formerly 178 and later 210 Cotham Road, described as a brick residence of six rooms, was constructed in c.1890, for Alexander Hall, a dentist, originally from Scotland.¹ Alexander Hall had emigrated to Australia in 1852, first settling in New South Wales before moving to work the diggings around Beechworth and subsequently Castlemaine and Rushworth for the next ten years, to moderate success. He later returned to his original profession as a dentist and chemist, working and residing in Gippsland and subsequently in Williamstown, before settling in Kew.² Hall did not remain at this address for more than a few years; the *Sands & McDougall Melbourne Directory* listed Mrs Phillip Turner in residence during 1896, followed by Ambrose Warden, an electrical engineer, who had acquired the property by the late 1890s.³

From 1903, Miss Florrie Wymond operated a girls school at the property, and a timber schoolroom building was constructed at the rear of the property.⁴ During the 1930s, the school was known as the Clarence Primary School, and operated by Misses F L and M Wymond. While the listing of the property as a primary school had ceased by 1947, the Wymond family owned the property until the mid 1960s.

During their period of ownership, an addition, comprising a new sitting room and bedroom, was constructed to the rear of the main wing and adjoining the western side of the house. The date of these works is not known.⁵ Subsequently, the property was owned by Mrs M Branchflower, and by 1974, a new owner, R E Swanson, commissioned architect Charles Duncan to construct a new kitchen and eating area at the rear of the property in 1974. Plans lodged with the City of Kew detailing the works, showed a timber schoolroom building, described as an exercise room, was still extant. The 1974 works converted it into a bungalow.⁶

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

180 Cotham Road is a double-fronted single-storey late Victorian house, of overpainted rendered brick with a slate roof and galvanized iron ridge capping. The front elevation is asymmetrically planned with a projecting gable-ended bay with scrolled bargeboards and incorporating a canted bay with slate roof. The windows to the canted bay have large sashes, and do not appear to be original (new windows were approved in 1979).⁷ At the time of site inspection the marble paving to the verandah floor was in the process of being renewed. The original plan form of the house is shown on the MMBW Detail Plan No. 65 of 1904 (with later overlay). It shows the main wing of the original house with verandahs facing both north and south, and a service wing extending towards the rear of the site.

The south-facing verandah has since been removed, and the rear sections of the house have been substantially remodelled and extended. These alterations include – from an unknown date – a large addition (possibly originally on one level but now two-storey) set flush with the original rear wall of the front wing and projecting out to the western boundary of the site. The 1974 works focused on this wing as well as the rear sections of the original house.⁸ The two-storey addition is visible in photographs from the early 1980s and in the 1988 photograph in the Kew Urban Conservation Study. Since this time the wing appears to have been altered again, receiving a period window treatment (unspecified alterations were approved in 1993).⁹

The transverse steel car port at the rear of the site, installed in 1970,¹⁰ was replaced by a timber carport in 1996.¹¹

At the front of the site, the high timber paling fence seen in 1982 photographs by John Collins¹² was replaced in 1995 by a new rendered masonry fence.¹³ There appear to be remnants of early paving down either side of the site. Two large pines are located in the front garden; it is believed these were planted by children when the house functioned as a school.¹⁴

Historical Context

Development occurred along the south side of Cotham Road, in the vicinity of the subject site, during the late nineteenth century. At the turn of the twentieth century the area was generally characterised by detached brick villas sited on generous allotments with uniform setbacks.¹⁵ Some later development occurred during the interwar years, especially on the northern side of the street and to the east.

Comparative Analysis

Given its 1890 completion date, 180 Cotham Road recalls an earlier era. In its original planning and form, 180 Cotham Road was broadly typical of the mid-Victorian period. Its external treatment - overpainted stucco with scrolled bargeboards - was common in Victorian Gothicizing designs of the middle nineteenth century, such as *Invergowrie* and its gatehouse in Coppin Grove and Palmer Place, Hawthorn, 1846-69, the two-storey *Hawthorns* in Creswick Street Hawthorn, 1846-7. More contemporary designs such as *Tay Creggan*, 30 Yarra Street Hawthorn, of 1891-2, include a variety of terracotta and late nineteenth-century Free Style elements not seen here.¹⁶ The principal façade is plain and relatively conservative, more typical of the 1850s and 1860s than the 1890s.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: The historical importance, association with or relationship to Boroondara's history of the place or object.

The use of the property as a combined residence and small day-school from c.1903 until the late 1940s is of historical interest in the local context.

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

180 Cotham Road is an interesting, though altered, example of a rendered brick Victorian house with Gothic styling. It is stylistically conservative for the date of its completion, having more connection with Boroondara houses of the 1840s than with contemporary forms in 1890.

Statement of Significance

180 Cotham Road is of local historical and architectural significance as an interesting, though altered, example of a rendered brick Victorian house with Gothic styling. It is stylistically conservative for the date of its completion, having more connection with Boroondara houses of the 1840s than with contemporary forms in 1890. The use of the property as a combined residence and small day-school from c.1903 until the late 1940s is of historical interest in the local context.

Grading Review

Downgrade to C. The presentation of the house to Cotham Road is significantly altered by the two-storey rear addition. Though set back, this wing adds a third 'front' to the house and rises close to a full-storey height above the original roof line.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Borough of Kew Rate Books, 1889-90, #1945, Cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

² Sutherland, Alexander. *Victoria and its metropolis: past and present*, 1888, vol. IIB, p. 672.

³ Borough of Kew Rate Books, 1897-98, #1191; 1900-1, #1263, cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

⁴ Borough of Kew Rate Books, 1919-20, #2722, cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001. Note that the timber schoolroom does not appear on the MMBW Plan no. 65, Municipality of Kew, scale 160':1", dated c.1904 with 1933 overlay.

⁵ This wing – at least at ground floor level – is shown as existing on 1974 drawings by Charles Duncan, Charles Duncan, working drawings, dated 8 May 1974, sourced from City of Kew Building Index, #4665, dated 26 June 1974.

⁶ Drawings and details sourced from the City of Kew Building Index, #4665, dated 26 June 1974.

⁷ See the City of Kew Building Index, #8164, dated 17 September 1979.

⁸ Charles Duncan, working drawings, dated 8 May 1974. Drawings sourced from City of Kew Building Index, #4665, dated 26 June 1974.

⁹ 'Additions and alterations', City of Boroondara Building Index, #93/6662. These are not specified.

¹⁰ Details sourced from the City of Kew Building Index, #1796, dated 19 March 1970.

¹¹ Details sourced from the City of Boroondara Building Index, #SP1303/96/0003. dated 19 January 1996.

¹² Three 1982 photographs by John Collins of the house at 180 Cotham Street are held by the State Library of Victoria.

¹³ Details sourced from the City of Boroondara Building Index, #5491, dated 21 September 1995.

¹⁴ The property was visited on 23 December 2005. Discussions with the present owner, Mr Levine.

¹⁵ MMBW Plan no. 65, Municipality of Kew, scale 160':1", dated c.1904 with 1933 overlay.

¹⁶ See Philip Goad, *Melbourne Architecture: a Guide*, Watermark, Sydney, 1999, p. 83.

Name	<i>Bunbury</i>	Reference No	
Address	181 Cotham Road, Kew	Survey Date	13 December 2005
Building Type	Residence	Grading	C
Date	1924	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	
Heritage Status	<input type="checkbox"/> HV	<input type="checkbox"/> AHC	<input type="checkbox"/> NT	<input type="checkbox"/> BPS Heritage Overlay

History

Bunbury, 181 Cotham Road, formerly 169 Cotham Road, was constructed in 1924. Municipal rate records for 1923-24 listed Blanche Fitzgerald as the owner of an unfinished 8 roomed house with a net annual value (nav) of £100.¹ By the 1925-26 rate cycle, the house, described as built of brick and consisting of eight rooms, was occupied by Desmond Rowan Fitzgerald, a solicitor.² Blanche Fitzgerald, and later her Estate owned the property until the middle of the 1950s.³ By 1957, the property had been sold to Dr Michael Kelly,⁴ whose family retained the house until at least 1974.⁵

(Lovell Chen, 2005)

Description & Integrity

Bunbury, at 181 Cotham Road, Kew, is an attic-storey double-fronted interwar bungalow of brick construction; in essence it comprises two intersecting gabled wings supplemented by an attic dormer at the south-west corner. The expansive gabled roof is finished with terracotta tile with terracotta horn finials, slender brick chimneys and broad shingle-clad gable ends. The walls display tuckpointed red face brickwork and the original façade is divided into two bays including a recessed bay and a wide projecting gabled bay containing a recessed porch, flanked by a non-original attached garage to the east. The diaper leadlight-glazed screen to the porch dates from the 1980s phase of alterations, beyond which is the main entrance containing a glazed panelled timber door. Fenestration is irregular but generally comprises grouped timber-framed double-hung sashes with margin glazing; a window opening at the southern end of the west elevation was converted to a doorway containing a pair of multipaned glazed timber doors in the 1970s.⁶ Notwithstanding possible rear alterations, the house is otherwise externally intact as viewed from the street.

The front fence comprises a red face brick wall with engaged piers, keyhole openings and vehicular gates which are located at the south-west and south-east corners of the property. It is apparent that

the wrought iron gates and timber pergola located at the westernmost gate are non-original (albeit a reconstruction of an earlier pergola) and the pergola has been recently removed from the eastern gate.

Historical Context

Only a few large mansions pre-dated the development along the north side of Cotham Road and the surrounding streets – Barrington Avenue, Uvadale Grove, Hopetown Avenue and Park Street.⁷ The area was developed for residential use during the early decades of the twentieth century, presumably prompted by its proximity to Kew Junction and the tram service.

Comparative Analysis

Bunbury is a substantial attic bungalow. It compares with other plainly detailed face-brick houses in Boroondara, in particular 931 Toorak Road Camberwell, completed the following year (q.v., B-graded), which, as here, has a corner main road site, rear garage off the side street, gate pergola, large attic dormer with shingled sill, tiled roof fairly steep in pitch, shingled hood vents in the gables, horn finials and a brick front fence with engaged piers and keyhole openings. 931 Toorak Road differs primarily in being a straight-fronted bungalow with multi-paned windows, its affinities being with the American East Coast genre. No 181 Cotham Road is a broad L-shape with greater linkage to the Arts and Crafts houses of the 1910s. 931 is in a similar level of intactness.⁸

In Kew, 181 compares with 14 Grange Road (q.v., B-graded), a kilometre away, of 1920; this has a similar L-shaped composition and plainness, but is more distinctive. It lacks the inventiveness in texture and elevation seen with 16 John Street (q.v., B-graded) or the A-graded Terry house of c.1926 at 26 Fellowes Street, Kew.⁹ Other comparable B-graded attic bungalows include 31 Barrington Road, formally similar in layout but with much livelier surface treatment and fenestration; 7 Marshall Avenue, bolder in line and a fusion of the Arts and Crafts attic house with the East Coast dormer-bungalow; 221-9 Cotham Road, 8 Denmark Street, 118 Walpole Street and 101 Princess Street, all generally with more lively fenestration and more complex detailing; and with 15 Uvadale Grove, a generally much bolder composition with forceful gable and fenestration combinations and an imposing entry arch; 111 Sackville Street, more elegant in line; and 2 Denmark Street, with a bolder plan in butterfly formation. The most comparable Kew examples among B graded examples are 219 Cotham Road, a simpler form with skilled detailing, and 24 Wellington Street, Kew, similar in its plainness, timber upper levels and generally sedate fenestration treatment.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

181 Cotham Road is a representative and externally relatively intact example of an attic bungalow house. It is rather plain and undistinguished (particularly in its fenestration) when compared with many of its B-graded counterparts.

Statement of Significance

181 Cotham Road is of local historical and architectural significance a representative and externally relatively intact example of an attic bungalow house. It is rather plain and undistinguished example (particularly in its fenestration) when compared with many of its B-graded counterparts.

Grading Review

Downgrade to C. Though a representative and broadly externally intact example, 181 Cotham Road is undistinguished when compared with other B-graded examples of a similar type.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

Specific:

¹ City of Kew Rate Books. 1923-24, #1894, [owner] B Fitzgerald, [occupier] D Fitzgerald, unfinished, 8 rooms, nav £100.

² City of Kew Rate Books, 1925-26, #2251, D R Fitzgerald, brick, 8 rooms, nav £125.

³ City of Kew Rate Books, 1951-52, #2871, [owner] Estate of Blanche Fitzgerald, [occupant] Desmond Rowan Fitzgerald, brick, 8 rooms, nav £158.

⁴ City of Kew Rate Books, 1956-57, #2076, Dr Michael Kelly, brick, 8 rooms, nav £309.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1925 and 1974.

⁶ Building Permit #5283, dated 3 June 1975, sourced from the City of Kew Building Index.

⁷ MMBW Plan no. 65, Municipality of Kew, scale 160':1", dated 1904 with 1933 overlay.

⁸ That is, the corner gate and timber pergola have been replaced.

⁹ Details sourced from Pru Sanderson, City of Kew Urban Conservation Study, 1988, v. 2, Grade B Buildings (14 Grange Road, 16 John Street); Designation A, citation 55 (26 Fellowes Street).

Name	<i>Kermington</i>	Reference No	
Address	193 Cotham Road, Kew	Survey Date	13 December 2005
Building Type	Residence	Grading	C
Date	1908	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

193 Cotham Road was constructed in 1907-8 for Ernest and Amelia Ratten. It is possible that this house was built by Ernest's elder brother Frederick Ratten, a prominent local builder. Ernest Ratten was the youngest son of prominent local landowner Richard Ratten, and the land the house occupied was part of the Ratten family's holding. Ernest Ratten's occupation of the residence established a pattern subsequently followed by his elder brother Frederick, who from 1917, resided in a house he built at 171 Cotham Road.¹ That property is also assessed in this Review.

Ernest Ratten, like many members of the Ratten family, was prominent in the Kew community, and was the Superintendent of the Baptist Sunday School for many years.² Municipal rate records for the 1908-09 rate cycle described the house as a brick house of seven rooms, with stables, bath and pantry, named *Kemington*.³

The property was owned by the Ratten family for many years, and in 1945, Mavis Ratten, the daughter of Ernest and Florence, had the property converted into two flats.⁴ Miss Ratten occupied one of the flats, with the other, numbered 193A Cotham Road, let out to tenants. By the middle of the 1950s the property had changed hands and new owner Frederick C Weiser occupied 193 Cotham Road, letting out the adjoining flat.⁵ Subsequently, a later owner commissioned architects Robert Peck, von Hartel Trethowan to undertake alterations to convert the property back into a single residence.⁶

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

Kemington, at 193 Cotham Road, Kew, is an attic-storey double-fronted late Federation-era brick villa in the Queen Anne style with extensive rear and attic level additions.

The gabled roof is typically complex and finished with Marseilles pattern terracotta tile with a distinctive square turret along the ridgeline set at 45 degrees to the roof. Gable ends are finished with pressed metal and terracotta finials and the brick chimneys have roughcast rendered caps and terracotta pots. The façade displays tuckpointed red face brickwork with overpainted rendered dressings and roughcast frieze; it comprises a pair of gabled projecting bays which flank a central recessed porch. Bluestone steps provide access to the partially re-finished tessellated-tiled porch which is supported by turned timber posts with timber fretwork balustrade and frieze. Beyond this, the main entrance comprises a polished timber door and glazed surround which has been reconstructed in its present location, set back from its original position; it probably contains some original fabric.⁷ A smaller side porch is located at the south-west corner of the house, and would appear also to have undergone some reconstruction work. Both projecting bays contain a bay window, the eastern one rectangular with an arched head and the western one canted, both of which contain timber-framed casement sash windows with leaded highlights. Elsewhere, windows comprise single, paired or grouped timber-framed double-hung sashes.

Other visible additions to the house include a projecting bay on the east elevation at ground floor level, set back from the façade, and an attic level addition along the eastern side of the house; ground floor additions at the rear of the house were also approved at the same time. The timber picket fence and gate also appear date from the 1990s. Though not confirmed, it is possible that the original stable, located at the north-east corner of the property, remains. The extent of the property has recently been reduced by subdivision into three allotments, with a pair of townhouses constructed on the former westernmost garden area which originally provided the house with a corner siting. Rear access to the property remains from the side street, Marshall Avenue.

Historical Context

Only a few large mansions pre-dated the development along the north side of Cotham Road and the surrounding streets – Barrington Avenue, Uvadale Grove, Hopetown Avenue and Park Street.⁸ The area was developed for residential use during the early decades of the twentieth century, presumably prompted by its proximity to Kew Junction and the tram service.

Comparative Analysis

In its overall form and composition, proportions and Federation-era Queen Anne styling, *Kemington*, at 193 Cotham Road, Kew, can be compared with numerous other B-graded examples in Kew such as *Marsden* at 11 Barrington Avenue, 171 Cotham Road, 8 Denmark Street, 5 Fernhurst Grove (part of St Paul's School), 24 Miller Grove, *Mandurang* at 15 Uvadale Grove, and 6 Walmer Street – all variants of a similar theme. More specifically, the turret element compares with the nearby house at 22 Barrington Avenue, Kew (B-graded), which is similarly scaled and detailed with a square turret - albeit based on an asymmetrical plan around a return verandah.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. While the principal elevation of the house and its distinctive architectural features remain intact, the large hipped roof rear addition distorts the fineness and picturesque nature of the original massing.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

Specific:

¹ Rogers, Dorothy. *A history of Kew*, 1973, pp. 25-27.

² Rogers, Dorothy. *A history of Kew*, 1973, p. 26.

³ Borough of Kew Rate Books, 1908-9, #702, cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

⁴ Details from the City of Kew Building Index, #234, dated 1 February 1945.

⁵ City of Kew Rate books, 1954-5, #308, nav £250.

⁶ Drawings and details sourced from the City of Kew Building Index, #5463, dated 15 March 1991.

⁷ Building Permit #5463, dated 15 March 1991, City of Boroondara Building File, 40/408/17453. As detailed on drawing no 8674/WD01, prepared by Robert Peck Hartel Trethowan, August 1989.

⁸ MMBW Plan no. 65, Municipality of Kew, scale 160':1", dated 1904 with 1933 overlay.

Name	House	Reference No	
Address	9 Cradley Avenue, Kew	Survey Date	16 August 2005
Building Type	Residence	Grading	Ungraded
Date	1926	Previous Grading	B



Extent of Overlay

Not applicable, refer to Recommendations.

Intactness	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	
Heritage Status	<input type="checkbox"/> HV	<input type="checkbox"/> AHC	<input type="checkbox"/> NT	<input type="checkbox"/> BPS Heritage Overlay

History

9 Cradley Avenue was constructed in 1926. Municipal rate records for 1925-26 listed J Saddler as the owner of an unfinished brick house at the subject address with a net annual value (nav) of £40. Rate records recorded that it was flanked on either side by vacant blocks of land.¹ By the 1927-28 rate cycle, it was complete as were its neighbours at 7 and 11 Cradley Avenue. All three were described as brick houses of six rooms.² The subject property was owned and occupied by the Sadler family until at least 1974.³ Few major alterations are thought to have occurred during their period of ownership – the municipal rate records for the 1957-58 rate cycle recorded that the property still consisted of six rooms.⁴ Miss Lois Fanny Sadler was recorded as the owner occupier from the late 1940s until at least 1974, and was presumably, Mr and Mrs Sadler's daughter.

A number of alterations and additions have recently been made to the house; these are detailed below under Description and Integrity.

(Lovell Chen, 2005)

Description & Integrity

As originally constructed, 9 Cradley Avenue, Kew, was a single-storey double-fronted inter-war brick house. The hipped terracotta tiled roof is penetrated by a brick chimney with corbelled cap and terracotta pot and the original verandah roof extends across the façade to incorporate an integrated carport. The tuck-pointed red face brick walls feature clinker brick banding and detail and a projecting bay contains a broad bow window. Original windows have timber-framed double-hung multiple sashes with leadlight glazing and the entrance contains a matching pair of polished timber fully glazed doors.

The integrity of the building has been substantially compromised and its presentation to the street fundamentally altered through the construction of a two-storey addition which projects up above the

north-west corner of the original roofline, bisecting a prominent original side gable, and an additional pavilion-style carport at the north-east corner of the house. The addition is finished with timber cladding and has a flat steel roof.

A recent hedge and brick letterbox screen the property and the recent landscape includes sandstone path and concrete driveway.

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

The integrity of the building has been substantially compromised and its presentation to the street fundamentally altered following the recent additions. The building is now not considered to warrant a grading.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ City of Kew Rate Books, 1925-26, #5607, J Sadler, unfinished brick, nav £40.

² City of Kew Rate Books. 1927-28, #6234, J R Sadler, brick 6 rooms, nav £80.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between, 1927 and 1974.

⁴ City of Kew Rate Books, 1956-57, #6780, Miss Fanny Lois Sadler and others, brick, 6 rooms, nav £250.

Name	<i>Tilburn</i>	Reference No	
Address	167 Derby Street, Kew	Survey Date	20 September 2005
Building Type	Residence	Grading	C
Date	c.1912-3	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

The land occupied by *Tilburn*, previously 177 Derby Street, was previously owned by Arthur Young, who lived in a single-fronted weatherboard cottage immediately to the south of the subject property.¹ The 1913 edition of the *Sands & McDougall Directory of Victoria* recorded a new occupant at 175 Derby Street with Arthur Young now residing at a new address, 177 Derby Street. The subsequent edition of the Directory indicated that Derby Street had been renumbered and Joseph Halligan was listed as the resident of this address, now 167 Derby Street, Arthur Young apparently occupying the house only briefly. The Halligan family occupied the property until at least 1974.²

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

As constructed, *Tilburn* at 167 Derby Street, Kew, was a single-storey double-fronted Edwardian timber villa, however second storey attic room additions were constructed to the rear in c. 2001.³ The hipped and gabled roof has been re-clad with corrugated galvanised steel, penetrated by red face brick chimneys with corbelled caps. Original gable ends are boxed and bracketed and feature timber fretwork screens, finials and carved barge boards, elements which have been replicated in the non-original attic room dormers. The asymmetrical façade is screened by a verandah with bellcast roof and small projecting gable over the skewed approach, timber posts, brackets, frieze and balustrade.

The walls are clad with conventional weatherboard, the exception being a rectangular bay window to the front projecting bay which has shingled cladding. The windows are generally timber-framed, casement sashes with coloured glass to highlight sashes although there is a small diaper-shaped window adjacent to the front entrance. The three-panelled entrance door is half-glazed with matching

sidelights with non-original leadlight glazing and screen door. The front picket fence and gates are relatively recent and are detailed to mirror the fretwork patterns of the verandah.

Other alterations to the property include the demolition of an earlier garage in 1982.⁴

Historical Context

Derby Street is characterised by timber single and double fronted villas on small to modest sized allotments.⁵ The northern section of the street was developed later than the southern section, presumably because it was not as close to Kew's retail hub and transportation links.

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. Prior to the recent additions, 167 Derby Street was a representative example of a modest timber Federation residence. Though not unsympathetic in their design, the rear attic additions have reduced the integrity of the building and altered its street presentation to such an extent that the B grading is not considered to be warranted.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Borough of Kew Rate Books, 1910-11, #237, nav £4.

² City of Kew Rate Books, 1944-45 #383, nav £41; *Sands & McDougall Directory of Victoria*, 1974.

³ City of Boroondara, Building File No. 40/408/21416, Permit No. BS 1067/01/0224.

⁴ Details sourced from the City of Kew, Building Index, # 103, dated 22 October 1982.

⁵ MMBW Plan no. 67, Kew, scale 160':1", dated 1907.

Name	House	Reference No	
Address	23 Dunlop Avenue, Kew	Survey Date	23 August 2005
Building Type	Residence	Grading	C
Date	1955	Previous Grading	B



Extent of Overlay

Not applicable, refer
Recommendations

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

23 Dunlop Avenue was constructed on a portion of a 1950 land subdivision, which saw the formation of Dunlop Avenue.¹ The house at 23 Dunlop Avenue was designed by Robin Boyd as Grounds, Romberg and Boyd, and built in 1955 for Clifford and Pamela Wilson.² The house was owned by the Wilsons until the early 1970s – by 1974 the house was occupied by N E Beechey.³

In 1997 a later owner undertook significant alterations to the property. These entailed internal works, re-roofing and the infilling of the formerly open undercroft area of the front elevation.⁴

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

23 Dunlop Avenue, Kew, is a two-storey post-war Modern house in the Melbourne Regional style.

Steel-framed and set on brick walls, the house has a simple rectilinear plan with an internal courtyard and was designed to appear as an elevated single-storey façade, increasing to two levels at the rear. The almost flat mono-pitched roof is clad with non-original steel deck roofing without an eaves overhang, while the facade, is screened by a narrow steel-framed awning comprising woven steel straps. The upper level of the façade is divided into regular bays by timber mullions which, with the exception of the eastern-most bay, contain timber-framed fixed and casement sash window walls with recent mirrored glazing, while the larger bay at the end has solid cladding. The house was photographed during or soon after completion by Peter Wille and his photographs suggest that the lower glazed window panels were originally of coloured glass.⁵

Below, the undercroft has been infilled with Colorbond corrugated galvanised steel and a steel roller door, which date from 1997. The side walls are of grey face brick and contain timber-framed clerestory windows. The (obscured) main entrance to the house is located in the east side elevation.

The concrete driveway is flanked by a low concrete block wall on the west boundary and small retaining wall to the east. It would appear that the letterbox has recently been replaced.

Historical Context

Dunlop Avenue was created by the subdivision of vacant land during the 1950s.⁶

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. The infilling of the undercroft undermines the design intent of the building, which was intended to appear as a floating box. The replacement of the original glazing with mirror glass also alters the presentation of the building.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ LP 20008 (Central Plans), cited in G Butler & Associates, *Kew B-graded places study (draft)*, 2001.

² City of Kew Rate books, 1955-56, #6737, nav £475; City of Kew Building Index, #296, dated 8 December 1954.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1960 and 1974.

⁴ Details and drawings sourced from the City of Boroondara Building File 40/408/02207 Part 1. The works were undertaken by Accent plans P/L.

⁵ Peter Wille Collection, Picture Collection, State Library of Victoria.

⁶ LP 20008 (Central Plans), cited in G Butler & Associates, *Kew B-graded places study (draft)*, 2001.

Name	Duplex	Reference No	
Address	1-3 Edgecombe Street, Kew	Survey Date	23 August 2005
Building Type	Duplex	Grading	C
Date	c.1942	Previous Grading	B

Extent of Overlay

Refer to Recommendations



Intactness	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	
Heritage Status	<input type="checkbox"/> HV	<input type="checkbox"/> AHC	<input type="checkbox"/> NT	<input type="checkbox"/> BPS Heritage Overlay

History

The Victorian residence, *Clutha*, was constructed in 1856 for John Carson on a large site facing Studley Park Road (bounded by the present-day Edgecombe, Stevenson and Carson Streets). Just a few years later, in 1863, Carson became the first Mayor of the Borough of Kew. *Clutha* remained in the Carson family until 1939, when it formed part of the estate of his descendant Marion Mouat Carson.¹ The property was subsequently acquired by builder, Alex M Younger and William Younger, who subdivided the property, forming Mackie and Younger Courts to provide access from Carson Street to the newly-created allotments at the centre of the subdivision.² A subdivision plan advertising the auction of 40 allotments on the *Clutha* estate on 6th April 1940, is held in the State Library of Victoria.³ Interestingly, William Younger lived at 74 Studley Park Road, at the corner of Coombs Avenue, nearly across the road from *Clutha*. By 1944 he had moved onto the estate, taking up residence in a new home at 1 Mackie Court.⁴

The *Clutha* estate was progressively developed from this time. New houses were under construction on the Studley Park Road frontage in 1941 and one house was under construction in Edgecombe Street. By 1942, street numbering commenced at 13, with three further properties under construction, one of which is thought to have been the subject property (1-3 Edgecombe Street).⁵ The property was constructed for Miss Marie Vida Archibald, and consisted of three residences - two flats, presumably one above the other at 1 Edgecombe Street and a two-storied duplex at 3 Edgecombe Street.⁶ Miss Archibald resided at 1 Edgecombe Street, until at least 1974.⁷ The other flat appears to have been tenanted. 3 Edgecombe Street was tenanted by Mrs. Edith Geddes from 1943, and subsequently by Basil Geddes until c. 1960. From then until at least 1974, 3 Edgecombe Street was occupied by M J Richardson.⁸

At some time during the 1970s, the property was acquired by Mrs. Ida Lawrie, who also acquired 5-7 Edgecombe Street at this time. Mrs. Lawrie subsequently resided at 7 Edgecombe Street.⁹

(Lovell Chen, 2005)

Description & Integrity

1-3 Edgecombe Street, Kew is an attached pair of double-storey inter-war flats, designed to read as a single large house. The simple hipped roof form is clad with terracotta tiles and is penetrated by a pair of clinker brick chimneys with tapestry brick caps and banding. The building generally comprises clinker brick construction but includes a projecting bay of tapestry brick which defines the entrance to No.3, and tapestry brick soldier course. The entrance doors and some window openings are further defined by cream tapestry brick dressings. The asymmetrical façade of No.1 includes a recessed bay containing the entrance flanked by a broad projecting bay to the north. Further north, the remaining façade is divided in two by the double-height break-fronted bay which extends past the eaves line, containing the entrance to No. 3 above which is a single doorway to a small balcony retaining original wrought iron balustrade. Fenestration between floor levels is regular and repetitive and all but one opening contains timber-framed double-hung sash windows with fixed and casement sashes; the exception is the window above the entrance to No. 1 which comprises glass blocks. The timber sashes may have replaced earlier steel-framed sashes. Many retain original wrought iron screens. Both flats have timber entrance doors with wrought iron screen doors, however a non-original canvas awning has been fixed above the entrance to No.1.

Brick garages were constructed at the rear of each flat in the late 1950s / early 1960s and in 1977 an application was made for brick additions to the rear. The property is screened by a high textured grey brick wall with two sets of wrought iron gates (which appear to be non-original). A non-original palisade fence divides the front garden and each garden is lit by a cast iron coach lamp.

Historical Context

Edgecombe Street was formed as a result of the partial subdivision of the grounds of *Mount Edgecombe*, thought to have occurred in c.1913. At this date Edgecombe Street is first listed in the *Sands & McDougall Directory of Victoria*, with properties listed on the eastern side of the street.¹⁰ The western side of the street was not developed until after 1940 when it was developed as part of the subdivision of the *Clutha* estate.

Comparative Analysis

The most obvious comparisons can be drawn between 1-3 Edgecombe Street, Kew and the neighbouring flats at Nos. 5-7, Nos. 21-23, Nos. 25-27 and Nos. 29-31. All of these buildings comprise attached pairs of inter-war double storey flats, many of which have similar detailing.

The treatment of these duplexes to appear as detached houses follows a pattern established in the 1920s, as at *Sheringham*, 208 Cotham Road, of 1920 (q.v., B-graded). It is less common, however, to find flats configured as detached houses as late as the 1940s.

With their pelmet fascias and hipped tile roofs, the flat blocks resemble the Jessica MacFarlane and AK Lines houses that appeared in Balwyn and Balwyn North in the middle to late 1930s, such as 136 Whitehorse Road (q.v., B-graded), and other modern hipped roof designs, such as Leith and Bartlett's 1297 Toorak Road Surrey Hills (q.v., B-graded), also of 1940.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

B/C, refer discussion below, under Recommendations.

Recommendations

The western side of Edgecombe Street was developed in the early 1940s, with a series of duplexes (flats) constructed between c.1941 and c.1943. While not confirmed, it appears likely that all were developed by builder Alex M Younger, who acquired the land in 1940. Of the properties on the western side of the street, three (1-3, 5-7, and 21-23) were graded B in the 1988 Kew Urban

Conservation Study, with another three (19, 25-27, 29) graded C. While not identical, all these buildings are all similar in overall form, design, materials and detailing, and on face value, it would be difficult to distinguish the C-graded buildings within this group from those graded B. While perhaps not of great individual distinction, when considered together, the duplexes form an interesting interwar grouping that is potentially of some significance in the local context.

It is not recommended that 1-3 Edgecombe Street be included as a site-specific Heritage Overlay in the Schedule to the Heritage Overlay in the Boroondara Planning Scheme.

Notwithstanding, it is recommended that the properties on the west side of Edgecombe Street be further investigated and assessed with a view to considering the introduction of a single precinct-based Heritage Overlay over the group.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

Specific:

¹ Rogers, Dorothy. *A history of Kew*, 1973, pp. 41-2.

² *Clutha* entry in the *Melbourne Mansions* database, which gives the *Age*, 19 December 1934, p. 4 as the source.

³ Batten & Percy Collection, State Library of Victoria.

⁴ Sands & McDougall Directory of Victoria, 1937-1944/5.

⁵ Sands & McDougall Directory of Victoria, 1939-1942.

⁶ City of Kew Rate Books, 1946, #7253-55, describes the property as consisting of two four room brick flats and one five room brick flat, nav £83 and £104 respectively.

⁷ Sands & McDougall Directory of Victoria, various years, 1944-1974.

⁸ Sands & McDougall Directory of Victoria, various years, 1944-1974.

⁹ Owner's name derived from the City of Kew Building Index.

¹⁰ Sands & McDougall Directory of Victoria, 1913.

Name	Houses	Reference No	
Address	5-7 Edgecombe Street, Kew	Survey Date	23 August 2005
Building Type	Duplex	Grading	C
Date	c.1942	Previous Grading	B
		Extent of Overlay	
			Refer to Recommendations

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

The Victorian residence, *Clutha*, was constructed in 1856 for John Carson on a large site facing Studley Park Road (bounded by the present-day Edgecombe, Stevenson and Carson Streets). Just a few years later, in 1863, Carson became the first Mayor of the Borough of Kew. *Clutha* remained in the Carson family until 1939, when it formed part of the estate of his descendant Marion Mouat Carson.¹ The property was subsequently acquired by builder, Alex M Younger and William Younger, who subdivided the property, forming Mackie and Younger Courts to provide access from Carson Street to the newly-created allotments at the centre of the subdivision.² A subdivision plan advertising the auction of 40 allotments on the *Clutha* estate on 6th April 1940, is held in the State Library of Victoria.³ Interestingly, William Younger lived at 74 Studley Park Road, at the corner of Coombs Avenue, nearly across the road from *Clutha*. By 1944 he had moved onto the estate, taking up residence in a new home at 1 Mackie Court.⁴

The *Clutha* estate was progressively developed from this time. New houses were under construction on the Studley Park Road frontage in 1941 and one house was under construction in Edgecombe Street. By 1942, street numbering commenced at 13, with three further properties under construction, one of which is thought to have been the subject property.⁵

This duplex was built in 1942 for warehouseman, Ernest Read.⁶ Of the two residences, No. 7 was slightly larger (six rooms as compared with five rooms for No. 5). Read retained ownership of the pair and remained in residence in No. 7 until c.1962.⁷ Tenants of 5 Edgecombe St included Alex Sheppard, a military officer and Letho Sigalas, a company director. Later occupiers of 7 Edgecombe Street included N Courtney and R W Scoborio.⁸

At some time in the late 1970s, both properties came into the ownership of Mrs. I V Lawrie. In 1979 a permit was lodged to demolish outbuildings to allow the construction of brick garages to both

properties adjoining the rear fences, as well as a laundry extension to the rear of no.5.⁹ In 1990, a permit was lodged for bathroom additions and a sunroom to 7 Edgecombe Street.¹⁰

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

5-7 Edgecombe Street, Kew, comprises an attached pair of double-storey inter-war flats of clinker brick construction which read as a single large house. The simple hipped roof form is clad with terracotta tiles and is penetrated by a pair of clinker brick chimneys which have engaged chimney breasts and a full height vertical band of render. The asymmetrical façade comprises two broad bays and each bay contains a small recessed entrance porch with timber-framed entrance door with ribbed glazing and non-original screen doors and porch tiling. Fenestration between floor levels is regular and repetitive and all openings contain steel-framed casement sashes.

Brick garages were constructed at the rear of each flat in the late 1970s and in 1990 an application was made for brick additions to the rear of No.7. The property is screened by a red face brick wall with two sets of wrought iron gates (possibly non-original) and each garden is lit by a cast coach lamp, matching those at 1-3 Edgecombe Street.

Historical Context

Edgecombe Street was formed as a result of the partial subdivision of the grounds of *Mount Edgecombe*, thought to have occurred in c.1913. At this date Edgecombe Street is first listed in the *Sands & McDougall Directory of Victoria*, with properties listed on the eastern side of the street.¹¹ The western side of the street was not developed until after 1940 when it was developed as part of the subdivision of the *Clutha* estate.

Comparative Analysis

The most obvious comparisons can be drawn between 5-7 Edgecombe Street, Kew and the neighbouring flats at Nos. 1-3, Nos. 21-23, Nos. 25-27 and Nos. 29-31. All of these buildings comprise attached pairs of interwar double storey flats, many of which have similar detailing. While the subject building appears largely unaltered to the street, it is one of the plainer buildings in the group.

The treatment of the Edgecombe Street duplexes to appear as detached houses follows a pattern established in the 1920s, as at *Sheringham*, 208 Cotham Road, of 1920 (q.v., B-graded). It is less common, however, to find flats configured as detached houses as late as the 1940s.

With their pelmet fascias and hipped tile roofs, the flat blocks resemble the Jessica MacFarlane and AK Lines houses that appeared in Balwyn and Balwyn North in the middle to late 1930s, such as 136 Whitehorse Road (q.v., B-graded), and other modern hipped roof designs, such as Leith and Bartlett's 1297 Toorak Road Surrey Hills (q.v., B-graded), also of 1940.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

B/C

Recommendations

The western side of Edgecombe Street was developed in the early 1940s, with a series of duplexes (flats) constructed between c.1941 and c.1943. While not confirmed, it appears likely that all were developed by builder Alex M Younger, who acquired the land in 1940. Of the properties on the western side of the street, three (1-3, 5-7, and 21-23) were graded B in the 1988 Kew Urban Conservation Study, with another three (19, 25-27, 29) graded C. While not identical, all these buildings are all similar in overall form, design, materials and detailing, and on face value, it would be difficult to distinguish the C-graded buildings within this group from those graded B. While perhaps

not of great individual distinction, when considered together, the duplexes form an interesting interwar grouping that is potentially of some significance in the local context.

It is not recommended that 5-7 Edgecombe Street be included as a site-specific Heritage Overlay in the Schedule to the Heritage Overlay in the Boroondara Planning Scheme.

Notwithstanding, it is recommended that the properties on the west side of Edgecombe Street be further investigated and assessed with a view to considering the introduction of a single precinct-based Heritage Overlay over the group.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Rogers, Dorothy. *A history of Kew*, 1973, pp. 41-2.

² *Clutha* entry in the *Melbourne Mansions* database, which gives the *Age*, 19 December 1934, p. 4 as the source.

³ Batten & Percy Collection, State Library of Victoria.

⁴ Sands & McDougall Directory of Victoria, 1937-1944/5.

⁵ Sands & McDougall Directory of Victoria, 1939-1942.

⁶ City of Kew Rate books, 1941-2, #7163-7164, nav £46 each.

⁷ City of Kew Rate books, 1957-8, #7104-7105, nav £188 & £213, respectively.

⁸ Sands & McDougall Directory of Victoria, various years, 1960–1974.

⁹ Details sourced from the City of Kew Building Index, #7838, dated 15 March 1979 and #7897-98, dated 18 August 1979.

¹⁰ Designed by Handasyde, Prior & Cheney. Drawings sourced from the City of Kew Building Index, #5366, dated 18 December 1990.

¹¹ *Sands & McDougall Directory of Victoria*, 1913.

Name	Houses	Reference No	
Address	21-23 Edgecombe Street, Kew	Survey Date	23 August 2005
Building Type	Duplex	Grading	C
Date	c.1941-2	Previous Grading	B



Extent of Overlay

Refer to Recommendations

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

The Victorian residence, *Clutha*, was constructed in 1856 for John Carson on a large site facing Studley Park Road (bounded by the present-day Edgecombe, Stevenson and Carson Streets). Just a few years later, in 1863, Carson became the first Mayor of the Borough of Kew. *Clutha* remained in the Carson family until 1939, when it formed part of the estate of his descendant Marion Mouat Carson.¹ The property was subsequently acquired by builder, Alex M Younger and William Younger, who subdivided the property, forming Mackie and Younger Courts to provide access from Carson Street to the newly-created allotments at the centre of the subdivision.² A subdivision plan advertising the auction of 40 allotments on the *Clutha* estate on 6th April 1940, is held in the State Library of Victoria.³ Interestingly, William Younger lived at 74 Studley Park Road, at the corner of Coombs Avenue, nearly across the road from *Clutha*. By 1944 he had moved onto the estate, taking up residence in a new home at 1 Mackie Court.⁴

The *Clutha* estate was progressively developed from this time. New houses were under construction on the Studley Park Road frontage in 1941 and one house was under construction in Edgecombe Street.

This pair of brick maisonettes were built for Robert Slessar in 1941-2. 21 Edgecombe Street was the first to be listed in directories in 1941, with 23 listed the next year.⁵ Each had 5 rooms.⁶ During the later 1950s, Phillips Knitting Mills P/L, Fitzroy were recorded as the owners.⁷ The property was subdivided in 1955, LP 35470.⁸

21 Edgecombe Street was initially tenanted by Mark Pyrke, before owner Robert Slessar took up residence in c.1947, remaining there until c.1957, at which time the property's ownership appears to have transferred to the Phillips Knitting Mills P/L. Various tenants occupied the property from this time.

23 Edgecombe Street was tenanted by Maxim Gorovoy and subsequently S A Gorovoy until c.1961. From this date, various short-term tenants were in residence.⁹

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

21-23 Edgecombe Street, Kew, comprises an attached pair of double-storey interwar flats which read as a single large house. The simple hipped roof form is clad with terracotta tiles and is penetrated by a pair of cream face brick chimneys which have engaged chimney breasts and a distinctive Art Deco-inspired vertical streamline of glazed tapestry brick. The asymmetrical façade displays clinker brick construction with contrasting banding of cream face brick flanked by a single course of dark glazed brick. The stepped façade comprises a massing of four broad bays. Each flat has a small cantilevered concrete entrance porch with wrought iron balustrade and original timber-framed entrance doors with ribbed glazing. No. 21 has a non-original screen door and No. 23 has non-original porch tiling. Fenestration between floor levels is irregular however all openings contain original steel-framed fixed and casement sashes.

Both houses have a matching brick garage at the end of each driveway in front of which a non-original timber-framed carport has been constructed to No.21. The property is screened by an original cream face brick fence.

Historical Context

Edgecombe Street was formed as a result of the partial subdivision of the grounds of *Mount Edgecombe*, thought to have occurred in c.1913. At this date Edgecombe Street is first listed in the *Sands & McDougall Directory of Victoria*, with properties listed on the eastern side of the street.¹⁰ The western side of the street was not developed until after 1940 when it was developed as part of the subdivision of the *Clutha* estate.

Comparative Analysis

The most obvious comparisons can be drawn between 21-23 Edgecombe Street, Kew and the neighbouring flats at Nos. 1-3, Nos. 5-7, Nos. 25-27 and Nos. 29-31. All of these buildings comprise attached pairs of inter-war double storey flats, many of which have similar detailing. The subject building appears largely unaltered and displays more elaborate details than some of the other examples.

The treatment of the Edgecombe Street duplexes to appear as detached houses follows a pattern established in the 1920s, as at *Sheringham*, 208 Cotham Road, of 1920 (q.v., B-graded). It is less common, however, to find flats configured as detached houses as late as the 1940s.

With their pelmet fascias and hipped tile roofs, the flat blocks resemble the Jessica MacFarlane and AK Lines houses that appeared in Balwyn and Balwyn North in the middle to late 1930s, such as 136 Whitehorse Road (q.v., B-graded), and other modern hipped roof designs, such as Leith and Bartlett's 1297 Toorak Road Surrey Hills (q.v., B-graded), also of 1940.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

B/C

Recommendations

The western side of Edgecombe Street was developed in the early 1940s, with a series of duplexes (flats) constructed between c.1941 and c.1943. While not confirmed, it appears likely that all were developed by builder Alex M Younger, who acquired the land in 1940. Of the properties on the western side of the street, three (1-3, 5-7, and 21-23) were graded B in the 1988 Kew Urban

Conservation Study, with another three (19, 25-27, 29) graded C. While not identical, all these buildings are all similar in overall form, design, materials and detailing, and on face value, it would be difficult to distinguish the C-graded buildings within this group from those graded B. While perhaps not of great individual distinction, when considered together, the duplexes form an interesting interwar grouping that is potentially of some significance in the local context.

It is not recommended that 21-23 Edgecombe Street be included as a site-specific Heritage Overlay in the Schedule to the Heritage Overlay in the Boroondara Planning Scheme.

Notwithstanding, it is recommended that the properties on the west side of Edgecombe Street be further investigated and assessed with a view to considering the introduction of a single precinct-based Heritage Overlay over the group.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Rogers, Dorothy. *A history of Kew*, 1973, pp. 41-2.

² *Clutha* entry in the *Melbourne Mansions* database, which gives the *Age*, 19 December 1934, p. 4 as the source.

³ Batten & Percy Collection, State Library of Victoria.

⁴ Sands & McDougall Directory of Victoria, 1937-1944/5.

⁵ Sands & McDougall Directory of Victoria, 1941-1943.

⁶ City of Kew Rate Books, 1941-2, #7170-7171, nav £107 each.

⁷ City of Kew Rate Books, 1954-5, #7964.

⁸ Plan at Central Plans.

⁹ Sands & McDougall Directory of Victoria, various years, 1944-1974.

¹⁰ *Sands & McDougall Directory of Victoria*, 1913.

Name	<i>Forres</i>	Reference No	
Address	9 Edward Street, Kew	Survey Date	23 December 2005
Building Type	Residence	Grading	C
Date	c.1915	Previous Grading	B



Extent of Overlay

Not applicable, refer
Recommendations

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

The land occupied by 9 Edward Street was part of the large land holding acquired by Captain Edward Dumaresq at a land sale conducted in October 1851.¹ Many of the streets in the vicinity were named for Captain Dumaresq's sons – Alfred, Edward, John, Thomas, and Rowland. The land formed allotment 16 of an 1881 subdivision, which covered much of the land bounded by Edward, Sackville, Thomas and Alfred Streets.²

Forres, 9 Edward Street (previously 1 Edward Street), was constructed in c. 1915 to the design of noted architect Arthur W Purnell.³ The 1915 edition of the *Sands & McDougall Directory of Victoria* recorded a house being built with the following year's edition listing Arthur W Eckersall as the occupant. It appears likely that Eckersall was Purnell's client but no evidence has been located to support this. Eckersall did not appear to retain the property for long – the 1919 edition of the *Sands & McDougall Directory of Victoria* recorded Edward L Laycock as the occupant. The Laycock family, owners of the Laycock, Son & Co. *Laconia* woollen mills, owned the property until c. 1957,⁴ at which time it was sold to Ivan Wade.⁵ Wade did not own the house for long - by c. 1959, it had been acquired by George Revelman. During his period of ownership the property underwent some internal alterations. Drawings outlining these works indicated a tennis court was proposed for land to the north of the house⁶ - this site has subsequently been subdivided and is now known as 11 Edward Street.

A number of alterations and additions have been made to the house in recent years; these are noted below under Description and Integrity.

(Lovell Chen, 2006)

Description & Integrity

9 Edward Street, Kew is on a corner site at the intersection of Rowland and Edward Streets. Much of the general form, such as the projecting gable and gable-hip, and the reduction of the verandah to two tapering square columns, is of the bungalow phase, though its large hipped main roof, rather like that of a traditional homestead, and the tall chimneys (with single deep stripes round their stacks, and thin, spreading cement covered plates at the top of each) and their proportions, are more characteristic of the Federation style. The roof is terracotta with tiles in a Marseilles pattern with leaf finials and scalloped terracotta ridge capping.

An original photograph (dated c. 1915 and reproduced in the 1988 Kew Conservation Study) shows the house as constructed. Since this time a number of changes have been made, not only at the rear of the house, but also on its street elevations (east and south). As constructed, the main roof form was punctuated by at least three gabled hips and two gables. Since then, one of the two gables extending out from the roof on the east elevation – just to the right of the front entry – has been replaced by a large hip.⁷ The remaining gables and gable-hips are half timbered with spandrels of textured stucco, but these, too, have been modified from their original form,⁸ where the timber bracing of each gable was set out from a brick wall over the porch and what appear to have been two shingled spandrels on the front gable hips. The front rafters are all exposed, as in the original design, but the south-east verandah has been infilled and its original columns replaced with thick rectangular piers. All the fenestration appears to have been changed from casements to sashes or fixed plate glass units.

The front door steps have two low, solid, scooped balustrades in brick on either side, topped with cement plates. The verandah next to it has only two outer columns, these being supported on a combined balustrade and pedestal. The front door has a brick portal in front of it, accentuated in an unusual way with a square moulding running around the door approach like a picture frame. This was another alteration, as the early photograph shows an arched entrance in plain red brick.

Other alterations undertaken in the post-WWII period focussed on the sides and rear of the house. Sometime before 1963, a projecting addition was added to the south side, with a hipped tile roof and canted bay.⁹ In 1963 another set of alterations, this time by the architect Gordon Duck, were undertaken at the rear of the house. Externally, these additions appeared as a series of plain brick and hipped roofed elevations to the north and west.¹⁰ The 1990 additions, by Alison Nunn, included a carport in the western part of the site, behind the house and standing free at an angle. This reproduced the two-columned gable-hip elevation of the original front verandah. A canted bay was also added at the north-west corner of the house.¹¹ Externally, this addition had a reproduction Federation exterior with a faceted canopy over its canted bay, supported on curved brackets.

A brick sports shelter was constructed in 1957, probably coupled to the tennis court. A swimming pool was added in 1990.¹²

The 1990 additions also included a new, high fence with six bays in metal pickets facing Edward Street, and four brick screening bays flanking a drive entry at the north of the site. A double gate in metal pickets was placed diagonally at the Edward and Rowland Street corner. The garden has a curving gravel drive that follows the original graveled footpath entry, but the high brick fence is of recent origins.

Historical Context

Captain Edward Dumaesq's large land holding was partially subdivided into generously sized allotments in 1881.¹³ The streets were named after Captain Dumaesq's sons - Alfred, Edward, John, Thomas, and Rowland. Development along Edward Street did not occur until the early decades of the twentieth century, with the majority of the residences dating from the 1920s.

Comparative Analysis

9 Edward Street is a transitional design of a type referred to by Apperly et al. as a *Federation Bungalow* with Federation characteristics but leaning toward the simplifications and more linear details of the 1920s Bungalow.¹⁴ This says a good deal about how the 1920s Bungalow mode was actually as much an outgrowth of Federation architecture as anything directly imported from America, and indeed a transition Federation-into-bungalow mode has been identified for about thirty years.¹⁵ This house, like a number of others in Boroondara, bears out this argument. It has the episodic perimeter of a

Federation house, the planning emphases, originally had the same kitchen and service wing as a spine toward the rear, the same hipped profile to the principal roof mass, the same broad argument of wings running off that mass, and the same profusion of fireplaces and chimneys. The house also had the newly sparse, but now substantial verandah columns, the linked and heavily proportioned balustrade-pedestals supporting the verandah columns, the simpler wing endings, the openness at the perimeter, that presage the bungalow in its 1920s mode. It compares directly with 22 Balwyn Road, the most striking of this type in the Boroondara region,¹⁶ and with contemporary designs elsewhere in Australia, such as Herbert Dennis' designs for Perce Arnott and others in the Strathfield-Hombush area of Sydney's inner west, of c.1912-14.¹⁷

Pru Sanderson argues that Purnell's experience in China is reflected here, as in the plate chimney tops, so effectively her report gives an attribution to Purnell. Sanderson also notes that the roof pitch is markedly low for the time,¹⁸ though again the effect of this has been obscured by later additions.

As noted above, the house has been significantly altered, both in form and in detail. All the original casement fenestration appears to have been replaced by a differing system, with sashes of differing proportions coupled to plate glass fixed panes. The porch entry and the gable hips have all been altered, the south-east verandah filled in and its gable hip replaced by a plain hip, and two of the north-east verandah piers have also been replaced. All four elevations have been altered and now are markedly different from their original configuration.

An earlier Kew house, 52 Walpole Street of 1907-8(q.v.), has a similar combination of elements: hipped roof with scalloped terracotta ridge capping, dormer gables in a triple forward projection, tall, slender stucco-banded chimneys topped with flat plates below the pots, and wide spacing between its verandah supports. 52 Walpole Street is seven years earlier, and may also be to Purnell's design.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

9 Edward Street is a transitional design, midway between the Federation mode and the Bungalow form of the 1920s. In the process it reveals the close- rather than sequential- relationship that these two architectural approaches have to each other. Much of its impact has been blunted, however, by numerous incremental alterations and additions, including an almost complete refenestration and substantial changes to the roof and gabling.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. The house was published in the *Real Property Annual*, the forerunner of *Australian Home Beautiful*, and was graded A in the 1988 Kew Conservation Study. The house is understood to have been downgraded to B graded by Bryce Raworth in a subsequent review. The recommendation in this report is that the house be downgraded further to a C. Though it is still clearly discernible as a interesting residence which suggests the transition to the Bungalow form, it has been altered in a number of phases and the elegance and distinctive qualities of the original design have been significantly undermined.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft),2001.

¹ Rogers, Dorothy. *A history of Kew*, 1973, pp. 12-13.

² LP 396, *Plan of St. Hilliers, Kew between Cotham Rd. and Sackville Streets*, dated May 1881, reproduced in Brown, Fraser. *A study of the subdivision of south-eastern Kew, Victoria*, c. 1983, p. 28.

³ Pru Sanderson, *City of Kew Urban Conservation Study*, v.2, Citation 50; Miles Lewis' *Australian Architectural Index* cites an image of the proposed residence *Forres* in Roland (sic) Street Kew, in the 1915 *Real Property Annual*, p. 23.

⁴ City of Kew Rate Books, 1951-52, #5487, Edwin B Laycock [owner-occupier], brick 12 rooms, nav £334.

⁵ City of Kew Rate Books, 1967-57, #4921, Ivan Wade [owner-occupier], brick 12 rooms, nav £645.

⁶ Details and drawings sourced from the City of Kew Building Index, #480, dated 20 May 1963.

⁷ This appears to have occurred pre-1963, as the 1963 alterations show the hip as part of the existing conditions. See the Gordon Duck working drawings, numbered 480/63 in correspondence with their City of Kew permit number. These were dated 20 May 1963.

⁸ Reprinted in Pru Sanderson, *City of Kew Urban Conservation Study*, v.2, Citation 50, second page.

⁹ This shows in the 1963 Gordon Duck drawings, for permit #480 dated 20 May 1963, as existing conditions. Details sourced from the City of Kew Building Index.

¹⁰ See City of Kew Building Index, #480, dated 20 May 1963, and accompanying working drawings, also numbered 480/63.

¹¹ Details sourced from the City of Kew archives, and dated March 1990., The permit was #5032, dated 11 May 1990.

¹² City of Kew Building Index, #531, dated 15 August 1957 (sports shelter); #480, 20 May 1963 (additions and alterations); #5032, dated 11 May 1990 (additions and alterations); #5153, dated 3 August 1990 (swimming pool).

¹³ *City of Kew Urban Conservation Study*, Pru Sanderson, 1988, p. 4/9.

¹⁴ Richard Apperly, Robert Irving and Peter Reynolds, *Identifying Australian Architecture*, Hale and Iremonger, Sydney, 1989, pp. 144-147.

¹⁵ As witness the transitional category in the Victorian Department of Education's slide series on architectural styles, prepared in the early 1970s. A series of these are held in the Slide Library, Faculty of Arts, Monash University.

¹⁶ Illustrated on p. 144 of *Identifying Australian Architecture*, fig. 355.

¹⁷ Discussed in *The Salon* between 1912 and 1914.

¹⁸ Pru Sanderson, *City of Kew Urban Conservation Study*, 1988, v.2, Citation 50.

Name	House	Reference No	
Address	37 Fernhurst Grove, Kew	Survey Date	12 September 2005
Building Type	Residence	Grading	C
Date	c.1892-3	Previous Grading	B

Extent of Overlay

Refer Recommendations



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History

37 Fernhurst Grove, formerly 44 Albert Street, was constructed in c. 1892-3. Municipal rate records for 1891-92 listed J Burke as the owner of a vacant allotment, 44 Albert Street, with a net annual value (nav) of £24. Burke is also listed as the owner of a completed house at 42 Albert Street, and an adjoining vacant allotment at 46 Albert Street.¹ By the 1893-94 rate cycle, houses had been constructed on both of Burke's allotments and subsequently sold and tenanted. Burke was listed as the owner of the house which was completed earlier, 42 Albert Street, which was also tenanted. The nav of the flanking houses is significantly less than that of the subject property, the latter being single-fronted brick cottages flanking a double-fronted brick residence.² The occupants of the property changed almost annually during the 1890s and 1900, with few in residence for more than a year at a time. However, by c. 1911, ownership of the property had changed with Abraham Morrison having acquired the residence. Subsequently members of his family owned and occupied the property until at least 1974.³ During the 1930s the residence may have been let for several years – Miss Mary Paterson is recorded as the occupant for several years (c. 1930-35) before the Morrison family are again listed in the *Sands & McDougall Directory of Victoria*. Miss Ellen Morrison's period of ownership was succeeded by Miss Jean Morrison in the mid 1950s.⁴ By 1975 the property had been acquired by a new owner.

(Lovell Chen, 2005)

Description & Integrity

The house at 37 Fernhurst Grove, Kew, is a single-storey double-fronted symmetrical Italianate villa of brick construction. The hipped slate-clad roof features bracketed eaves and carved fascia moulding and is penetrated by a pair of rendered chimneys with moulded caps. The façade is screened by a full width verandah with convex corrugated galvanised steel roof supported by paired cast iron columns with cast iron frieze and brackets and the original verandah floor has been replaced with concrete.

The façade displays tuckpointed bichrome brickwork with red face brick walls elsewhere. Wide bluestone steps provide access to the central entrance which contains a panelled timber door with matching fan and sidelights containing coloured glass; there is a non-original timber-framed screen door. A pair of tripartite French windows with timber-framed double-hung sashes flank the entrance with regular timber-framed double-hung sashes elsewhere.

Rear additions to the house and a swimming pool, which are not visible from the street, and the high brick front fence date from the mid 1970s.⁵

Historical Context

Fernhurst Grove takes its name from the house *Fernhurst*, parts of which are thought to have dated from the mid 1850s. Thought to have been constructed for Hugh Glass and later owned by the Wharton family, *Fernhurst* was sited close to the south of the corner of Fernhurst Grove and Stawell Street. Much of the property's grounds were subdivided by a later owner Frank Vial in c. 1893, and Fernhurst Grove was gazetted and cut through to create access to the newly-subdivided blocks.⁶ Fernhurst Grove, north of Stawell Street was, prior to 1913, known as Albert Street. The street was predominantly developed with detached weatherboard residences on modest allotments, interspersed with detached or semi-detached brick villas.⁷ The southern section of the street was created after a large allotment was subdivided during the interwar period, with development occurring during the post-war era.

Comparative Analysis

The most obvious comparison can be drawn between the house at 37 Fernhurst Grove, Kew, and the flanking pairs of semi-detached houses at 33-35 and 39-41 Fernhurst Grove (both C graded), which appear to have been constructed as part of the same development. While the subject property is a detached, double-fronted house and the adjoining properties are single-fronted and semi-detached, they were designed to appear as single residences, mirroring the overall scale, form and detail of their larger neighbour. While this is the case, number 37 does employ more elaborate details such as French windows to the façade, paired verandah posts and carved fascia moulding and has been largely restored, retaining a slate roof. Nonetheless, they form an intact and cohesive group.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C.

Recommendations

While the house at 37 Fernhurst Grove is considered to be of local historical and architectural significance, this is at a level of a high C rather than B. Viewed as an individual building, the house is of a standard design and has no features of particular distinction, nor is it of such a level of intactness as to warrant a higher grading as a highly intact representative example. On this basis, the application of a site-specific overlay is not considered warranted in this case. The significance and architectural presentation of the building, however, are reinforced by the two pairs of flanking single-fronted residences, which were all graded C in the 1988 study. On this basis, it is recommended that Council review and assess the group (33-41 Fernhurst Grove) with a view to identifying a small Heritage Overlay precinct.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

Specific:

¹ Borough of Kew Rate Books, 1891-92, #161, J Burke, land, nav £24.

² Borough of Kew Rate Books, 1893-94, #2045, [owner] Merritt, [occupier] H Nott, house, nav £40. The flanking properties - 42 and 46 Albert Street - have a nav of £24 and £25 respectively.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1895 and 1974.

⁴ City of Kew Rate Books, 1946-47, #6821, Miss Ellen Morrison, brick, 7 rooms, nav £57; 1956-57, #6591, Miss Jean Morrison, brick, 7 rooms, nav £115.

⁵ City of Kew Building Index Cards, #5481, 5654 and 5927, dated 12 September 1975 to 20 April 1976.

⁶ Rogers, Dorothy. *A history of Kew*, 1973, pp. 119-21.

⁷ MMBW Plan no. 40, Collingwood & Kew, scale 160':1", dated c. 1904.

Name	House	Reference No	
Address	12 Findon Crescent, Kew	Survey Date	23 August 2005
Building Type	Residence	Grading	Ungraded
Date	1924-5	Previous Grading	B



Extent of Overlay

Refer Recommendations

Intactness ☐ Good ☐ Fair ☒ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Findon Crescent, initially Findon Street, takes its name from *Findon*, the home of Stephen Henty, the grounds of which occupied much of the land surrounding area.¹

12 Findon Crescent was constructed in 1924-5. Municipal rate records for 1922-23 listed J [Julia] Pearce as the owner of a vacant allotment in Findon Crescent with a net annual value (nav) of £20.² By the following year's rate cycle, a brick house was in the course of construction.³ By the following year the house, of ten rooms and markedly larger than its neighbours, had been completed. Perhaps surprisingly, given its large size, the house appeared not to have been constructed for the owner's use, but was tenanted from the outset by Victor Kaufman.⁴ Victor and subsequently Harry Kaufman tenanted the house for nearly twenty years, at which time the property was acquired by William James Roughton, in the early 1940s.⁵ Some brick additions, built by Clements Langford P/L, were constructed in 1945.⁶ The works are thought to have been relatively minor as they did not seem to affect the description of the property in subsequent rate records.⁷

By 1970 the property had been acquired by D H Mitchellhill, who made some minor internal alterations to the property that year⁸, and resided there until at least 1974.⁹ More recent alterations include a substantial second storey addition and the brick and wrought iron fence and gates (c.1980).

(Lovell Chen, 2005)

Description & Integrity

As originally constructed, 12 Findon Crescent, Kew, was a single-storey double-fronted Edwardian house of tuck-pointed red face brick construction on a bluestone plinth. The hipped roof is clad with terracotta tile and is penetrated by a prominent second-storey weatherboard addition which projects forward over the main entrance porch. The asymmetrical façade contains a central entrance flanked

on the south by a faceted corner bay. Windows contain timber-framed double-hung sashes with leadlight glazing.

Historical Context

The substantial setting of Stephen Henty's property, *Findon*, was subdivided in the late nineteenth century, creating Findon Street (currently Findon Crescent).¹⁰ The 1904 MMBW detail plan notes that the eastern side of Findon Street was known as *Findon Paddocks*.¹¹ The area remained undeveloped at the turn of the twentieth century, with substantial residences being constructed on generous allotments during the interwar period.

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to ungraded. The second floor addition has significantly compromised the integrity and presentation of this building.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: G Butler, Camberwell Conservation Study, 1991; Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Rogers, Dorothy. *A history of Kew*, 1973, p.63.

² City of Kew Rate Books, 1922-23, #5105, J Pearce, land, nav £20.

³ City of Kew Rate Books, 1923-24, #5532, J Pearce, unfinished brick, nav #80.

⁴ City of Kew Rate Books, 1924-25, #5942, [owner] Julia Pearce, [occupant] V Kaufman, brick, ten rooms, nav £140.

⁵ *Sands & McDougall Directory of Victoria*, various years between 1925 and 1944/5.

⁶ Details sourced from the City of Kew Building Index cards, #270, dated 11 May 1945. The nature of these works is not known, as the drawings accompanying the permit application were not available.

⁷ City of Kew Rate Books, 1946-47, #7484, William James Roughton, brick, 10 rooms, nav £126.

⁸ Details sourced from the City of Kew Building Index, #1896, dated 13 May 1970.

⁹ *Sands & McDougall Directory of Victoria*, 1974.

¹⁰ Rogers, Dorothy. *A history of Kew*, 1973, p.63.

¹¹ MMBW Plan no. 1298 & 1299, Borough of Kew, scale 40':1", dated 1904.

Name	House	Reference No	
Address	89 Fitzwilliam Street, Kew	Survey Date	21 June 2005
Building Type	Residence	Grading	C
Date	c.1888	Previous Grading	B



Extent of Overlay

Refer Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

89 Fitzwilliam Street, formerly 131 Fitzwilliam Street was constructed for William Bell in c.1888.¹ William Bell lived at this address for a short time and the house was subsequently owned by George Watts and then Mrs. Emma Watts, from 1889 until c.1911.² From c. 1900 the house was rented to others, with Mr & Mrs Watts residing in St. Kilda and later, Albert Park.³ The tenants included Mrs. Margaret Haynes c.1904-6, William Paterson c. 1908 and Ernest H Darling c. 1911. The presence of stables on the rear northern boundary was noted in the 1910-11 rate books.⁴ In 1916 the property was owned and occupied by William Laing and changed hands again by 1918 when Mrs. Elizabeth Manning was recorded as the owner/occupier. In c. 1924, the street was renumbered and the house acquired its present address.⁵

In c. 1939 Mrs Manning moved to 19 Fitzwilliam Street, retaining ownership and renting out the house. From this time, Miss Dorothy Wardle lived there from c. 1939-43 and John Plume, c. 1944-9. In 1943 A E Wilson, of 27 Percy Street, Balwyn, an attorney, was listed as the property's owner. For a single year (1950) the building was listed in the *Sands & McDougall Directory of Victoria* as flats. From 1951 until at least 1974 it was occupied by a John Mitchell.⁶

(Lovell Chen, 2005)

Description & Integrity

89 Fitzwilliam Street, Kew, is a single storey double-fronted Victorian villa of overpainted tuck-pointed brick construction. The hipped slate roof has bracketed eaves and is penetrated by brick chimneys with corbelled and moulded caps. The asymmetrical façade has an altered return verandah with a concave corrugated galvanised steel roof, timber floor and cast iron posts from which the cast iron lacework has been removed. The windows are timber-framed double-hung sashes with the exception

of a later timber-framed awning and fixed sash in the west elevation. The panelled timber entrance door has glazed sidelights and fanlight. There is a later weatherboard addition at the rear.

The property has non-original picket and paling fences and gates.

Historical Context

The subject property is located in an area of Kew which was gradually developed in the late nineteenth and early twentieth centuries rather than in a single phase. Development proceeded slowly as a result of the inadequate transport links. A series of grand Victorian mansions were constructed nearby in Sackville and Wrixon Streets; these were interspersed with some Victorian residences but predominantly with later Edwardian villas.⁷

Comparative Analysis

89 Fitzwilliam Street, Kew, can be compared to the following properties in the municipality

7 Coleridge Street, Kew (B) intact ironwork and unpainted

56 Charles Street, Kew (B), similar scale and form with overpainted brickwork, retains more decoration

37 Fernhurst Grove, Kew (B) symmetrical and more intact, also unpainted

Darley, 4 Merrion Grove, Kew, (B) larger, bays, Edwardian or possibly non-original verandah

98 Pakington Street, Kew (B), ironwork intact and face brick retained

Moyvane, 30 Walmer Street, Kew (B), (photo unclear if brick or timber) intact detail, painted walls

83 Walpole Street, Kew (B), on Nat Trust file, unpainted, detail intact

36 Alma Road, Camberwell (B) near original example of asymmetrical villa at time of report

Ericstane, 136 Canterbury Road, Camberwell (B), more ornate and grander example retaining face brickwork

Westraillia, 27 Inglesby Road, Camberwell (B), large example on prominent corner allotment high level of integrity

Ripley, 43-5 Kent Street, Camberwell (C), additions, verandah floor replaced, fence removed, significant as one of the first constructed in the street and 'a near original example of a common late nineteenth century style'

Kireep, 57 Yarrbat Avenue, Balwyn, (C), typical hipped timber house in Italianate manner with substantially more intact detail,

It is evident that there are substantial numbers of more intact properties of a comparable type within the municipality, particularly in the suburbs of Kew and Camberwell. These properties retain face brickwork (where used) and more elaborate detailing. Notably, two known intact examples, *Ripley*, 43-5 Kent Street, Camberwell, and *Kireep* 57 Yarrbat Avenue, Balwyn, are C-graded.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

89 Fitzwilliam Street is a representative, though altered, example of a Victorian villa residence.

Statement of Significance

The house at 89 Fitzwilliam Street, Kew, is of historical and architectural significance at a local level as a representative, albeit altered, example of a Victorian house which contributes to the historic character of the local area.

Grading Review

Downgraded from B to C. The building is less intact than a number of other comparable B-graded buildings in Kew. While the building does not necessarily accord in all respects with the C-grading definition in the Kew study (Places that contribute to the architectural or historical character and cohesiveness of the City of Kew. Grade C structures are, in the main, severely altered examples of typical building types') equally, it is difficult to reconcile the building with the B-grading definition, ie: 'Places that are integral to the cultural significance of the City of Kew as a whole, through their architectural integrity or historical associations.'

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: G Butler, Camberwell Conservation Study, 1991; Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

Specific:

¹ *Sands & McDougall Melbourne Directory, 1887-1890.*

² Borough of Kew Rate Books, 1889-90, #1261, Geo. Watts, house, nav £60.

³ Borough of Kew Rate Books, 1899-1900, #1634 [owner] Mr. Watts, [occupier] George Hurley, brick, 8 rooms, nav £51.

⁴ Borough of Kew Rate Books, 1910-11, #2027, Emma Watts, 8 rooms brick (stable), nav £46.

⁵ *Sands & McDougall Directory of Victoria, 1920-25.*

⁶ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1918 and 1974.

· Pru Sanderson Design Pty Ltd, City of Kew Urban Conservation Study, vol. 1, p. 3/21.

Name	House	Reference No	
Address	69 High Street South, Kew	Survey Date	23 August 2005
Building Type	Residence	Grading	Ungraded
Date	1927	Previous Grading	B



Extent of Overlay
Not applicable, refer
Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

69 High Street South, a brick house of seven rooms, was built in 1927 for Miss Keziah Elizabeth Coxall.¹ Previously Miss Coxall, and before that Samuel Coxall, had occupied a house at 67 High Street, from c. 1897. The *Sands & McDougall Melbourne Directory* recorded a new street number (69) annotated 'house being built' in its 1927 edition. Miss Coxall was listed as the occupier of the house for a brief time between 1928 and 1930, at which time a new occupier took up residence at 67 High Street.² Miss Coxall moved to Geelong West during the mid 1930s, and subsequently the house was tenanted. Long term occupants included members of the Hoban family until the late 1950s, and then Robert S. Young until at least 1974.³

Brick additions were constructed in 1951, the scope of which is not known.⁴ In 1991 a series of major additions to the pre-existing second storey were undertaken by the Jennings group.⁵

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

69 High Street, Kew, is a attic-storey double-fronted inter-war bungalow of rendered masonry construction with substantial 1990s attic level and more recent ground floor additions. The complex hipped and bellcast roofscape is clad with concrete roof tiles and has exposed rafters and tall rendered chimneys with splayed caps. A faceted bay located centrally in the roof may not be original, or may have been an open balcony originally. The asymmetrical façade comprises a recessed entrance screened by a deep verandah which is supported by squat tapered rendered piers bearing on a rendered wall with bow front. A projecting bay flanks the entrance and both façade bays contain faceted bay windows with banks of timber-framed double-hung sash windows with leadlight glazing and the front door is timber-framed with multi-paned leadlight glazing.

The original front fence comprised a low brick wall with rendered panels and face brick piers and remains in situ, albeit augmented by more recent brick extensions to the piers and timber paling infill panels. Additions to the house comprise extensive attic level rooms which rise up from the northern slopes of the roof, as well as recent ground level additions on the southern side of the house.

Historical Context

Brick villas sited on modest allotments characterised the northern section of High Street (formerly Bulleen Road) at the turn of the twentieth century.⁶ Some infill development occurred to the south of Highfield Grove during the interwar period, presumably due to the areas proximity to Kew's retail hub and transportation links.

Comparative Analysis

Not completed. Refer Recommendations.

Assessment Against Criteria

Not completed. Refer Recommendations.

Statement of Significance

Not completed. Refer Recommendations.

Grading Review

Downgrade to no grading. The integrity and presentation of the building have been substantially compromised by the extensive alterations and additions which were undertaken in the early 1990s and later.

Note that it is recommended that Council undertake a detailed review of the housing stock in the broader area including both sides of High Street from Barkers Road to the Junction. While 6 High Street is related to and complemented by a series of nearby Federation era houses graded B and C in the 1988 Kew Conservation Study, this section of High Street also contains a substantial number of Victorian and interwar properties. Depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ City of Kew Rate Books, 1927-8, #6533, nav £120.

² City of Kew Rate Books, 1928-9, #6654, nav £125; Sands & McDougall Directory of Victoria, 1925-1930.

³ Sands & McDougall Directory of Victoria, various years between 1940 – 1974.

⁴ Details sourced from City of Kew Building Index #375, dated 9 February 1951.

⁵ Drawings sourced from the City of Kew Building Index, #5394, dated 10 January 1991.

⁶ MMBW Plan no. 40, Collingwood & Kew, scale 160':1", dated c.1904.

Name	House	Reference No	
Address	12 Holroyd Street, Kew	Survey Date	13 December 2005
Building Type	Residence	Grading	C
Date	1941	Previous Grading	B



Extent of Overlay

Refer to Recommendations.

Intactness	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	
Heritage Status	<input type="checkbox"/> HV	<input type="checkbox"/> AHC	<input type="checkbox"/> NT	<input type="checkbox"/> BPS Heritage Overlay

History

In 1940, opportunities created by the construction of Yarra Boulevard saw the subdivision of land bounded by Holroyd (previously Conran) Street, Studley Avenue, Yarravale Road and the Belvedere. Advertised as the *Boulevard Estate*, thirty blocks were auctioned on 1 June 1940.¹ Lot 22, the site of this house, was sold to Reginald and Irena Begg, of Toorak. The Beggs did not occupy the house for long; municipal rate records for the 1941-42 rate cycle recorded butcher Victor Smorgon as the owner of the property.²

Victor Smorgon was a member of the well-known Melbourne business and philanthropic family. Other members of the Smorgon family lived near to this location during the 1950s; Victor's brother Eric lived at 89 Studley Park Road from c.1947, and his father Norman lived at 28 Holroyd Street, at that time known as 2 Belvedere Street. Both these houses are also assessed in this Review.

Victor Smorgon resided at 12 Holroyd Street until c.1958, after which date the property was owned Dr. W M Barrett until at least 1974.³ In the late 1950s, Mrs V. Smorgon was listed as the occupier of 22 Holroyd Street.⁴

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

The house at 12 Holroyd Street, Kew, comprises a double-storey interwar Old English style house of clinker brick construction and asymmetrical planning and massing. Glazed terracotta tiles clad the steeply-pitched gabled roof which is punctuated by corbelled brick chimneys and the brickwork extends up to infill the gable ends with corbelled eaves. A single-storey wing contains a small dormer window and window opening set within the end gable. With a prominent corner siting, the house is

arranged on an L-shaped plan to address both frontages and an undercroft parking area adjacent to the main entrance is located beneath the apsidal wing. Recent alterations have included the demolition of a smaller garage wing which projected towards the road from the single-storey wing. The main entrance is obscured by a wrought iron screen door; however other door openings on the north elevation (possibly non-original or altered) contain glazed multi-paned timber-framed doors. Fenestration is irregularly placed, yet original windows generally contain timber-framed casement sashes with diaper leadlight glazing. An exception is a small canted bay window adjacent to the main entrance which contains multi-paned timber-framed double-hung sashes and appears possibly to be non-original.

The fence along the Holroyd Street frontage and part of the Studley Avenue frontage is a low ti-tree fence with wrought iron gates, whereas the remaining boundary has been recently re-fenced with timber palings. Variations in the brickwork and council records suggest other alterations have been carried out, however the extent and nature of these remains largely unclear. As recorded, these changes include a verandah (1945), brick additions (1947), a timber fence (1964), a television mast (1978) a swimming pool (1983) and a verandah (1989).⁵

As noted above, more recently, the clinker brick garage visible in the Kew Conservation Study 1988 photograph has been removed from the south side of the single-storey wing, with the end wall reconstructed and a pair of timber-framed casement sash windows installed, and a new garage has been constructed in the north-east corner of the property.

Historical Context

Residential development of land adjoining the Yarra river bank was spurred by the construction of the Yarra Boulevard during the 1930s. The 1940s saw the subdivision of land bounded by Holroyd (previously Conran) Street, Studley Avenue, Yarravale Road and the Belvedere. Advertised as the *Boulevard Estate*, thirty blocks were auctioned on 1 June 1940.⁶

Comparative Analysis

With a substantial number of interwar Old English houses located throughout the municipality, a number can be compared with 12 Holroyd Street, Kew. In a broad sense, it can be compared with other B-graded examples examined in this review, including *Chesterton* at 19 Fellows Street, Kew, 19 Howard Street, Kew, 12 Tara Avenue, Kew, and 102 Mont Albert Road, Canterbury. In this context, it stands as a relatively late example, which is compositionally and in terms of its scale and general approach perhaps most like the Tara Avenue example. It is, however, of a lower level of integrity than the other examples, compromised as it is by the removal of the matching garage and other alterations. Moreover, the building is a relatively plain example of the interwar Old English, being devoid of the stylistic devices commonly applied in this style, such as half-timbering, roughcast render or patterned brickwork.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

12 Holroyd Avenue, Kew, is a representative, albeit relatively late example of a substantial Old English interwar house design in the Kew area, broadly intact but with some relatively minor alterations.

Statement of Significance

12 Holroyd Avenue, Kew, is of local historical and architectural significance as a representative, albeit relatively late example of a substantial Old English interwar house design in the Kew area, broadly intact but with some relatively minor alterations.

Grading Review

Downgrade to C. The house is not an outstanding example of its type and has suffered a number of alterations which have detracted from its presentation.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: G Butler, Camberwell Conservation Study, 1991, Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, vol. 2, p. 4/20, fig. 27.

² City of Kew Rate Books, 1941-42, #6634, nav £126.

³ Sands & McDougall *Directory of Victoria*, various years between 1955 and 1974.

⁴ Sands & McDougall *Directory of Victoria*, 1958.

⁵ City of Kew Building Index, #237, dated 2 February 1945; #158, dated 15 June 1947; #393, dated 9 November 1964; #2536, dated 15 September 1978; #828, dated 15 December 1983; and #4290, dated 29 March 1989.

⁶ Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, vol. 2, p. 4/20, fig. 27.

Name	House	Reference No	
Address	14 Howard Street, Kew	Survey Date	16 August 2005
Building Type	Residence	Grading	Ungraded
Date	1917	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

The brick house at 14 Howard Street was constructed on land acquired owned by Mrs Tuckfield in 1917. The site of 14 Howard Street was originally part of prominent stockbroker and Kew citizen Frederick W Howard's large land holding surrounding his home *Leaghur*, which fronted Studley Park Road. The land was subdivided in 1909.¹ Originally consisting of 8 rooms, the house was reduced in size during the early 1920s to 5 rooms.² The Tuckfield family remained in residence until the early 1940s, when Arnold G Milner purchased the property. The *Sands and McDougall Directory of Victoria* lists Milner as occupying the property until at least 1974.

A number of alterations have been undertaken to the property. In 1955 a brick and timber frame porch was constructed, and in 1992 permission was granted to build a shed.³ In 1997 extensive alterations and additions to the dwelling were undertaken, including the construction of a second storey and rear extensions, as well as considerable internal re-figuration.⁴ In 2000 a swimming pool was constructed.⁵

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

As originally constructed, 14 Howard Street, Kew, was a single-storey, late Edwardian bungalow of brick construction. The gabled roof is clad with slate and has terracotta ridge cresting and finials, half-timbered bracketed gables with louvred vents and roughcast rendered chimneys. The asymmetrical facade has red face brick walls and contains a recessed and arcaded return verandah which is accessed from the south-west corner via a flight of concrete steps which are flanked by rendered masonry walls and buttressed piers. The entrance contains a pair of timber-framed multi-paned doors and the windows generally comprise timber-framed casement sashes with leadlight

glazing and arched rendered heads. A window in the façade is screened by a timber-framed and shingle-clad awning.

The integrity of the building has been substantially compromised and its presentation to the street altered through the construction of a large two-storey addition which rises up through the rear roof slopes of the original building, and a new carport. The form and finish of the addition is constructed to reflect the original. In addition, the original brick fence has been demolished and replaced with a red face brick fence with steel palisade gates and the hard and soft landscape has been completely replaced.

Historical Context

The subdivision of Frederick Howard's *Leaghur* estate in 1909 allowed the construction of several Edwardian houses, sited on generous allotments. These complemented the houses on the opposite side of Howard Street, which were erected on the later *Oakwood* estate subdivision in the mid 1930s. Howard Street was formed to facilitate estate subdivision in Kew, and is a good example of what succeeded two adjoining Studley Park Road mansions and their extensive estates.

Comparative Analysis

The house is located in a group of similarly scaled and detailed Federation houses along the eastern side of Howard Street. Of these, this house and the adjacent No. 12, have both undergone substantial alterations and additions. (It is interesting to note the omission of No. 16 Howard Street from the original group of B-graded buildings, a more intact and better example of the genre).

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

The two-storey rear additions have compromised the street presentation, to a degree the integrity of the original house, and the new fence and carport further undermine the viewer's understanding of the building. Downgrade to no grading.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Notwithstanding this, it is recommended that Council undertake a detailed review of the housing stock in Howard Street, Kew, including the cohesive group of interwar residences on the west side (at Nos 13, 17, 19, 21, 23, and 25) which exhibit strong, albeit varying, Old English stylistic overtones as well as the cohesive and similarly scaled and detailed group of Federation houses on the east side. Depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ AP 37618 Registrar General's Office; cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

² City of Kew Rate Books, 1917-18, #3945, nav £60; and 1921-22, #4724, nav £64.

³ Details sourced from the City of Kew Building Index, #1955/25 dated 1 August 1955 and #1992/92057 dated 12 February 1992.

⁴ City of Boroondara Building File 40/405/00756.

⁵ City of Boroondara Building File 40/405/00756.

Name	<i>Leaghur</i>	Reference No	
Address	24 Howard Street, Kew	Survey Date	16 August 2005
Building Type	Residence	Grading	C
Date	c.1880	Previous Grading	B



Extent of Overlay

Not applicable, refer
Recommendations

Intactness ☐ Good ☐ Fair ☒ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

James Balfour was the original owner of a large allotment with a frontage to Studley Park Road of 167 feet which was purchased by Frederick William Howard in May 1879.¹ A substantial house named *Leaghur*, fronting Studley Park Road but facing an unnamed street which ultimately became Howard Street, was built for Howard on his allotment around 1881.² On extensive grounds, the property also comprised numerous outbuildings, coach house and a tennis court, which occupied the north-east corner of the site on Studley Park Road.³ Howard and his family lived in the house until 1894.⁴ In 1900, Percy Howard acquired the property after Frederick Howard's death. At this time the building was described as a 15 room, brick house.⁵ After the subdivision of the surrounding land in 1909, the house was given its Howard Street address.⁶

In 1924 Bernard J McCracken purchased the property, remaining its occupant until 1940.⁷ In 1941 W R Hume Pty Ltd purchased the property, leaving it vacant.⁸ In 1942 the house was converted into four flats. These were occupied by Walter Bourne Hume, and other senior members of the W B Hume company.⁹ Hume's company owned the flats into the 1970s. It is unknown when the flats were converted back into a single house, however plans for alterations undertaken in 1988 do not show the configuration of flats.

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

24 Howard Street, Kew, is a large two storey Victorian Italianate villa of rendered brick construction with overpainted ruled ashlar finish. The hipped and gabled roof is clad with slate and penetrated by prominent rendered brick chimneys which have corbelled caps and bands featuring trefoil motifs. The eaves are bracketed and the barge repeats the trefoil motif. Distinctively, some of the chimney

breasts are expressed and engaged within the gables. The asymmetrical façade comprises a double-fronted elevation with projecting bay to the south and a colonnaded circular porch defining the entrance. Reflecting the original Studley Park Road address, a corner siting and access from both Studley Park Road and the northern end of Howard Street, the north elevation was also a key elevation. The circular porch and balcony is a later addition, replacing the original return verandah, which encircled the north, south and west elevations.¹⁰ The entrance contains a panelled timber door with fanlight and sidelights with leadlight glazing. Original windows have arched heads, and moulded architraves and contain timber-framed double hung sashes, some of which have timber shutters which are probably not original. Alterations include a rear extension and rendered brick fence with wrought iron gates (c.1988) and single-storey wing containing garages on the northern side of the building (c.1989).

Historical Context

As originally constructed, *Leaghur* had a frontage to Studley Park Road, a prominent 'entrance' road to Kew, which was a favoured setting for gracious homes on large land holdings.

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. Though a handsome and distinctive residence, the extent of alteration that has occurred is such that the building is not considered to warrant a B-grading.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Notwithstanding this, it is recommended that Council undertake a detailed review of the housing stock in Howard Street, Kew, including the cohesive group of interwar residences on the west side (at Nos 13, 17, 19, 21, 23, and 25) which exhibit strong, albeit varying, Old English stylistic overtones as well as the cohesive and similarly scaled and detailed group of Federation houses on the east side. Depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988; G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ G Butler & Associates, Kew B-graded places study (draft) 2001.

² G Butler & Associates, Kew B-graded places study (draft) 2001.

³ MMBW Detail Plan No. 1294 & 1295, Collingwood & Kew, c.1904.

⁴ *Sands and McDougall Melbourne Directory*, various dates.

⁵ Borough of Kew Rate Books, 1900-1, #228, nav £135.

⁶ G Butler & Associates, Kew B-graded places study (draft) 2001.

⁷ City of Kew Rate Books, 1925-6, #5864, nav £140; *Sands & McDougall Directory of Victoria*, various dates.

⁸ *Sands and McDougall Directory of Victoria*, various dates.

⁹ G Butler & Associates, Kew B-graded places study (draft) 2001.

¹⁰ MMBW Detail Plan No. 1294 & 1295, Collingwood & Kew, c.1904.

Name	House	Reference No	
Address	7-9 Hume Street, Kew	Survey Date	
Building Type	Residence	Grading	Ungraded
Date	1958	Previous Grading	B



Extent of Overlay

Refer Recommendations

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Eric and Eileen Hattam commissioned architect Douglas D Alexandra to design a seven roomed brick house at 7 Hume Street in 1957.¹ Alexandra had previously designed a house in nearby Studley Street in 1954.² Internal alterations were undertaken in 1967.³ The property was owned by the Hattam family until the late 1990s.

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

As constructed, 7-9 Hume Street, Kew, (originally 7 Hume Street) was a three level modern post-war timber house which broadly could be described as being into the Melbourne Regional style. Largely obscured from view, the house appeared as a single storey at street level, however it extended to lower ground and basement levels as it followed the steep fall of the site away from the street. The original house had an expansive mono-pitched roof clad with ribbed galvanised steel deck roofing and extending across the full width of the site to encompass an attached carport. The walls appear to comprise sheet cladding with vertical timber battens and large expanses of timber-framed window walls and sliding doors.

Until recently, the house is thought to have been relatively intact, with the exception of reported additions and alterations made soon after construction, and some internal alterations dating from the 1960s. Extensive additions and alterations have recently been constructed, however; these include the construction of a large addition directly in front of the full width of the original house and partial reconstruction of the carport. The addition has a roof pitched opposite to the previous roof, and turns the original monopitch roof into a butterfly roof. While possibly modelled on contemporary forms,⁴ the butterfly configuration negates the expressive intention of the original design. The garage and car

apron has been largely renewed and broadened, and a broad woven-slat fence has been put up in front of the house and carport area. The entire garden to the immediate north is being landscaped with concrete block retaining walls and major new embankments, and is linked to the house with a new concrete deck. The west wing is already flanked by a newer walled undercroft area and deck, including a swimming pool flush with the upper decking. The original fabric appears to be more intact on the south side of the house.

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

No. 7 was one of a trio of notable houses at the north end of Hume Street, which included the triangular plan *Leyser* house at No. 11, of 1951-2, by Roy Grounds, and No. 9, a graceful house by John and Phyllis Murphy. It also backed the end of Milfay Avenue, and looked out directly over Robin Boyd's *Clemson* house there, of 1958. This group has been completely broken up. The Murphy house has been demolished; the *Leyser* house has been buried by additions in different materials on its east and north sides, and No. 7 itself has undergone successive additions and alterations which have made its original form very hard to read from the street. The latest of these is a new skillion-roofed wing to the front, adding 30% to total length of the house.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to Ungraded. Though of some interest and significance in its original post war Modernist form, 7-9 Hume Street is now quite radically altered by the construction of two new decks and the new addition to the front; the latter turns the original monopitch roof into a butterfly roof, which negates the expressive intention of the original design. The car apron, carport and frontal width have all been altered, and the former garden is undergoing massive landscaping changes.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Details sourced from the City of Kew Building Index, #840, dated 17 March 1957.

² Images of the house designed by Douglas Alexandra in Studley Street are in the Peter Wille Collection, State Library of Victoria.

³ Details sourced from the City of Kew Building Index, #115, dated 13 February 1967.

⁴ Most notably Harry Seidler's Meller, Marcus Seidler, Fink, Bowden and Thurlow houses, all of 1949-52. See Kenneth Frampton, Philip Drew et al., *Harry Seidler: Four Decades of Architecture*, Thames and Hudson, London, 1992, pp. 393-4, 396. These were in turn related to Marcel Breuer and Oscar Niemeyer designs, notably Niemeyer's Pampulha Yacht Club in Brazil and Breuer's Long Island house of 1945.

Name	House	Reference No	
Address	11 Madden Grove, Kew	Survey Date	7 September 2005
Building Type	Residence	Grading	Ungraded
Date	c.1924	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Madden Grove is named for the Madden family whose residence *Mooroolbeek*, set in extensive grounds bordering Carson Street, previously occupied the site. On the death of Sir Frank Madden, MLA in 1921, the house (later demolished) was acquired by the Free Kindergarten Union of Victoria for use as a training college and much of its grounds were subdivided.¹ Madden Grove was formed and houses were listed as being under construction in the 1923 edition of the *Sands & McDougall Directory of Victoria*.

11 Madden Grove was constructed for Raymond Tregellas in c. 1924². The property was retained by the Tregallas family until c. 1972. During their period of ownership, a significant extension was constructed to the north-west corner of the house, in 1957. Attached to the dining room, the extension incorporated a new bathroom, kitchen and bedroom, indicating it may have been 'granny flat' accommodation.³ By 1974 the occupant of the property had changed, with an I M Cochrane now in residence.⁴

(Lovell Chen, 2005)

Description & Integrity

As constructed, 11 Madden Grove, Kew, was a single-storey double-fronted inter-war bungalow. Around 1957, a substantial additional wing was constructed in the north-west corner of the property, in front of part of the original house. The gabled roof is clad with glazed concrete tiles and a broad projecting bay creates a deep verandah which is supported by splayed squat clinker brick piers with matching dwarf wall; gable ends are finished with vertical timber lining. Distinctive chimneys comprising rendered brick shafts with ridged clinker brick caps penetrate the roofscape and the engaged chimney breast flanking the front verandah is also constructed of clinker brick. The original façade displays roughcast rendered brick walls with buttresses defining the corners. A faceted bay

projects from the side elevation to form a sunroom and these and all other original windows contain timber-framed casement sash windows with diaper leadlight glazing.

The original entrance doors have been replaced with a pair of half-glazed timber doors. Other alterations include the replacement of a window at the west end of the verandah, possible reconstruction of the front fence and the construction of a new timber lattice side fence across the end of the driveway.

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to ungraded. In its original form the house stood as a representative example of the building type and style. The 1950s wing is a major addition which addresses the street and which has undermined the presentation of the original building.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Rogers, Dorothy. *A history of Kew*, 1973, pp. 170-73.

² City of Kew Rate Books, 1923-24, #5349, land, nav £14.; 1924-25, #5750, 6 rooms brick, nav £70.

³ Drawings sourced from the City of Kew Building Index, #909, dated 5 June 1957.

⁴ *Sands & McDougall Directory of Victoria*, 1974.

Name	<i>Fairyland Cottage</i>	Reference No	
Address	57 Malmsbury Street, Kew	Survey Date	20 September 2005; accessed 31 January 2006
Building Type	Residence	Grading	C
Date	c.1866?	Previous Grading	B



Extent of Overlay

Refer to Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☒ NT ☐ BPS Heritage Overlay

History

57 Malmsbury Street, previously 109 Malmsbury is located within Nicholas Fenwick's original development of Crown portion no.87, the 'Village of Kew', which was immediately subdivided after purchase in October 1851.¹

The date of construction of this residence has not been clearly established, though research undertaken by Dorothy Rogers suggests the house could be as early as 1866.² It was certainly there by 1871; rate books recorded Mrs. Henrietta Lowe as the occupant of the premises, then with a net annual value (nav) of £10.³

In her *A history of Kew*, Rogers provides a detailed history of the property, which at one time was owned by her ancestors. According to Rogers, Henrietta and William Lowe took up residence in a small cottage in Malmsbury Street in 1866, at that time owned by a Mrs Warboise, from whom they rented the premises. The property remained in the Lowe family's ownership until c.1902, when the property was sold to Arthur Spruzen, later a Borough councillor.⁴ Later occupants of the property included Francis Kinder (c.1910); Patrick Britt (c.1915-20); George and Edith Smith (c.1923-1935) and Harry Anders (c.1939-1945).⁵ Grace and James Tabulo acquired the property in c.1946, with Mrs Tabulo remaining there until c.1967. Mrs Tabulo is believed to have named the house *Fairyland Cottage* and may have painted the name on the fanlight. The front yard was filled with statuary and 'fairy' ornaments, seen in a photograph from around 1951⁶, and house made into a kind of playground for local children.⁷

For several years after Mrs Tabulo's death in 1965, the *Sands & McDougall Directory of Victoria*, recorded 'not available' against the property's address, suggesting that it may not have been habitable during these years. By 1973 J P Duthie was recorded as the occupant.⁸

(Lovell Chen 2005)

Description & Integrity

Fairyland Cottage, at 57 Malmsbury Street, Kew, is a single-storey double-fronted mid-Victorian timber cottage. The transverse gabled roof has been re-clad with corrugated galvanised steel; at the western end the gable has a turned timber finial and the eastern gable is truncated by an overpainted brick chimney, the top of which has been removed. The skillion roof of an earlier lean-to and more recent additions behind the principal wing are similarly finished, however in this case the chimney retains its corbelled cap. The symmetrical weatherboard-clad façade is screened by a full-width skillion-roofed verandah which appears to be partially rebuilt with timber posts, non-original scalloped frieze and timber floor. The central entrance contains a non-original panelled timber door which is flanked by a pair of windows with non-original timber-framed double-hung sashes. The non-original front fence comprises a timber picket fence and gate and the front garden contains a pair of mature eucalypt trees within an otherwise recent landscape.

It would appear that at least one timber-framed addition has been constructed at the rear of the house, the most recent being approved in the late-1980s.⁹ Prior to this, an earlier lean-to had been extended to the western side boundary, as evidenced when comparing these drawings with the 1894 MMBW plan of the area.¹⁰ *Fairyland Cottage* has a series of four rear additions extensions, with differing roof structures attached behind the original front. These include the late 1980s extension to the kitchen and family area. The other three extensions appear to have been early twentieth-century.

Historical Context

This portion of Malmsbury Street, and neighbouring Cobden Street, contained clusters of mostly late-Victorian attached row cottages and semi-detached cottages with longitudinal plans, and constructed of timber and of brick.

Comparative Analysis

Fairyland Cottage can be directly compared with the neighbouring house at 59 Malmsbury Street, Kew, which is a similarly aged, scaled and detailed Victorian cottage, albeit with a C-grading. Like the subject property, it has a transverse gabled roof over what was essentially a two-roomed cottage with rear skillion additions. Like number 57, it would appear that the verandah of number 59 may have been reconstructed, the picket fence is non-original and extensive restoration has been carried out.

The surrounding section of Malmsbury Street, between Cobden and Derby streets, contains mostly late-Victorian attached row cottages and semi-detached cottages with longitudinal plans. In this context, numbers 57 and 59 are distinguished by virtue of their relatively early and simple form. Further afield, it is noted that the cottage at 40 Derby Street, Kew, a small transverse gabled double-fronted mid-Victorian cottage, appears relatively intact but is ungraded.

Fairyland Cottage is of some interest for its retention of a series of c. early twentieth century skillions to the rear.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: The historical importance, association with or relationship to Boroondara's history of the place or object.

Fairyland Cottage is one of a small number of remaining mid-Victorian cottages located in Kew, which suggest the early origins of the development of the suburb's earliest subdivision, Nicholas Fenwick's, 'Village of Kew', the area bounded by High, Princess, Eglinton and Derby Streets.

The history of the cottage and its early owners and occupants was detailed in Dorothy Rogers' 1973 publication, *A History of Kew*, and accordingly the house is one which has acquired a level of

prominence in the historical record, as compared with other similar examples which may be of equal interest in terms of their pattern of occupation.

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Fairyland Cottage is a representative, albeit altered, example of a mid-Victorian double-fronted cottage which retains a series of c. early twentieth century timber skillions to the rear.

Statement of Significance

Fairyland Cottage at 57 Malmsbury Street, Kew, is of local historical and architectural significance. Constructed in c. 1871, but possibly as early as 1866, the house is one of a small number of mid-Victorian cottages in Kew which suggest the early origins of the development of the suburb's earliest subdivision, Nicholas Fenwick's, 'Village of Kew', the area bounded by High, Princess, Eglinton and Derby Streets. Though altered, it is recognisable as a surviving example in Kew of a double-fronted single-storey Victorian cottage.

Grading Review

Downgrade to C.

The history of the cottage and its early owners and occupants was detailed in Dorothy Rogers' 1973 publication, *A History of Kew*, and accordingly the house is one which has acquired a level of prominence in the historical record, as compared with other similar examples which may be of equal interest in terms of their pattern of occupation. Though the house is distinguished by its relatively early date of construction and simple, mid-Victorian form, equally its principal elevation has undergone a series of alterations.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Notwithstanding the above, it is noted that the broad area bounded by Eglinton Street to the north, High Street to the south, Derby Street to the east and Princess Street to the west, retains a series of mid-Victorian cottages of a similar type and form, complemented by other forms of late Victorian, Federation and interwar era houses, predominantly small in scale. Though most are altered and of limited individual significance, when combined with the subdivision pattern of the area (characterised by modest and relatively narrow allotments), these buildings provide a historical reference to the early development of this part of the suburb. It is recommended that Council undertake a detailed review of the area and depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, vol. 2, p. 4/3.

² In research undertaken for this review, the earliest reference that could be located in the rate books is 1871.

³ Borough of Kew Rate Books, 1871, #452, H Lowe, house, Malmsbury Street, nav £10.

⁴ Rogers, Dorothy. *A history of Kew*, 1973, p. 131.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1900 and 1946.

⁶ Copy in possession of Mr Dickerson, one of the current owners.

⁷ Information supplied by Mr Dickerson, 31 January 2006.

⁸ The description of 'not available' applied between 1967 and 1972, *Sands & McDougall Directory of Victoria*, 1967-1974.

⁹ Drawings and details sourced from the City of Kew Building Index, #4364, dated 2 May, 1989.

¹⁰ MMBW Plan No. 65, 160 feet to 1 inch, dated 1894.

Name	<i>Rangeview</i>	Reference No	
Address	25 Mary Street, Kew	Survey Date	13 December 2005
Building Type	Residence	Grading	C
Date	c.1876	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Rangeview, 25 Mary Street, previously 60 Mary Street, is thought to have been built in c. 1876, for businessman Phineas Solomon Phillips.¹ The name *Rangeview* is thought to have derived from the elevated views of the Dandenong Ranges that could be obtained from the property's prominent tower. However, Phillips does not appear to have held the property for long. In 1883 it was sold to prominent merchant Caleb Williamson, a founder of the Craig, Williamson softgoods emporium in Elizabeth Street. Williamson subsequently sought a Torrens title in 1885 for land, including the site of this house, with a frontage of 260 foot to Mary Street and depths of 125 and 132 feet. The variation in depth may be an indication of the earlier history of the allotment, which had been amalgamated from three separate land acquisitions made by Phineas Phillips between 1875 and 1879. Phillips had paid a total of £350 for the land, before selling the amalgamated holding and the house he had constructed upon it to Williamson for the vastly increased sum of £3100.² The first detailed description of the property appeared in the Borough's municipal rate records in 1900-01, when it was described as consisting of ten rooms.³

A MMBW plan prepared in c. 1904 showed the outline of the house with several small timber outbuildings behind, sited on a large land holding which extended west to Highbury Grove. A large collection of timber buildings, probably a stable yard, was situated at the property's Highbury Grove boundary.⁴

Caleb Williamson lived at *Rangeview* until his death in 1905⁵ and the Williamson estate retained the property until c.1910, at which time the house was sold to Pierce Cody, a wine and spirit merchant.⁶ Municipal rate records for the 1914-15 rate cycle gave more detailed information, and described the house as of brick, consisting of 12 rooms with stables, and a net annual value (nav) of £110.⁷ Pierce Cody died in 1923 and the property was subsequently owned by his son and daughter, Matthew and

Johanna Cody. In 1964, after the death of Miss Cody, the house and its sizeable land holding was sold to the Baptist Church by Matthew Cody.⁸ Photographs taken by the National Trust of Australia's honorary photographer in mid 1962 showed that the house appeared little changed in form from its depiction on the MMBW plan, nearly sixty years earlier.⁹ Since 1964, the house has been extended and substantially altered for its present use as a youth hostel. The Church has also constructed several buildings in the property's grounds as the hostel facilities have expanded.

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

As constructed, *Rangeview* was a substantial double-storey double-fronted Victorian villa of Hawthorn brick construction and essentially symmetrical planning. The hipped slate roof of the original building has bracketed eaves and is punctuated by brick chimneys with overpainted moulded caps and non-original terracotta pots, and a pyramidal roof above a three-storey tower is finished with a metal lightening conductor in the form of a fleur de lis. Atypically, all original elevations have bichrome brickwork with cream brick banding and quoining to window and door openings, suggesting the house was designed to be viewed in the round. A double-height return verandah screens the façade and south elevation and extends beyond the north elevation. The verandah has timber floors, a bullnose corrugated galvanised steel roof, timber posts and handrail, cast iron frieze, brackets and balustrade. The northern end of the verandah is screened with timber lattice, which is a reconstruction of an earlier screen.¹⁰ The south elevation of the verandah has been obscured by new building, removing the original lattice screen and subsuming the original main entrance, and the verandah balustrade and handrail have been altered. The south verandah terminates with the projecting bay and tower element previously discussed.

The façade comprises two bays at both levels, each generally containing French doors accessing the verandah; there is a canted bay window at the northern end at ground floor level which contains timber-framed double-hung sashes and non-original security screens. Elsewhere, original window openings are generally regular and repetitive between levels and contain conventional timber-framed double-hung sashes. The exceptions are the windows to the tower; these have semi-circular arched heads and coloured etched glass and are reconstructed to match the original.¹¹ While original entrances are obscured, they retain panelled timber doors with glazed highlights.

As discussed, extensive additions and alterations to the original house have been carried out. They include a brick veneer hostel in 1965, additions to matrons' quarters (1971), alterations and additions to church hostel (1976), storage shed (1990), fire escape stairs (1990), unspecified alterations (1993), residential building (1994) and demolition of a house (1994). The house is surrounded on the north, south and west by non-original buildings which abut the original.

The property is screened from the street by an immature cypress hedge and recent timber paling fence with wrought iron vehicular gates.

Historical Context

Rangeview as constructed was the pre-eminent house in Mary Street, which was largely characterised by timber cottages constructed on modest allotments during the 1880s and early 1890s

Comparative Analysis

Like many other large homes in Boroondara, particularly Kew, the *Rangeview* site has been substantially developed following its conversion to institutional use. In its overall scale, form and Italianate styling, the original house can be compared with a number of other examples in Kew. The house at 63 Walpole Street is similar, albeit on a more modest scale and devoid of a tower element.

Its use of polychrome is fairly early, related to Joseph Reed's use of patterned brickwork on *Ripponlea* and other designs in the later 1860s, and to Kew examples such as 12 Selbourne Road, graded A,¹² and 4 Selbourne Road (graded B). Of these, 12 Selbourne Road is far bolder in patterning and composition than 25 Mary Street. The same applies to its compositional counterparts in Kew, as with William Salway's *Raheen* in Studley Park Road, 1884 (A-graded)¹³, an imposingly sculpted asymmetrical design, and more distinctly to *Strathearne* in Power Street, Hawthorn, now Rossbourne House School, and *Ashwick* at 2 Daniel Place Kew, of c. 1887 (B-graded), though neither of these has

a tower. In its proportions, and in its umber Hawthorn brick and relieving cream brick, it resembles 6 Doona Avenue, Kew (B-graded).¹⁴ This combination of polychrome brick follows the prototypic residential examples provided by Reed and Barnes: *Canally* at 160 George Street, East Melbourne, of 1864 and *Ripponlea*, 192 Hotham street Elsternwick, of 1869 ff.,¹⁵ though it has none of their compositional and ensemble daring and it is less legible and intact.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Not completed, refer Recommendations.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme. The level of alteration is relatively substantial; the house is flanked on the north, south and west by non-original buildings which abut the original.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ The date of construction of the house is based on the first listing for Phillips at this address in the 1876 edition of the *Sands & McDougall Melbourne Directory*. No further information confirming the actual date of construction has been able to be established.

² Registrar General's Office, AP19454, cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

³ Cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001, but without reference.

⁴ MMBW Plan No. 65, Kew, scale 160':1", dated c. 1904.

⁵ *The Australian Storekeepers Journal*, 30 Nov. 1905, p. 15, obit.; *Argus*, 28 Nov. 1905, p. 5, obit.

⁶ Borough of Kew Rate Books, 1910-11, #876, nav £100; Rogers, Dorothy. *A history of Kew*, 1973, p. 157.

⁷ Borough of Kew Rate Books, #876, nav, £110.; cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

⁸ Rogers, Dorothy. *A history of Kew*, 1973, p. 157.

⁹ Photographs dated August 1962, depicted the house from the south, north and west and are part of the John T Collins Collection, held by the State Library of Victoria.

¹⁰ *Ibid.*

¹¹ *Pers comm.*, Chris De Pavia.

¹² City of Kew Urban Conservation Study, 1988, Designation A, Citation 9.

¹³ City of Kew Urban Conservation Study, 1988, Designation A, Citation 11.

¹⁴ City of Kew Urban Conservation Study, 1988, Grade B listings.

¹⁵ See George Tibbits, Pt 1 of P Goad et al., *Bates Smart*, Thames and Hudson, Melbourne, 2004, pp. 57-9; Goad, *Melbourne Architecture: a Guide*, Watermark, Sydney, 1999, p. 43.

Name	House	Reference No	
Address	49 Mary Street, Kew	Survey Date	13 December 2005
Building Type	Residence	Grading	C
Date	c.1884	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

49 Mary Street (previously 16 Mary Street) is thought to have been constructed in c.1884.¹ Municipal rate records first listed the property as occupied by Mrs Wright in the 1891-92 rate cycle. No owner's name was listed and the property was recorded with a net annual value (nav) of £24.² The following year's records listed the owner of the property as J Glynn, with Mrs Wright, tenant, in residence. The nav had also decreased by £1.³ Mrs Emma Wright lived at the property until late in the decade before Edgar Wood was listed as the occupant from c.1900 until c.1906.⁴ In c.1907 the property was acquired by Thomas E Morris, whose family still own and occupy the house. Initially occupied by Thomas Morris, and then his widow Mrs Louisa Morris, whose estate was listed as owner of the property in the later 1950s.⁵ Alice Maud Morris, the daughter of Thomas and Louisa, was listed in the 1974 edition of the *Sands & McDougall Directory of Victoria* as the current resident.⁶ In December 1982 the property was sold to Gwynth Alexia Allen, great grand-daughter of Louisa Morris.⁷ In 1991, restumping, rewiring and replumbing of the property took place and a modest alteration and addition to the rear of the property was constructed by builder Richard Blackmore, in accordance with plans prepared by Balwyn Design & Drafting P/L.⁸

(Lovell Chen, 2005)

Description & Integrity

The house at 49 Mary Street, Kew, is a single-storey, double-fronted Victorian cottage of timber construction and generally symmetrical plan. The hipped main roof is clad with corrugated galvanized steel and framed by a pair of corbelled overpainted brick chimneys. The façade is screened by a convex corrugated galvanised steel verandah which is supported by timber posts and has a timber floor and balustrade, bluestone step and non-original timber fretwork which dates from c.1945. Four incongruous cast iron brackets fixed to the verandah posts may have been reused from the original Victorian verandah. The north end of the verandah is infilled with V-jointed timber lining boards and

timber lattice. The walls are lined with conventional weatherboards, some of which have been replaced. The central entrance contains a panelled timber door with non-original aluminium screen door and is flanked by a pair of windows with conventional timber-framed double-hung sashes. The original lean-to at the rear of the house was altered in 1965 and replaced in 1991 and it would appear that an earlier outhouse was relocated or replaced prior to 1991.⁹ The frontage is fenced with a non-original timber picket fence and gates with privet hedge which probably dates from the 1920s.

Historical Context

Mary Street was largely characterised by timber cottages constructed on modest allotments, in the 1880s and early 1890s.

Comparative Analysis

In general terms, the house at 49 Mary Street, Kew, is like many others throughout this section of Kew. It sits within a streetscape which was largely filled with similarly scaled timber homes at the turn of the century, many of which have since been demolished and replaced. It is very similar to the nearby 68 Mary Street (C-graded).

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. The house is of standard design and has undergone a series of alterations, including to the principal façade.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988; G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Correspondence to Council from owner, G Alexia Allen, dated 27 April 2007.

² Borough of Kew Rate Books, 1891-92, #1808, nav £24.

³ Borough of Kew Rate Books, 1892-93, #707, J Glynn, house, nav £23.

⁴ *Sands & McDougall Directory of Victoria*, various years between 1890 and 1907.

⁵ City of Kew Rate Books, 1956-57, #2213, Estate of Mrs. Louisa Morris, Occupant Alice Maud Morris, weatherboard, 5 rooms, nav £65.

⁶ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1907 and 1974.

⁷ Correspondence to Council from owner, G Alexia Allen, dated 27 April 2007.

⁸ Plans sourced from the City of Kew Building Index, #5618, dated 8 July 1991.

⁹ Details and drawings sourced from the City of Kew Building Index, #99, Alterations to dwelling and internal WC, dated 28 April 1965; and #5618, timber additions, dated 8 July 1991, compared with MMBW Plan no. 65, c. 1904.

Name	House	Reference No	
Address	8 Milfay Avenue, Kew	Survey Date	16 August 2005
Building Type	Residence	Grading	C
Date	1940-41	Previous Grading	B



Extent of Overlay
Not applicable, refer Recommendations.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Milfay Avenue¹ was created when the *New Boulevard Estate*,² fronting Fenwick Street was created during the early 1940s. The estate was formed from the grounds of a large brick residence which had for many years been the home of Coombs family, commemorated in the name of a nearby street.³ Robert J Shaw, a builder, acquired and subsequently subdivided much of the property's grounds.⁴ Robert Shaw retained lot 11 of the subdivision for his own use and constructed the house at 8 Milfay Avenue. On completion, the house was described as an eight-roomed brick house.⁵ The Shaws resided at 8 Milfay Avenue until at least 1974.⁶

Alterations and additions, including possibly the construction of the double garage, were made to the property in 1981 by later owners Gerald and Norma Riley.⁷ An unspecified addition (works to cost \$25,000) was approved in 1997.⁸

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

8 Milfay Avenue, Kew, is a two-storey interwar house of clinker brick construction in the Old English idiom with eclectic Mediaeval overtones. The simple hipped and gabled roof is clad with glazed terracotta tile and a turret is finished with terracotta shingles and surmounted by a copper weathervane. The roofscape is penetrated by a tall brick chimney and gable ends are either half timbered or infilled with roughcast render or tapestry brickwork. The asymmetrical façade features a rendered brick turret, circular in plan, with clinker brick dressings to narrow window openings and an arch with wrought iron screen door providing access to the terrazzo-tiled entrance porch. A prominent two-storey bay also projects from the façade and joins with a flat-roofed non-original garage wing.

Fenestration throughout is irregular and windows are generally timber-framed double-hung sashes with diaper leadlight glazing and some coloured glass.

The non-original front fence comprises a low stone retaining wall.

Historical Context

Formed as part of a housing subdivision in the first years of World War II, Milfay Avenue is characterized by an eclectic array of interwar and post-war housing styles, including examples of Old English, Cape Cod or Cape Style and Moderne style dwellings.

Comparative Analysis

8 Milfay Avenue, Kew, is a substantial, but rather stiff and thin example of the Old English style. This example features a cone-topped tower near the apex of the two wings. This arrangement was of a type termed French Provincial by 1940, and was frequently linked with Old English as a stylistic variation.⁹ By comparison with better examples (see, for example, the cream and umber brick house at the southeast corner of Burke and Whitehorse Roads in Camberwell), No. 8 is rather episodic, with the tower included as a feature set out from the crucial intersection of its wings, instead of acting as the compositional fulcrum. The characteristic attention to grain and texture that marked the Old English French provincial fusion is not as evident here either.

8 Milfay Avenue, Kew, can be broadly compared with other Old English interwar houses in the study area, including 12 Tara Avenue, Kew (B-graded), 19 Howard Street, Kew (B-graded), a lively design with compressed ground floor elevations and an erupting attic level,¹⁰ and with several B and C-graded Camberwell designs, such as 125 Highfield Road, Camberwell of 1933 and 4 Marlborough Avenue, Camberwell of 1935-8 (both C-graded), 102 Mont Albert Road, Camberwell, and 660 Riversdale Road, Camberwell, and 6 Myambert Avenue Balwyn (q.v., all B-graded), all similar compositionally; and 458 Camberwell Road (q.v, B-graded). In Boroondara, the key example of the Old English idiom in these years is Marcus Barlow's c.1926 *Colinton*, (A-graded) at 92 Mont Albert Road, Kew.¹¹ All these designs are more richly textured and composed more vigorously than 8 Milfay Avenue, which is also a rather late example.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. 8 Milfay Avenue, Kew, is a late and somewhat undistinguished example of the fusion between Old English and French Provincial which was popular in the interwar period. It lacks the assurance in composition and the texture of the better examples, and its presentation has been affected by the double garage at the front of the property.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Milfay Avenue takes its name from the first names of the two daughters –Millicent and Fay Shaw, daughters of either Archibald or Robert Shaw who subdivided the estate. Personal communication, Arthur Charlwood, 15 December 2005.

² Reference only to the streets comprising the subdivision – Fenwick Street, the Boulevard and Milfay Avenue. The subdivision plan, held by the State Library of Victoria, is not dated.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1895 and 1940.

⁴ Personal Communication, Arthur Charlwood, 15 December 2005.

⁵ City of Kew Rate Books, 1940-1, #6765, brick, 8 rooms, nav £130.

⁶ *Sands & McDougall Directory of Victoria*, 1974.

⁷ Details sourced from the City of Kew Building Index, #9182, dated 9 June 1981. The drawings showing the scope of works were not available, but it this appears from a visual inspection to be the only significant alteration.

⁸ David Simpson architect, permit # 10/1/1997, City of Boroondara Building file 40/408/02215

⁹ Occasionally British Free Style architects such as Baillie Scott or Edwin Lutyens used the conical tower forms from Brittany houses and linked them to converging wing plans. In Philadelphia this fusion appeared in concentrated form with Edmund Gilchrist's *French Village* of c. 1915-25, and as Peter Cuffley and Conrad Hamann have noted with Tudor and Old English modes, part of French Provincial's Australian acceptance was based on its sense of up-to-date American popularity and its occasional Hollywood appearance as the housing Choice of the Stars (Peter Cuffley, *Australian houses of the '20s and '30s*, Five Mile, Melbourne, 1989, pp. 128-9. Conrad Hamann, *Lectures*, Monash University, 1986 onward; 'Architecture' in A Brown-May and S Swain (eds.) *The Encyclopedia of Melbourne*, Cambridge, Melbourne, 2005). French Provincial, as with Old English, also lent itself to the wing plans appearing constantly in American periodicals such as *Pencil Points*, *Brickbuilder* and *The Architectural Record*. Peter Cuffley notes that Charles Hollinshed designed fusion of these sources in *Littlecroft*, Howitt Road Caulfield, in 1929 (Peter Cuffley, *Australian houses of the '20s and '30s*, Five Mile, Melbourne, 1989, pp. 128-131) and from there on it was pursued by *Home Beautiful* and other magazines as a pleasing variant on Old English. Peter Cuffley notes that Keith Cheetham designed a similar house illustrated in *Home Beautiful* in 1929, and that the 'turreted' mode was converted to single storey versions by c. 1936 (Cuffley, *Australian houses of the '20s and '30s*, p. 131).

¹⁰ Details sourced from Pru Sanderson, City of Kew Urban Conservation Study, 1988, Grade B listings

¹¹ See Butler, Camberwell Conservation Study 1991, pp 194-5 (92 Mont Albert Road); 68-9 (458 Camberwell Road); 132-3 (125 Highfield Road); 176-7 (4 Marlborough Avenue); 194-5 (102 Mont Albert Road); 212-3 (6 Myambert Avenue); 238-9 (660 Riversdale Road).

Name	House	Reference No	
Address	16 Normanby Road, Kew	Survey Date	13 December 2005
Building Type	Residence	Grading	C
Date	1941	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Normanby Road, named after the Marquis of Normanby, Governor of Victoria from 1879 until 1884, was previously known as Connor Street, taking its name from a nearby creek. It cut through an estate known as Motherwell's Paddock, one of the first estates to be subdivided in Kew in July 1868, and ran south to Cotham Road.¹

16 Normanby Road was constructed in 1941. Municipal rate records for 1938-39 listed I R Thorn as the owner of a vacant block of land, later the site of this house, with a net annual value (nav) of £20.² Records from the 1940-41 rate cycle recorded that the vacant land, now listed as 16 Normanby Road, Kew, was owned by Leslie J Griffiths.³ By the following year's rate cycle Griffiths was recorded as the owner of a brick house of seven rooms, with a nav of £108.⁴ Leslie Griffiths resided at this address until c.1945, with the property appearing to change hands approximately every five years. Subsequent owner/occupants included John Cockbill (c.1946-1951); Francis Dunn (c.1952-57); A B MacDougall (c.1958-62); P R Macnamara (c.1963-68) and P M Schiftan from c.1970 until at least 1974.⁵ In 1972, Mr & Mrs Schiftan commissioned architect Michael Gerner to design an extension at the rear of the residence, comprising a family room.⁶

(Lovell Chen, 2005)

Description & Integrity

16 Normanby Road, Kew, is a double-fronted house in a stubby L-shape with a large enclosed porch at the junction of the L, converted, effectively, into a room mass. This has a parapet in stuccoed brick, large enough to give the house a modern flat-roofed appearance, though the roof behind that is hipped with terracotta tiles in a Marseilles pattern. Most of the original elevations are obscured by shrubs, but the entrance mass and the chimney are in their original form. Unfortunately the tapestry brick patterning on both the porch-mass and chimney has been overpainted, mostly negating the

juxtaposition of levels that was crucial to the original composition. A garage sits to one side at the rear, and the front garden has been largely removed and graveled to allow extra car spaces.

Historical Context

Normanby Road is fairly narrow, with a mixture of housing and institutional building stock. No.16 is diagonally opposite the side entry and carpark of St George's Hospital, originally designed in the 1930s by Louis Williams. The neighbouring houses are mostly 1920s in this section with some 1940s subdivision further along, carved out of the estate at 14 Vista Street (q.v., B-graded).

Comparative Analysis

16 Normanby Road, Kew, is one of a number of single storey, double or triple-fronted houses of the early 1940s that announced a new suburban mode, generally referred to Australian Post war Vernacular, one that would spread throughout Australia.⁷ Early examples of the form saw designers and architects wrestle with new forms: undecorated exteriors, metal framed windows, horizontal emphases in line, parapet or flat roofed appearances, tightly juxtaposed horizontals and vertical massing. They then tended to link or reconcile this with a set of more established builder's details and builders' practice, including brick and stuccoed walling, hipped or partly gabled tile roofs, deeply inset window framing, boxed eaves, and established guttering and downpipe arrangements. Hundreds of examples began to be built by the New South Wales housing commission for war industries in 1941, to designs by Morton Herman and others, and the form had appeared on *Home Beautiful* covers by 1941. At the same time a large number of private venture houses of this type, as seen here with No. 16, had been completed before private building was curtailed in 1942-3.

There are better examples of this typology in Boroondara, including two in Kent Road Surrey Hills, 177 Glen Iris Road, Glen Iris, or Montana Street, Ashburton, all from the same period or earlier. In this example, the massing and line are indecisive in their emphases and the proportions appear overly heavy. The presentation of the building is compromised by the tapestry brick relieving patterns being overpainted.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. The house is an undistinguished example of its type and has undergone some alteration.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Barnard, F G A. *The jubilee history of Kew, Victoria: its origin and progress*, 1910, p. 56.

² City of Kew Rate Books, 1938-39, #3329, land, nav £20.

³ City of Kew Rate Books, 1940-41, #3386, land, nav £20.

⁴ City of Kew Rate Books, 1941-42, #3459, L J Griffiths, brick, 7 rooms, nav £108.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1942 and 1974.

⁶ Details and drawings sourced from the City of Kew Building Index, #3142, dated 20 March 1972.

⁷ Antecedents for this go back much further, though, as with work by the architects RM and MH King, Marcus Barlow, GM Sneddon, Arthur Pretty, Arthur Ziebell G Burridge Leith, L Hume Sherrard and builders such as AV Jennings, all of whom had produced prototypes for this form in the late 1920s and early 1930s.

Name	House	Reference No	
Address	37 Normanby Road, Kew	Survey Date	10 January 2006
Building Type	Residence	Grading	C
Date	1921-22	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Normanby Road, named after the Marquis of Normanby, Governor of Victoria from 1879 until 1884, was previously known as Connor Street, taking its name from a nearby creek. It cut through an estate known as Motherwell's Paddock, one of the first estates to be subdivided in Kew, in July 1868, and ran south to Cotham Road.¹

37 Normanby Road, Kew, was constructed in 1921-22 for Reginald Parkin. Municipal rate records for 1921-22 listed Reginald Parkin as the owner of an unfinished brick house of five rooms with a net annual value (nav) of £40.² By the following years rate cycle the house had been completed.³ Reginald Parkin resided at this address until the middle of the 1950s, after which time he moved to 15 John Street Kew, and the house was let to Arthur and Mary Owen.⁴ It is not known how long the Owens occupied the property as the *Sands & McDougall Directory of Victoria* continued to list Mr. Parkin at the address until at least 1974.⁵ In 1987, subsequent owner Mr & Mrs M Phillips commissioned Balwyn Design & Drafting to prepare plans for an extension to the rear of the residence, comprising a new kitchen, services area and family room.⁶ In 1998 a subsequent owner applied for a permit to make further additions to the residence.⁷

(Lovell Chen, 2005)

Description & Integrity

37 Normanby Road, Kew, is a double-fronted house in the bungalow style, with a fairly small frontage but some depth, and with a single-ridge main roof clad in terracotta tiles on the Marseilles pattern. The house is composed frontally around a large gable punctuated by a curved bay on the right and a verandah on the left. The bay is topped with a shingled apron which runs all the way to the top of the gable, and this visually brackets the verandah, which runs under a skillion roof part way across the front to include the front entry. The wall surface is clad in stucco, and projects behind the bay

window as a partial screen internally. The verandah roof has exposed rafters, and is supported on three columns, variously spindly posts, probably later, and a masonry cube. These odd supports are supported on rubble stone plinths, probably original but covered in a layer of stucco. The gable above it is clad in alternating, vertical layers of stucco that suggest half timbering. The house has a later steel-framed carport integral with a high front fence that obscures most of the house from the street. The windows are sashes standard to the period, and the front door is a simple structure in planking with small windows, redolent of the Arts and Crafts. This extends to the timber dados inside the hall.⁸

Historical Context

This portion of Normanby Road was characterised by substantial brick houses, constructed in the interwar period. Until the subdivision of the large estates opposite, the houses would have been briefly afforded a predominately rural outlook, constructed as they were during a cycle of residential subdivision and consolidation in East Kew.

Comparative Analysis

37 Normanby Road is a relatively early example of the bungalow style extending into suburban practice. In composition the house compares with 899 Toorak Road Camberwell (q.v., B-graded) in having a verandah roof running partway across the front and terminated by a vertical feature- a chimney and the broad expanse of its gable. At No. 37 the verandah roof is terminated by a curved bay which is carried to the top of the front gable by a shingled apron. 37 Normanby Road also resembles a simple version of the composition for 16 John Street Kew, of the same period (q.v., B-graded), which has a related ground-to-gable canted bay with shingle apron, and similarly sturdy sash window detailing. The verandah-porch configuration is more complex and interesting there. In addition, 37 Normanby Road is not intact; its later verandah supports appear awkward, and the stucco surface, which extends right to the ground rather than changing to a set of brick courses, appears possibly to have been modified.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. Though a well composed and modest bungalow, the house is marred by its odd verandah posts and its presentation is not enhanced by its carport and a high front fence.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Barnard, F G A. *The jubilee history of Kew, Victoria: its origin and progress*, 1910, p. 56.

² City of Kew Rate Books, 1921-22, #2137, R Parkin, brick 5 rooms, nav £40.

³ City of Kew Rate Books, 1922-23, #2215, R Parkin, brick 5 rooms, nav £46.

⁴ City of Kew Rate Books, 1956-57, #2811, owner R Parkin, 15 John Street, Kew; occupant Arthur and Mary Owen; brick, 5 rooms, nav £148.

⁵ *Sands & McDougall Directory of Victoria*, various years between 1955 and 1974.

⁶ Details and drawings sourced from the City of Kew Building Index, #2835, dated 24 March 1987.

⁷ Building Permit #BS1455/98/14736/0, dated 18 August 1998, City of Boroondara Building File, 40/408/09184.

⁸ The house was inspected 10 January 2006.

Name	<i>Tyndla</i>	Reference No	
Address	19 Pakington Street, Kew	Survey Date	22 November 2005
Building Type	Residence	Grading	C
Date	1937	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	
Heritage Status	<input type="checkbox"/> HV	<input type="checkbox"/> AHC	<input type="checkbox"/> NT	<input type="checkbox"/> BPS Heritage Overlay

History

Tyndla, an eight-roomed brick residence, was constructed in c. 1937 for Robert M Wood.¹ The allotment, subdivided during the mid-1930s, was formed from part of the grounds of *Overton*, a large Victorian residence owned by the Methodist Home Missions and operated as the *Overton Guest House* by a Mrs. Amy Hill at this time.² *Overton* operated as a Methodist (later Uniting Church) Home for the Aged until recently.³ Shortly after the construction of *Tyndla*, another allotment was subdivided and a block of flats were subsequently constructed at 21 Pakington Street.⁴

Tyndla was owned by Robert M Wood until c. 1960. Subsequent occupants were O C Shaul, c. 1958-1962, and L J Batrouney from c. 1964 until at least 1974.⁵ In 1963 a sunroom was constructed to the north of the house at first floor level adjoining an existing bedroom, to plans prepared by De Pelligria Building P/L.⁶ In 1993, a series of further additions to plans prepared by architect Glyn C Lewis were made.⁷ The plans outlined the conversion of the garage at ground floor level into a family room and an additional bedroom at first floor level, adjoining the 1963 sunroom. However, the present-day appearance of the house indicates that the additional bedroom did not proceed.

(Lovell Chen, 2005)

Description & Integrity

As constructed, *Tyndla*, at 19 Pakington Street, Kew, was a double-storey double-fronted interwar house constructed of rendered brick with a hipped glazed terracotta tiled roof. The stepped façade originally had an asymmetrical composition comprising two bays, one projecting with an attached single-storey garage to the north. The entrance is located centrally beneath a concrete porch which forms a balcony to the first floor and both doors retain timber-framed glazed doors with wrought iron screens. The wrought iron balustrade is also intact as are adjacent porthole windows. Original fenestration comprises large window openings, including some corner arrangements, which retain

steel-framed casement and fixed sashes with bands of brown feature brickwork. As discussed above, the house has undergone two major phases of alteration, which have changed this arrangement by adding a third bay to the north of the house (1960s), albeit in a reasonably sympathetic manner, and converting the original garage into living space (1990s), relocating the garage into a detached building in the front south-east corner of the site (1970s).

The front fence is a two-tiered brick wall (overpainted) which is original to the extent of the lower section only.

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

Tyndla, 19 Pakington Street, Kew, can be compared to a number of other interwar residences in the study area which all compare favourably to the subject site. 136 Whitehorse Road, Balwyn (1938, q.v., B-graded), 1297 Toorak Road, Balwyn (1940, q.v., B-graded), and 1 Mountain View Road, Balwyn and 46 Christowel Street, Camberwell (both C-graded) are of a comparable period, scale, style and detail, albeit of greater integrity than the subject site.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. While in some ways broadly sympathetic in their design, following the construction of major additions and alterations, the original form of the house is not easily read.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Notwithstanding the above, it is noted that the broad area bounded by Eglinton Street to the north, High Street to the south, Derby Street to the east and Princess Street to the west, retains a series of mid-Victorian cottages of a similar type and form, complemented by other forms of late Victorian, Federation and interwar era houses, predominantly small in scale. Though most are altered and of limited individual significance, when combined with the subdivision pattern of the area (characterised by modest and relatively narrow allotments), these buildings provide a historical reference to the early development of this part of the suburb. It is recommended that Council undertake a detailed review of the area and depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

Specific:

¹ City of Kew Rate Books, 1937-8, #7747, R M Wood, 8 rooms brick, nav £158.

² City of Kew Rate Books, 1938-9, #7788, Methodist Home Missions, land, nav £26.

³ *Sands & McDougall Directory of Victoria*, various years, 1937-1974; Melbourne Affordable Housing web-site.

⁴ Derived from listings in the *Sands & McDougall Directory of Victoria*, 1937-1942.

⁵ *Sands & McDougall Directory of Victoria*, various years, 1958-1974.

⁶ Drawings sourced from the City of Kew Building Index, #617, dated 19 August 1963.

⁷ Drawings sourced from the City of Kew Building Index, #6776, dated 23 August 1993.

Name	House	Reference No	
Address	11-13 Peel Street, Kew	Survey Date	22 November 2005
Building Type	Residence	Grading	C
Date	c.1882	Previous Grading	B



Extent of Overlay

Refer to Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Peel Street, first known as Little Pakington Street,¹ dates from one of Kew's earliest subdivisions and today retains several early timber Victorian cottages. The subject property is an example, although altered.

The earliest recorded occupant of the subject property was a Frederick Remfrey, who occupied the premises from c.1882.² It is thought that the property was a private residence until at least c.1904. Commercial use of the property is recorded in the *Sands & McDougall Directories* from c.1901, when C H Wright, a plumber was in occupation. The block-fronted timber shopfront, to the south of the residence, is thought to date from c.1911, when a Mrs. M A Bennetts, a confectioner, was first listed in the *Sands & McDougall Directory of Victoria*. From this time, the premises appear to have been used as a combined shop/residence until at least 1974. The date of construction of the brick shop extension is unknown. During these years the shop operated as a confectioners (c. 1918-1934) and a grocery (c.1935-1974).³ It is not known when the commercial operation of the premises ceased.

(Lovell Chen, 2005)

Description & Integrity

The shop-residence at 11-13 Peel Street, Kew is in two distinct sections which relate directly to the commercial and residential functions. Both sections appearing to have undergone at least two periods of construction.

At the south-east corner of the property and fronting the street, is a single-storey single-fronted timber shop building with parapeted block-fronted façade and weatherboard cladding elsewhere. It contains a single entrance with non-original screen door flanked by a timber-framed fixed sash shop window with altered timber and aluminium-framed fixed and louvred sash windows with non-original

timber shutters elsewhere. This corner building is flanked to the north by a similarly scaled brick structure with rendered parapeted façade and overpainted sides; the altered façade is blank, while the north side elevation contains a timber-framed shop window with non-original timber shutter.

The shop buildings are attached to the south-east corner of the residence which is located in the middle of the site. It is a modest single-storey double-fronted Victorian cottage of timber construction with hipped corrugated galvanised steel roof punctuated by a bichrome brick chimney. The weatherboard walls appear to have been substantially reclad and the façade is screened by a non-original timber-framed skillion verandah. The central entrance has been altered by infilling a formerly larger doorway with timber cladding and non-original panelled timber door and is flanked by a single timber-framed double-hung sash window with non-original timber shutters; the opposing window is obscured by the shop building. To the rear of the original cottage is an additional wing, which appears to date from the early 1900s or 1910s and projects to the north, beyond the original side alignment. Beyond this is a post-war fibro-clad flat-roofed wing.

Alterations have been extensive and include complete recent overpainting, and the construction of timber post and rail and aluminium palisade fences.

Historical Context

Sited near to the Kew Metropolitan Fire Brigade Station in Walton Street, the lower section of Peel Street was characterised by small timber cottages, some of which may have utilised by the fire brigade officers.⁴

Comparative Analysis

The shop-residence at 11-13 Peel Street, Kew, is unlike any other known property from this period in Kew. While the individual buildings are of little architectural merit and have been substantially altered, the complex is rare as a surviving Victorian shop-residence. Another former shop-residence in Kew is 1 Tennyson Street, Kew, (q.v., graded B); an early weatherboard Bungalow and brick shop combination which is substantially more intact. Hawthorn has a Federation pair, carefully designed and coordinated, in Auburn Road, west side, near the Oxley Road corner. Camberwell has two weatherboard Federation examples on the west side of Spencer Road, one at the Riversdale Road corner, the other at the Prospect Hill Road corner. Both of these may have had dairy roles in former years, as did 1 Tennyson Street, though neither appears to have stables now. A later pair, both early post war by appearance, are in Canterbury, at the Highfield Road-Leeds Street corner, opposite Canterbury Primary School.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: The historical importance, association with or relationship to Boroondara's history of the place or object.

Though now quite altered, 11-13 Peel Street, Kew is of historical significance in the local context as a relatively uncommon example of a particular combination of building function and forms, the shop-residence, in this case dating from the 1880s.

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

With its origins as a shop-residence are evident, the building has undergone extensive alterations and is not considered to be an intact or representative example.

Statement of Significance

Though now quite altered, 11-13 Peel Street, Kew is of historical significance in the local context as a relatively uncommon example of a particular combination of building function and forms, the shop-residence, in this case dating from the 1880s. Notwithstanding this, and the fact that its origins as a shop-residence remain evident, the building has undergone extensive alterations and is not considered to be an intact or representative example.

Grading Review

Downgrade to C.

The extent of alteration that has occurred is such that the building is not considered to warrant either the B-grading or the application of a site-specific Heritage Overlay.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Notwithstanding the above, it is noted that the broad area bounded by Eglinton Street to the north, High Street to the south, Derby Street to the east and Princess Street to the west, retains a series of mid-Victorian cottages of a similar type and form, complemented by other forms of late Victorian, Federation and interwar era houses, predominantly small in scale. Though most are altered and of limited individual significance, when combined with the subdivision pattern of the area (characterised by modest and relatively narrow allotments), these buildings provide a historical reference to the early development of this part of the suburb. It is recommended that Council undertake a detailed review of the area and depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

Specific:

¹ *Sands & McDougall Directory of Victoria*, various years, 1874-1885.

² *Sands & McDougall Directory of Victoria*, various years, c. 1880 – 1900.

³ Pattern of occupation derived from the *Sands & McDougall Directory of Victoria*, various years between 1910-74.

⁴ Rogers, Dorothy. *A history of Kew*, 1973, p. 159.

Name	House	Reference No	
Address	78 Peel Street, Kew	Survey Date	20 September 2005
Building Type	Residence	Grading	C
Date	c.1875	Previous Grading	B



Extent of Overlay

Refer to Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Peel Street, first known as Little Pakington Street,¹ dates from one of Kew's earliest subdivisions and today retains several early timber Victorian cottages. 78 (formerly 144)² Peel Street, is one such house, and was constructed for a George McGarvin in c. 1875. The Borough of Kew Rate Books for 1880 record McGarvin as both the owner and occupier of a house with a net annual value of £25.³

The house has been owned and occupied by members of the McGarvin family until at least 1974.⁴ Further, an examination of Council property records for 78 Peel Street show that apart from the addition of a timber sleepout in 1964 few major alterations have been undertaken.⁵

(Lovell Chen, 2005)

Description & Integrity

The house at 78 Peel Street, Kew, is a single-storey double-fronted mid-Victorian timber cottage with a hipped roof which retains original slate cladding to the south face but is otherwise corrugated galvanised steel, penetrated by a rendered brick chimney with moulded capping. The house is clad with weatherboard and the symmetrical façade is screened by a non-original skillion-roofed verandah. The original timber verandah floor has been replaced with concrete. The central entrance contains a panelled timber door with non-original timber-framed screen door and is flanked by a pair of timber-framed double-hung sash windows. A non-original awning shades a window in the north elevation.

To the north of the house is a non-original carport and the property is screened by a non-original picket fence with wrought iron gates. The landscape is not significant other than for a mature oak tree which may mark the centre of a former path system shown on the MMBW plan of the area.⁶

Historical Context

Peel Street is characterised by timber single and double fronted timber houses on modest to medium sized allotments.

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. The building is a representative example of its type which has been extensively altered. Though its origins are recognisable through its general form and materials, it is not considered to be of sufficient significance to warrant either a B-grading or a site-specific Heritage Overlay.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Notwithstanding the above, it is noted that the broad area bounded by Eglinton Street to the north, High Street to the south, Derby Street to the east and Princess Street to the west, retains a series of mid-Victorian cottages of a similar type and form, complemented by other forms of late Victorian, Federation and interwar era houses, predominantly small in scale. Though most are altered and of limited individual significance, when combined with the subdivision pattern of the area (characterised by modest and relatively narrow allotments), these buildings provide a historical reference to the early development of this part of the suburb. It is recommended that Council undertake a detailed review of the area and depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

Specific:

¹ *Sands & McDougall Melbourne Director*, various years between, 1874-1885.

² Peel Street was renumbered in c. 1895.

³ *Borough of Kew Rate Books*, 1880 #687, house, £25.

⁴ *Sands and McDougall Directory of Victoria*, various years; *City of Kew Rate Books*, 1947, 1957.

⁵ Details sourced from the *City of Kew Building Index*, #51, dated 11 May 1964.

⁶ MMBW Plan No. 67, scale 160':1", dated 1907.

Name	<i>Lee Lodge</i>	Reference No	
Address	27 Princess Street, Kew	Survey Date	12 September 2005
Building Type	Residence	Grading	C
Date	1902-03	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Built for Richard Searle, a draper, *Lee Lodge* was in the course of construction during 1902.¹ While Richard Searle may have never occupied the house, he died in March 1903,² his widow resided at this address until c.1910.³

Lee Lodge was subsequently acquired by a Dr William H Summons, associated with the Children's Hospital.⁴ Dr Summons occupied the house until 1923 before moving to 46 Princess Street. Dr Summons retained the property and it was subsequently leased to tenants, but recorded as vacant in 1928.⁵ Subsequently a Miss Ruth Wilkins acquired the property and had it converted into several flats.⁶ Ruth Wilkins continued to own the property until her death in 1949.⁷ Later owners included an Alfred C Miles, who had acquired the building during the 1950s.⁸ During his period of ownership, a small lavatory block was constructed at the rear of the building.⁹ Plans detailing this addition also included a simple layout of the building which indicated that the flats had communal kitchen and bathroom facilities, suggesting that the building functioned as a private residential hotel, rather than fully self-contained flats. The building continued to be used for this purpose until at least 1974.¹⁰

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

Lee Lodge at 27 Princess Street, Kew, is a double-storey, double-fronted Federation house with eclectic Queen Anne overtones. The hipped roofscape is clad with terracotta tile and retains terracotta ridge cresting and finials and a pair of slender red face brick chimneys with roughcast rendered bands and caps. The asymmetrical façade has tuckpointed red face brick construction to ground floor level with overpainted roughcast rendered finish above a moulded string course. The central entrance contains a half-glazed panelled timber door with original leaded surrounds and timber-framed screen

door. It is screened by an unusual portico-style verandah with turned timber posts and fretwork frieze (the origins of which are unclear) which has been altered by the addition of a brick balustrade at ground floor level and wrought iron balustrade at first floor level. To the south is a double-height faceted bay which has a pyramidal roof, shingle-clad walls and regular bays of paired timber-framed casement sash windows with multi-paned highlight sashes with coloured glass. Elsewhere, the fenestration is regular, albeit in the form of an oriel at first floor level, with double-hung sashes, some of which may have replaced earlier casement sashes. Set back from the façade, on the southern side of the house, is a small single-storey bay containing a secondary entrance which is screened by a faceted porch and similarly detailed to the main entrance.

A small lavatory block was constructed at the rear of the house in 1963, but is not visible from the street.¹¹ To the rear of the property is a recent garage, accessed via expansive concrete driveway and paving, replacing any earlier landscape. The front fence also dates from 2003 and comprises rendered masonry piers with palisade panels and gates.¹²

Historical Context

Princess Street is characterised by residential development of several different eras. Favoured for its moderately sized allotments and central position, detached brick residences were the preferred form of housing, with many being constructed in the later years of the nineteenth century. Some to the north on the western side of the street displayed generous setbacks with a preponderance for circular carriage drives. Some Edwardian infill building subsequently took place, the subject property and its immediate neighbour being examples of this phase of development.

Comparative Analysis

Lee Lodge at 27 Princess Street, Kew, bears comparison (in its scale, form, construction type and some details) with the similarly unusual house at 10 Howard Street, Kew (q.v., B-graded), though the latter is a far more refined and composed example. Though unusual, *Lee Lodge* is an awkward and ungainly, rather than a successful, composition.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. This is an unusual design which features an eclectic but ultimately an awkward mix of a blocky two-storey hipped roof form with typical Federation materials and detailing. It is neither a good representative example of design of the period, nor could it be described as being stylistically innovative.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Borough of Kew Rate Books, 1902-3, #1995, nav £40.

² His obituary is published in the *Argus* 27 March 1903, p. 5.

³ *Sands & McDougall Directory of Victoria*, various years.

⁴ *The Leader*, 1 August 1903, p. 35.

⁵ *Sands & McDougall Directory of Victoria*, 1928.

⁶ City of Kew Rate Books, 1930-1, #6087, nav £150.

⁷ City of Kew Rate books, 1944-5, #6389, nav £138; Death Index, Victoria, 1921-85.

⁸ City of Kew Rate Books, 1957-8, #6210, nav £250.

⁹ Drawings sourced from the City of Kew Building Index, #495, dated 27 May 1963.

¹⁰ *Sands & McDougall Directory of Victoria*, various years.

¹¹ Drawings sourced from the City of Kew Building Index, #495, dated 27 May 1963.

¹² Building Permit No. 1097/040285, dated 29 September 2003, City of Boroondara Building File 40/408/25797

Name	House	Reference No	
Address	2 Second Avenue, Kew	Survey Date	13 December 2005
Building Type	Residence	Grading	C
Date	1924	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Part of Crown Portion 84, the land occupied by 2 Second Avenue, Kew, was allotments 234-237 of the *Monterey Estate* subdivision of March 1888.¹ The estate sale was one of several subdivisions spurred by the revival of plans for the construction of the Outer Circle Railway, which, in the case of the *Monterey* subdivision, bisected the estate immediately adjacent to the subject site. It is recorded that despite healthy sales of allotments little actual building followed. The closure of the East Kew section of the Outer Circle Railway in 1893 may partly explain the subsequent slow development of the estate.²

The substantial brick house at 2 Second Avenue was built in 1924 for John O'Shaughnessy, a salesman. At the time of construction, it consisted of eight rooms.³ O'Shaughnessy occupied and owned the house until at least 1974.⁴ In 1958, a portion of the allotment to the east of the existing house was acquired by Enid Coates, and a new brick veneer residence built by Merchant Builders, was soon under construction.⁵ This became 2a Second Avenue. At the same time as the construction of the new residence, 2 Second Avenue became the listed address of the G.S.B. Chemical Company P/L, paint remover manufacturers.⁶ It is considered that this would have indicated the house served as the registered business address of a company, of which Mr. O'Shaughnessy was likely to have been the Director, rather than the location of a manufacturing plant. After 1962, both the company and its directory listing at the subject property disappeared, while John O'Shaughnessy continued in residence at the property until at least 1974.⁷

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

The house at 2 Second Avenue, Kew, is an attic storey interwar bungalow of brick construction and asymmetrical planning which exhibits Arts and Crafts stylistic overtones. As constructed, the roofscape was formed by intersecting cross ridged gables and is finished with terracotta tiles, exposed rafters, louvered gable vents and roughcast rendered chimneys, however a two-storey rear addition has obscured the original roof form. Sited on an angled corner allotment, the house is set back and at an angle to the road. The walls generally display an overpainted roughcast rendered finish above a red brick plinth with clinker brick soldier courses and dressings, the exception being weatherboard-clad attic room walls and gable ends. The main entrance is set within a projecting double-storey porch which is accessed via arched openings and flanked by split-face textured brick piers and clinker brick dressings; the first floor level comprises a largely open balcony. The original entrance door has been replaced with a panelled timber door, and the windows comprise timber-framed double-hung, casement and fixed sashes with leadlight diaper glazing, while non-original windows are constructed to match; the north-east corner of the house is defined by a circular bay window with timber shingled awning.

A garage located to the east of the house replaces an earlier structure and dates from the most recent phase of alterations.⁸ Other alterations, presumably carried out as part of these most recent works include retiling of the front porch, overpainting of brickwork and render, construction of a new palisade front fence and extensive landscaping works.

Historical Context

Despite forming part of an 1888 land subdivision, development of Second Avenue was slow to commence, and as such, the streetscape is made up of various interwar housing types, with several reflecting various elements of the style of the subject property.

Comparative Analysis

The most obvious comparison can be drawn between this house and its immediate neighbour, 3 Second Avenue. While the architect, or builder, of these properties has not been determined, it is almost certain that they were designed as a pair. Their overall scale, form and construction is the same, as is their composition of intersecting cross ridge gabled roof, projecting double-storey porch and use of split face feature brick and similar details such as leadlight glazing and shingled gable ends. Subtle differences occur in the arrangement of windows and treatment of chimneys and number 3 is enhanced by a greater level of integrity of fabric and setting, including an original (albeit overpainted, fence and intact landscape. Both houses are skewed from their frontages and are set back in a picturesque way. The streetscape is made up of various interwar housing types, and many examples reflect various elements of the style of numbers 2 and 3, albeit in a less handsome manner, including numbers 7, 9, 13, 15, 17 and 19, most of which are graded C. Further afield, 2 Second Avenue can also be compared with the similarly graded house at 10 Marshall Ave, Kew. This example, however, appears to have a more elaborate porch design and a slightly larger scale.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade from B to C. The presentation of the house as viewed from the street has been compromised by the two-storey rear addition, which dominates and obscures the original roof form.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ *Monterey Estate*, Batten & Percy Collection, State Library of Victoria, reproduced in Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, vol. 2.; LP 2217, Central Plan Room, cited in G Butler & Associates, *Kew B-graded places study (draft)*, 2001.

² Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, vol. 2, p. 4/8, 4/12.

³ City of Kew Rate books, 1924-5, #3258, nav £150.

⁴ *Sands & McDougall Directory of Victoria*, various years between 1950-1974.

⁵ Details sourced from the City of Kew Building Index, #168, dated 26 September 1958.

⁶ *Sands & McDougall Directory of Victoria*, between 1958-1962.

⁷ *Sands & McDougall Directory of Victoria*, various years between 1960-1974.

⁸ Building Permit #2002-252/0, dated 29 May 2002, Extension to Detached Dwelling and New Garage; and Building Permit #17683/2003-126/0, dated 24 March 2003, Construction of Fence, City of Boroondara Building File, 40/408/23164, Part 1.

Name	Former <i>Kahan House</i>	Reference No	
Address	11 Second Avenue, Kew	Survey Date	13 December 2005
Building Type	Residence	Grading	C
Date	1960	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Part of Crown Portion 84, the land occupied by 11 Second Avenue was allotment 186 of the *Monterey Estate* subdivision of March 1888.¹ The estate sale was one of several subdivisions spurred by the revival of plans for the construction of the Outer Circle Railway, which, in the case of the *Monterey* subdivision, bisected the estate near to the subject site. It is recorded that despite healthy sales of allotments little actual building followed. The closure of the East Kew section of the Outer Circle Railway in 1893 may partly explain the subsequent slow development of the estate.²

11 Second Avenue, a beslite veneer single-storey residence was designed by Ernest E Milston for the well-known émigré artist Louis Kahan (1905-2002) in 1960.³ It was built by Abotsford Jones.⁴ Brick veneer additions were made to the house in 1970 by builders, Oliver & Gorelli; these are assumed to have comprised the one and two-storey wing which now fronts the street.⁵ The Kahans lived at the property until recently.

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

As constructed, the house at 11 Second Avenue, Kew, was a modest single-storey postwar modern design of Beslite veneer construction, designed on a square plan. This section of the house had a low pitched steel clad roof with small recessed entrance porch facing south and extensive bays of glazing to the north and south. In 1970 brick veneer additions were constructed between the original house and the road, creating the contemporary façade which is visible today. This section of the house comprises an asymmetrical design of two bays, one single and one double-storey, and each separately roofed by steeply-pitched planes of Colorbond galvanized steel roof decking. To the west is the main entrance bay which contains a recessed entrance and expanses of timber-framed window wall

screened by a timber-framed pergola with raking roofline. The entrance contains a flush-panel timber door and paved porch. To the east is a double-storey section comprising undercroft carparking at ground floor level with completely glazed window-wall at first floor. Walls of the 1970s section display a rendered and painted finish.

Physical and documentary evidence suggests that the original 1960s section and 1970s addition to the front are both intact to their dates of construction, with changes to the original house likely to be limited to the junction between the two.⁶

Historical Context

Despite forming part of an 1888 land subdivision, development of Second Avenue was slow to commence, and as such, the streetscape is primarily made up of various interwar housing types. The subject property is unusual in this context.

Comparative Analysis

The two component parts of this house are unrelated in terms of their form, materials and overall aesthetic. The source of the design of the more prominent 1970 wing is unknown; it may have been architect-designed, but equally it is conceivable that it was the work of a builder. While the original Ernest Milston house of 1960 may have been of interest, it is now the 1970 wing that is dominant from the street. While striking, this wing is not considered to be of great architectural merit in the context of residential design of the period.

Assessment Against Criteria

Not completed, refer to Recommendations.

Statement of Significance

Not completed, refer to Recommendations.

Grading Review

Downgrade to C. As noted above, while striking, the dominant 1970 wing is not considered to be of great architectural merit in the context of residential design of the period. The association of the property with prominent artist, Louis Kahan is of interest but is not considered to elevate the significance of the house particularly.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ *Monterey Estate*, Batten & Percy Collection, State Library of Victoria, reproduced in Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, vol. 2.; LP 2217, Central Plan Room, cited in G Butler & Associates, *Kew B-graded places study (draft)*, 2001.

² Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, vol. 2, p. 4/8, 4/12.

³ Louis Kahan arrived in Australia in 1947 and became prominent in the arts. He won the 1962 Archibald prize for his portrait of Patrick White and is represented in all the major state galleries of Australia and in the National Gallery of Australia, Canberra. Locally he designed the stained glass windows for the Kew Synagogue G Butler & Associates, Kew B-graded buildings study (draft), 2001.

⁴ Details and drawings sourced from the City of Kew Building Index, #713, dated 7 June, 1960.

⁵ Details sourced from the City of Kew Building Index, #2194, dated 22 October, 1970.

⁶ No other planning or building applications have been made for the property, refer City of Kew Building Index.

Name	<i>Surbiton</i>	Reference No	
Address	71 Stevenson Street, Kew	Survey Date	16 August 2005
Building Type	Residence	Grading	C
Date	c.1875-6	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Tenders were called by architects Dall & Roberts in 1875 for the construction of a two-storey brick villa, in Stevenson Street, Kew;¹ this may have been the subject property, which was described in the Borough of Kew rate records as an eleven roomed brick house, built in c.1876 for a John Walter.² It is uncertain at what stage the house became known as *Surbiton*.³ The history of the property has been characterised by subdivision of what must originally have been extensive grounds. A section of the land next to the house was subdivided as early as 1881.⁴ In c.1884 the property changed hands and was purchased by Walter George Simmons.⁵ Walter Simmons occupied the house until 1909, at which time he moved to Toorak,⁶ and let the property. By the early 1920s, the house had been purchased by Edward Porter,⁷ whose family retained the property until the late 1930s.⁸

At this time the property still retained a substantial land holding, with a semi-circular drive, and several timber outbuildings.⁹ However, subsequent owners further subdivided the house's land holding: firstly in 1940¹⁰ and then again in 1956, reducing the frontage to 75 feet.¹¹

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

The house at 71 Stevenson Street, Kew, is a large double-storey asymmetrical double-fronted Victorian Italianate villa of brick construction. The hipped slate roof has bracketed eaves and rendered chimneys with moulded caps and a non-original single-level verandah with concave corrugated galvanised steel roof, cast iron columns and a frieze and tessellated tile floor screens the recessed bay.¹² The façade displays an overpainted rendered finish with detail including quoins, string course, architrave mouldings and bracketed window sills and walls elsewhere are overpainted brickwork. The main entrance contains a panelled timber door with glazed surrounds and windows

contain conventional timber-framed double-hung sashes; there is a canted bay to the ground floor of the projecting bay.

Other alterations to the property apparently include a rear verandah which matches the detail of the front verandah (1984), and the present front fence, a rendered masonry wall with palisade gates which replaced an earlier picket fence.¹³ The landscape contains large cypress trees, but has otherwise been renewed.

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade from B to C. The house is a conventional example which has had its presentation compromised through the removal of its original two-storey verandah and a series of other minor alterations.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ *Argus*, 30 April 1875, cited in the Miles Lewis Australian Architectural Index.

² *Sands & McDougall Melbourne Directory; Borough of Kew Rate Books, 1878, #13, nav £120*, cited in G Butler & Associates, *Kew B-graded places study (draft)*, 2001.

³ MMBW Detail Plan #1300, dated 1903, names the property *Surbiton*.

⁴ Cited in G Butler & Associates, *Kew B-graded places study (draft)*, 2001 as LP 357, Central Plans; City of Kew Rate Books, 1881, #13, nav £120.

⁵ *Sands & McDougall Melbourne Directory; Borough of Kew Rate books, 1886, #12, nav £150*.

⁶ Borough of Kew Rate Books, 1910-11, #2750, nav £100.

⁷ Borough of Kew Rate Books, 1921-22, #4899, nav £90.

⁸ *Sands & McDougall Directory of Victoria*, various years between 1922-1940.

⁹ Taken from an analysis of MMBW Plan No. 40, Collingwood & Kew, scale 160':1", dated c. 1904.

¹⁰ Cited in G Butler & Associates, *Kew B-graded places study (draft)*, 2001 as AP 165, Central Plans.

¹¹ Cited in G Butler & Associates, *Kew B-graded places study (draft)*, 2001 as LP 37803, Lot 3A Central Plans; City of Kew Rate Books, 1957-8, #7441, nav £240.

¹² Drawings sourced from the City of Kew Building Index, #1057, dated 17 May 1984.

¹³ Details sourced from the City of Kew Building Index, #1057, dated 17 May 1984 and #3144, dated 1 September 1987.

Name	<i>Taft House</i>	Reference No	
Address	21 Stoke Avenue, Kew	Survey Date	
Building Type	Residence	Grading	Ungraded
Date	1961-2	Previous Grading	B



Extent of Overlay

N/A

Intactness ☐ Good ☐ Fair ☒ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

The land occupied by this property originally formed part of the *Parkhill Nursery*, established by George Rimington in 1877. The nursery occupied a large allotment extending west from Burke Road, to Mont Victor Road, north of Stoke Avenue.¹ In the post World War II period land values in this part of East Kew had increased and the nursery site had been slowly subdivided and sold – the final portion being sold in 1958.² The subject block (lot 14) was purchased by Dr. Eric Taft in 1960.³

In 1959 the *Sands & McDougall Directory of Victoria* recorded a new house being built in Stoke Avenue for N Rimington – other members of the Rimington family already lived in this and the surrounding streets. This new house became 29 Stoke Avenue and by 1961 another house had been built at no. 23. In 1962, the Directory listed a third house in the process of being built – the subject property. A building permit application for the new house had been lodged in December 1960.⁴ The drawings accompanying the permit application which would have identified the architect were unfortunately not located. At this time Rimington Avenue, created to provide access to the subdivided allotments is also listed in the Directory for the first time, between nos. 29 and 33 Stoke Avenue.⁵

An extension was made to the property, consisting of an additional bedroom and bathroom in late 1963, to plans prepared by architects Millar & Barnard-Brown.⁶

The house was occupied by the Taft family until c. 1999. A new owner made significant alterations and additions to the property in 2003, including the addition of an upper storey, containing a new master bedroom and en-suite. These works were carried out by architect Graeme Tuer & Associates.⁷

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

As viewed from the street, the house is now dominated by the first floor addition of 2003. In the course of these works, the original carport also appears to have been altered, with the original fascia reclad. While it is assumed that the balance of the building may be relatively intact to the early 1960s, the impact of the 2003 works has been to substantially alter the presentation of the building.

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to ungraded. While it is assumed that the balance of the building may be relatively intact to the early 1960s, the impact of the 2003 works has been to substantially alter the presentation of the building as viewed from the street.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988. , G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Rogers, Dorothy. *A history of Kew*, 1973, p. 153.

² Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, vol. 2, p. 4/25.

³ Certificate of Title 8317/Folio 421, dated 27 October, 1960, cited in G Butler & Associates, *Kew B-graded places study (draft)*, 2001.

⁴ Details sourced from the City of Kew Building Index, #64, dated 20 December 1960.

⁵ *Sands & McDougall Directory of Victoria*, 1958-1962.

⁶ Drawings sourced from the City of Kew Building Index, #690, dated 1 October, 1963.

⁷ Drawings sourced from the City of Boroondara Building file 40/408/16295 Part 1, dated 5 May, 2003.

Name	House	Reference No	
Address	68 Studley Park Road, Kew	Survey Date	20 September 2005
Building Type	Residence	Grading	C
Date	c.1908	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Situated on the north-west corner of Studley Park Road and Hume Street (previously known as Studley Street)¹, this timber house of eight rooms was constructed for Edwin W Weavell, of Canterbury, in c.1908.² An examination of municipal rate records over the next ten years indicated that the house was tenanted from its date of completion. C Calles (1909-10), Moore Sykes (1910-11) and Harry Timms (1911-c.1918) were all early tenants.³ Later occupants of the property included Alex Faulkner, Tasman W Butwell and Charles Gibson. From 1956 until at least 1974, the property was owned and occupied by U G Gowans, later Justice Gowans.

(Lovell Chen, 2005)

Description & Integrity

As constructed the house at 68 Studley Park Road, Kew, was a single-storey asymmetrical Edwardian Queen Anne timber villa which addresses its corner siting. Alterations and additions have subsequently extended the house towards the western boundary and added a first floor level, which is visible from the street and generally is expressed externally as attic rooms; with the overall construction, form and details of the addition designed to match the existing.⁴

The complex gabled roofscape of both the original house and the addition clad with Marseilles pattern terracotta tile and features terracotta ridge cresting and finials and a single original face red brick chimney with rendered bands and cap. The gable ends to the original house are generally bracketed and feature half-timbering with roughcast infill; the non-original gables and dormer windows repeat this detail. A deep angled porch marks the original main entrance and is set beneath the main roofline at the south-east corner of the house; it is flanked by a pair of projecting bays, both of which have box bay windows. The porch has turned timber posts, timber fretwork frieze and timber floor. All walls are finished with weatherboard and the street elevations feature shingled boards to dado

level. The paneled timber entrance door has leadlight surrounds and the windows comprise timber-framed casement sashes with coloured highlights.

A freestanding garage is located in the south-west corner of the property and the non-original front and side fences are timber paling between sections of rendered brick which flank the vehicular and pedestrian entrances.

Other alterations include the installation of glazing to the east end of the rear verandah, visible from the side street, and extensive landscaping works. A mature Bhutan cypress (*Cupressus torulosa*) is located at the driveway entrance and the rear boundary is marked by a row of mature trees.

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. The recent rear additions have almost doubled the size of this modest residence and have altered its street presentation with a complex series of roof forms designed to match the original visible behind.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ MMBW Plan no. 40, Collingwood & Kew, scale 160':1", dated c. 1904.

² Borough of Kew Rate Books, #2431, wood, 8 rooms, nav £74.

³ Borough of Kew Rate Books, various years, 1907-1916.

⁴ Drawings sourced from the City of Kew Building Index, #2280, dated 6 May 1986 and Building Permit #4999, dated 26 April 1989.

Name	Terrace Houses	Reference No	
Address	18-26 Union Street, Kew	Survey Date	22 November 2005
Building Type	Residence	Grading	C
Date	c.1890	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	
Heritage Status	<input type="checkbox"/> HV	<input type="checkbox"/> AHC	<input type="checkbox"/> NT	<input type="checkbox"/> BPS Heritage Overlay

History

The five brick terrace houses *Pewsey, Bedwyn, Castle Carey, Devizes* and *Edinburgh*, originally 11-19 Union Street were built for John Pinniger or Pinger in c. 1890,¹ on his three vacant adjoining allotments.² John Pinniger lived at 10 (later 13) Union Street, directly across from these allotments.³ The five brick terrace houses were constructed for investment purposes, with all but one recorded as tenanted in next year's municipal rate records (1891). Thomas Pinniger, a relative, resided at no. 15 (later 22) during 1893.⁴ It is not known how long John Pinniger retained these properties – the owner's name is unfortunately indecipherable in the 1894-5 Borough rate book.⁵ The properties had dropped in value annually since 1891 – from £34 each to less than half that value - £15 each - by the 1894-95 fiscal year - a sobering indication of the steep drop in property values resulting from the 1890s Depression.

An examination of the listings of occupants in the *Sands & McDougall Melbourne Directory* indicated that the properties had a frequent turnover of tenants. By 1907 *Edinburgh*, 19 (now 26) Union Street was serving as Salvation Army quarters until c. 1915.⁶ Tenants seemed to stabilise in the post-WW1 period, with several in occupation for periods in excess of twenty years.⁷ The properties were still let and held by a single owner – in the late 1940s, this was Lionel Wallace, who retained the houses until the early 1950s.⁸

By 1957, each had been sold and were owner occupied, with the exception of *Bedwyn*, 20 Union Street, which was tenanted.⁹

(Lovell Chen, 2005)

Description & Integrity

The terrace houses at 18-26 Union Street, Kew comprise a row of five single-storey single-fronted Victorian cottages. Presenting a stepped frontage by virtue of the fall of the land, each cottage as constructed had an identical form and detail. The parapeted façades are divided by projecting party walls and conceal hipped roofs clad with corrugated galvanised steel punctuated by rendered brick chimneys with moulded caps. Each rendered parapet displays a central pediment with house name and other pressed cement ornamentation including scrolls, swags, wreaths and some original urns. All of the houses retain a full width verandah with cast iron frieze and brackets although the roofs have variously been reclad. None of the cottages retain an original verandah finish – all have been replaced with concrete or retiled. Numbers 22 and 26 are the only houses which display the original tuckpointed bichrome brickwork, with number 18 being rendered and numbers 22 and 24 overpainted. The panelled timber entrance doors have glazed fan and sidelights, some of which have been reglazed and some have been fitted with later screen doors. A tripartite window opening with 'barley sugar' mullions and timber-framed double-hung sashes flanks the entrance.

The cottages have various non-original front fences, most commonly a high brick wall, and most appear to have had some form of rear alterations or additions, none of which are visible from the street.¹⁰

Historical Context

Located in the vicinity of the Kew Junction, the first wave of residential development in Union Street, occurred during the later 1880s and favoured semi-detached brick row houses and some free-standing brick and timber villas constructed on small allotments.

Comparative Analysis

The terrace houses at 18-26 Union Street, Kew, can be compared with the relatively small number of row houses elsewhere in the study area. A row of six single-storey Victorian terraces is located at 123-133 Wellington Street, Kew (graded B and located within the Heritage Overlay Precinct HO150). The row of three at 68-72 Malmsbury Street, Kew (graded C), is also comparable. While similarly scaled and aged, these examples are all built to the front boundary. They also vary from the subject property in that they also have a higher degree of integrity and uniform presentation.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. Though not a common building type in Kew and of some historical and architectural interest on this basis, the level of alteration that has occurred is such that the terrace houses are not considered to warrant a B-grading.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ The spelling varies between different editions of the Sands & McDougall Melbourne Directory, and Borough rate records. Pinniger is the form used for this citation.

² Borough of Kew Rate Books, 1888, #1388-1390, J Pinniger, land allotment 14-16, nav each £11.

³ Sands & McDougall Melbourne Directory, 1888-90.

⁴ Borough of Kew Rate Books, 1893, #658-662, T Pinniger, house, nav each £22.

⁵ Borough of Kew Rate Books, 1894-95, #668-672, illegible, house, nav each £15.

⁶ Sands & McDougall Directory of Victoria, 1907-1915.

⁷ Sands & McDougall Directory of Victoria, various years, 1915-1955.

⁸ City of Kew Rate Books, 1950-51, #2934-38, Lionel Wallace, brick, four rooms, nav each £29.

⁹ City of

¹⁰ Details sourced from the City of Kew Building Index and City of Boroondara Building Files.

Name	House	Reference No	
Address	33 Willsmere Road, East Kew	Survey Date	20 September 2005
Building Type	Residence	Grading	C
Date	c.1923	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

The brick house at 33 Willsmere Road, situated at the north-east corner of Walpole Street was constructed for or by Frank K White, a builder, in 1923. Upon completion it consisted of ten rooms.¹ Municipal rate records indicated Frank White had purchased the allotment by c. 1921.² The house was occupied by Frank K White and subsequently by members of the White family until at least 1974.³

During 1929-31, the property was occupied by William Kilpatrick. During this period, White took up residence at 99 Walpole Street, situated directly across the street from the west side of the subject property (1929), and then moved to 84 Walpole Street, further south near the corner of Eglinton Street. Listed as being built during 1929, 84 Walpole Street is also assessed in this Review.⁴

The house underwent a series of major alterations during 1998.⁵

(Lovell Chen, 2006)

Description & Integrity

The house at 33 Willsmere Road, Kew, is an attic-storey double-fronted interwar bungalow of brick construction. The single-ridged terracotta-clad roofscape comprises a broad gable from which a smaller projecting gabled bay provides for a deep porch. The gable ends are half-timbered with roughcast infill and the porch is supported by paired timber posts on brick piers with timber fretwork frieze. To the east and west elevations the long roofscape contains slender brick chimneys and original and non-original dormer and eyelid dormer windows, including a recent addition which straddles the junction between the two main gables. A distinctive hipped dormer with terracotta gargoyle finial is located on the east side. Sited on a narrow corner allotment the house has dual frontages, although the principal façade is to the south and the main entrance is via a pair of panelled timber doors with leadlight sidelight and wrought iron screen door. Additional access to the verandah

is provided by a side entrance with timber-framed multi-paned doors. The original fenestration is irregular but generally comprises box timber-frames with narrow timber awnings and timber-framed double-hung sashes with multi-paned top sashes; a porthole opening with leadlight glazing is located adjacent to the entrance.

Substantial alterations and additions have also been made to the north-west corner of the property which have incorporated a formerly freestanding original garage into the house; the garage retains original timber bifold doors.

The low front and side fence is original and intact and comprises a low rendered pier and panel structure with chain swags, timber pergola, wrought iron gate and privet hedge with concrete garden path.

Historical Context

Subdivision of the previously largely rural areas of East Kew gained momentum during the 1920s. The proposed electric tramway along Princess Street and Willsmere Road, aided the desirability of these previously little developed portions of the suburb for residential development.

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade from B to C. The house has been extensively altered. In particular, the first floor additions including a large dormer form, have altered the original presentation of the house to such an extent that the B-grading is no longer warranted.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ City of Kew Rate Books, 1923-24, #6389, F White, brick, 10 rooms, nav £100.

² Borough of Kew Rate Books, 1921-22, #5667, land, nav £5.

³ Sands & McDougall Directory of Victoria, various years, 1925-1974.

⁴ Derived from listings in the Sands & McDougall Directory of Victoria, 1929-1933.

⁵ Building permit #BS1080/980050, Wilsmore Consulting, dated 8 April 1998, City of Boroondara Building File, 40/408/08995 Part 1.

Name	House	Reference No	
Address	8 Yarra Street, Kew	Survey Date	21 June 2005
Building Type	Residence	Grading	C
Date	1962	Previous Grading	B



Extent of Overlay

Refer to Recommendations.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Listings for Yarra Street Kew do not appear in the *Sands & McDougall Directory of Victoria* until 1962, at which time several houses were described as under construction, indicating that the street may have been constructed to facilitate a new subdivision. 8 Yarra Street was erected on Lot 14 of LP 42499, a subdivision of Crown Portion 79,1 by builder P G Bryant & Son for Barry & Muriel Weir in 1962.2 No architect to date has been associated with the project.

It is unclear whether the property was constructed for the Weir's own use as the first occupant listed in the *Sands & McDougall Directory of Victoria* in 1965, is a D J Hutchinson. By this date, there were at least five other completed houses in the street. D J Hutchinson occupied the property until at least 1974.3

(G Butler & Associates, Kew B-graded buildings study (draft), 2001; additional research by Lovell Chen, 2005)

Description & Integrity

8 Yarra Street, Kew, is a two storey post-war Modern house of face cream brick, steel and timber construction with a ribbed steel-clad low-pitched gable roof with exposed timber beams. The first floor level of the front wing bears on deep exposed steel beams and the façade comprises (textured/pebble finish?) panels between timber-framed window walls. The side elevations and ground floor walls are cream face brick and matching brick fin walls project into the garden and the rear terrace is screened by a timber-framed pergola. A wrought iron security door obscures the entrance door.

The front garden is partially screened by ti-tree fencing and a pebblecrete driveway extends beneath the house to provide undercover parking.

Historical Context

The small group of streets north of Stawell Street and set down towards the river remained largely undeveloped until the c.1950s, from around which time a series of striking modernist residences were constructed, many of which were architect-designed.

Comparative Analysis

Other contemporary residences in the area and further afield which are broadly comparable are as follows

- 7 Hume Street, Kew (q.v., B-graded but recommended to be downgraded as part of this review), extensively altered
- 9 Hume Street, Kew (B-graded), demolished
- 82 Molesworth Street, Kew (q.v., B-graded, but recommended to be regarded to A as part of this review), while single storey, the house displays similar simple Modern form with accommodation within the structure for cars
- 21 Stoke Avenue, Kew (B-graded, but recommended to be downgraded as part of this review), extensively altered and rebuilt
- 25 Studley Park Road, Kew (q.v., B-graded), single storey
- 20 Yarra Street, Kew (B-graded but recommended to be downgraded as part of this review), nearby property in group but with stepped façade and now extensively altered
- 16 Carrigal Street, Balwyn, (C-graded), despite being single-storey the house has similarly simple elevations with regular divisions, near flat roof with ribbed decking and faced inwards to internal court
- 1 and 3 Madden Street, Balwyn (C and B), although single storey, these houses display the similar hallmarks of post WWII Modernist design: a minimal building envelope and architectural treatment. No. 3 has been recommended for downgrading following extensive alterations.
- 14 Orion Street, Balwyn North (q.v., B-graded), single-storey designed by Peter McIntyre

Assessment Against Criteria

Amended Heritage Victoria Criteria

Criterion D The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

8 Yarra Street is a good example of a Modern post-war house which is distinguished by features such as undercroft parking, expansive picture windows, exposed structure and fin walls. Though the source of the design is unknown, the nature of the design appears to suggest the hand of a sophisticated and accomplished architect.

Statement of Significance

8 Yarra Street is of local historical and architectural significance as a good example of a Modern post-war house which is distinguished by features such as undercroft parking, expansive picture windows, exposed structure and fin walls. Though the source of the design is unknown, the nature of the design appears to suggest the hand of a sophisticated and accomplished architect.

Grading Review

Downgrade to C. Refer Recommendations.

Recommendations

8 Yarra Street is an interesting example of residential design of the early 1960s and reflects the development of this area of Kew in this period, where a series of distinctive modern houses were constructed, often architect-designed, and responding in their siting and design to the bushland setting, topography and proximity to the Yarra River. While of the Yarra Street properties, only two were graded in the 1988 Kew Conservation Study (8 and 20 Yarra Street, both B-graded), both Yarra Street and the broader area contain a series of houses from the 1950s and 1960s period, many of which appear to be broadly intact and to be of a comparable level of architectural interest. It is difficult to elevate the subject building, 8 Yarra Street, over others in the area. On this basis, the following recommendations are made:

8 Yarra Street is not recommended for a site specific Heritage Overlay.

It is recommended that Council undertake a detailed review of the area including Yarra and Stawell Streets and the broader area north of Studley Park Road, south of Wills Street and west of Studley Avenue, and depending on the outcome of this review, that consideration be given to identifying a Heritage Overlay precinct.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Cited in Graeme Butler & Associates, *Kew B-graded places study (draft)*, 2000.

² City of Kew Municipal Building Approvals, application #478, 1962, cited in Graeme Butler & Associates, *Kew B-graded places study (draft)*, 2000.

³ *Sands & McDougall Directory of Victoria*, various years.

Name	<i>Biancardi House</i>	Reference No	
Address	20 Yarra Street, Kew	Survey Date	16 August 2005
			Access requested.
			Return visit 20 March 2006
Building Type	Residence	Grading	Ungraded
Date	1958	Previous Grading	B



Extent of Overlay

Not applicable, refer
recommendations

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☒ NT ☐ BPS Heritage Overlay

History

Listings for Yarra Street Kew do not appear in the *Sands & McDougall Directory of Victoria* until 1962, at which time several houses were described as under construction, indicating that the street may have been constructed to facilitate a new subdivision. This brick veneer house, constructed in 1958, would have been one of the first houses completed in the street. Erected on Lot 9 of LLP 42499, a subdivision of Crown Portion 79,¹ it was designed by architects Gerd & Renate Block for a Mr A Biancardi.²

The drawings showed a flat roofed, rectilinear two level Modernist house set on a stepped floor plan with vertical slots or large window walls for glazing and decorative brick cladding in an embossed 'chessboard' pattern. The balustrade to the reinforced concrete balcony was of wrought iron, shaped in a steep sine-wave pattern. This house was pictured in contemporary publications³ and has been classified by the National Trust of Australia. The Trust citation for the property reads as follows:

'The Biancardi House designed in 1958 is architecturally significant at a state level because it embodies many of the aims and aspirations of its era in form, detail and materials. It is also important in being the work of the significant firm of architects and educators Gerd & Renate Block. It was included in the publication 'Best Australian Houses of 1962' [sic.]. The valley in which it was built had been left undeveloped for nearly a century, ostensibly because of the difficulty in providing access and services. However throughout the 1950s the area was settled with houses of the then-ruling Contemporary Style leading to its becoming an exemplar of the period. To take advantage of the view of the Yarra, the house was angled on its site and its multi-faceted form further enabled most main rooms to enjoy the river vista. The elevations consist of large, uninterrupted

window areas alternating with masonry panels. These panels consist of bricks laid on edge in basket weave bond. Although extended in 1985 the house still retains the clarity of its original conception. The main rooms are on the upper level; the ground level being given over to bedroom, playroom, carport and services. The structural system is minimal and painted black, consciously giving the impression of the house being suspended above its site. This treatment is continued with the detailing of the metal and timber stair and the extensive in-built furniture.

By 1970 the property had changed hands and new owner, R Ciuffa, was in residence until at least 1974.⁴ A new brick fence and additions were approved in 1985⁵ and extensive additions are being constructed to the south-west and east of the house at the time of writing this report.⁶

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

Note that the following description is based only on an inspection from the street, and that the impact of the 1980s and more recent works would need to be confirmed by a more detailed inspection.

As constructed, the *Biancardi House* at 20 Yarra Street, Kew, is a two-storey Modernist composition constructed on a diamond-shaped plan with stepped elevations to the north and south formed by three interconnecting square plan forms. The flat roof originally had a membrane finish (probably replaced) and falls slightly towards the two narrow sections of the plan, where it drains internally. The ground floor areas are set in from the edges of the plan footprint with the floor above supported by steel columns, creating open undercrofts for terraces, porch and carport, and the walls are finished with plain cream brickwork. First floor walls, on the other hand, are built to the perimeter with a cream and brown basketweave pattern brick cladding. Where the stepped elevations create open areas at first floor level, the concrete terraces are finished with wrought iron balustrades with a steep zigzag pattern. Windows are variously large picture windows or narrow 'slot' windows which contain aluminium-framed sashes with highlights and sliding doors. It is interesting to note that the balustrade does not appear to have been constructed as detailed on the original documentation where the balusters had a broader sine-wave pattern.⁷

The house is set back on the site amongst native vegetation and the dual frontages are unfenced.

The house underwent alterations and additions in the mid-1980s, however the extent of this work requires confirmation and the areas affected are generally not visible from the street.⁸ More recently, and under construction at the time of writing this report, extensive additions have been approved on the south-western and east sides of the house. The works comprise double-storey additions, single-storey infill to the existing undercroft area and a roofed lap pool connected to the existing house via bridges and decking. The works also appear to include replacement of the existing balustrade with an aluminium replica and extensive relandscaping and decking.

Historical Context

The small group of streets north of Stawell Street and set down towards the river remained largely undeveloped until the c.1950s, from around which time a series of striking modernist residences were constructed, many of which were architect-designed.

Comparative Analysis

While the Studley Park area of Kew contains many examples of architect-designed Modernist houses, by their very nature none are directly comparable, with each one being an individual response to site and client requirements. Yarra Street and the broader Studley Park area contains many Modern houses dating from the late 1950s and 1960s of which the nearby 8 Yarra Street (qv, B-graded but recommended for C grading in this review) is comparable in date (1962), but is a less distinctive design. 82 Molesworth Street, Kew (B-graded, but recommended for A-grading in this review) is another example which embodies the era's aspirations, as does the Clemson house at 24 Milfay Avenue, Kew (A-graded). All of these houses were designed by prominent Melbourne architects and all are dramatically different. In Kew, the most directly comparable houses are the Peter and Dione McIntyre's 1954-5 house at 2 Hodgson Street, Kew (A-graded); Robin Boyd's Clemson house of 1958; and Keith Lodge's house at Lister Street, East Kew (B-graded but recommended for A-grading as part

of this review). Of the Studley Park contemporaries, only the R Houghton James house, 82 Molesworth Street, Kew, 1957 (also Grounds, Romberg and Boyd, B-graded and recommended for A-grading as part of this review) and 26 Yarravale Road, 1960-1 (Chancellor and Patrick, Edna Walling, ungraded) appear to be broadly intact as viewed from the street. Other notable Boroondara designs from the period include the formally related Brunt house of 1954 at Belvedere and Holyrood Streets, Kew, by the McIntyres; their McCarthy house at Keame Street, Kew, 1956-7 (both thought to have been radically altered)⁹; the Leyser House, by Roy Grounds at Hume Street, Kew, of 1951, that assumed a triangular shape on thin steel poles (altered), a John and Phyllis Murphy house at Studley Street, Kew (demolished)¹⁰ and the bowl form of Temple Bath Israel at Camberwell of c.1960 (demolished).

20 Yarra Street, Kew, was a relatively well-known example of Melbourne Modernism, being published in several magazines and then included by Neil Clerehan in his *Best Australian Houses*, in 1961.¹¹ The Blocks' subsequent career to a degree is due to the early success of this early design at Yarra Street. The plan was striking and effective: three interlocking squares with an internal spatial overlap that allowed tightly dimensioned but still generous spaces for the time, particularly in the bedrooms and undercroft areas. The undercroft storey was also a genuinely developed set of spaces and fitted the geometry above very well. The use of basket-weave brick cladding to express non-structural infill is a bold adaptation of the way brick was normally used as a paving material.

As constructed, the design was marked by a degree of elegance and urbanity which made a dynamic and assured address to the street. The 1980s and recent works, however, have diminished these relationships and the integrity of the design.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to ungraded. On review (and despite the fact that the original section of the building was highly significant), it is considered that the construction of major additions results in this building not meeting any of the definitions for graded buildings in the Kew Urban Conservation Study, 1988.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

While it is recommended that Council undertake a detailed review of the area including Yarra and Stawell Streets and the broader area north of Studley Park Road, south of Wills Street and west of Studley Avenue, with respect to identifying a Heritage Overlay precinct, it is considered that 20 Yarra Street will not be a contributory property.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Cited in G Butler & Associates, *Kew B-graded places study (draft)*, 2000.

² Drawings sourced from the City of Kew Building Index, #749, dated 13 January 1958.

³ Clerehan, Neil ed. *Best Australian Houses: recent houses built by members of the Royal Australian Institute of Architects*, 1961, no.9

⁴ *Sands & McDougall Directory of Victoria*, 1970-1974.

⁵ City of Kew Building Index, #1695 (fence, dated 30 May) and #1945 (additions, dated 8 October).

⁶ Planning Permit #03/01001, dated 22 September 2005, City of Boroondara Planning File, 40/409/10590.

⁷ Drawings sourced from the City of Kew Building Index, #749, dated 13 January 1958.

⁸ Details sourced from the City of Kew Building Index, #1945, dated 8 October 1985, drawings unavailable.

⁹ Illustrated in Day, Norman, *Heroic Melbourne*, RMIT, 1995, pp.25-6, 42(Brunt); 35,42 (McCarthy).

¹⁰ Day, *Heroic Melbourne*, p.19.

¹¹ Neil Clerehan (ed.), *Best Australian Houses: recent houses built by members of the Royal Australian Institute of Architects*, Cheshire, Melbourne, 1961, House 9 (n.p.). Of the houses, at least four have been demolished and one heavily altered.

Name	House	Reference No	
Address	7 Young Street, Kew	Survey Date	16 August 2005
Building Type	Residence	Grading	Ungraded
Date	c.1928	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness ☐ Good ☐ Fair ☒ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

7 Young Street, Kew, was constructed in c. 1928 for a Robert Young, contemporary with the house at 5 Young Street. City of Kew Rate Books for the 1927-28 rate cycle recorded two vacant allotments at 5 & 7 Young Street, with a completed house on the neighboring corner allotment at 15 Young Street.¹ Rate Books for the following year recorded a completed brick house of 6 rooms on the subject property with an unfinished brick house at 5 Young Street.²

7 Young Street was owned by the Young family until c. 1936, when the property was acquired by Euphemia Todd. Euphemia Todd owned and occupied the house until the early 1950s³. It was subsequently occupied by J H Jolliffe, who was in residence until at least 1974.⁴ Extensive additions and alterations were made to the property in 1993. These works involved construction of an attic storey addition and alteration to the original brick garage. The works proceeded after the granting of a permit with conditions to allay concerns about overshadowing and the scale of the project.⁵ Further alterations and the construction of a large carport were undertaken during 1998.⁶

(Lovell Chen, 2005)

Description & Integrity

As constructed, the house at 7 Young Street, Kew, was a single-storey, double-fronted interwar bungalow of brick construction with a transverse gabled terracotta-tiled roof with broad projecting gable forming a deep verandah. Extensive alterations and additions in 1993 substantially altered the roofscape and side elevations with the construction of an attic storey.⁷ Further alterations in 1998 included remodelling of the original garage and construction of a new carport, landscaping and front fence.⁸

Historical Context

The north side of Young Street between Walmer and Rochester Street, was not developed until the middle of the 1920s.⁹ An MMBW plan of 1904¹⁰ showed a single house sited at the north-east corner of Rochester and Young Streets. At this time, the subject site faced Chinese market gardens that occupied the sloping river frontage.¹¹ The site of the market gardens was developed several years earlier, from c. 1914.¹²

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to ungraded. The extent of alteration that has occurred to this building is such that it is not considered to warrant a grading.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

Specific:

¹ City of Kew Rate Books, 1927-28, #6362, E Davey 15 Young Street, 5 rooms brick, nav £80; #6363, S Young land, nav £12; #6364, A O'Sullivan land, nav £10.

² City of Kew Rate Books, 1928-29, #6530, R Young 6 room brick, nav £95.

³ City of Kew Rate Books, 1947, #7105, E Todd 6 room brick, nav £75.

⁴ Sands & McDougall Directory of Victoria, various years, 1950-74.

⁵ Details and drawings sourced from the City of Boroondara Planning File 40/409/06717 Part 1.

⁶ Building permit #BS1455/98/15854/0 dated 15 December 1998, City of Boroondara Building File, 40/408/09453 Part 1.

⁷ Building permit #BS1455/98/15854/0 dated 15 December 1998, City of Boroondara Building File, 40/408/09453 Part 1.

⁸ Drawings sourced from the City of Kew Building Index, #6773, dated 18 August 1993.

⁹ Sands & McDougall Directory of Victoria, various years 1900-1920.

¹⁰ MMBW Plan no. 40, Collingwood & Kew, scale 160':1", dated 1904.

¹¹ MMBW Plan No. 40, scale 160':1", dated c.1904.

¹² Sands & McDougall Directory of Victoria, 1914.

Name	House	Reference No	
Address	396 Camberwell Road, Camberwell	Survey Date	23 June 2005
Building Type	Residence	Grading	Ungraded
Date	c.1930	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Originally 166 Camberwell Road, this house was constructed c. 1930 for Henry Holland, a retired builder and contractor of long standing in Camberwell. The builder was Rueben Holland, probably Henry Holland's son, who lived at the next house but one, 170 Camberwell Road. It is thought that the subject property was constructed at the same time as the smaller adjacent residence, 168 Camberwell Road. The estimated cost of the five-roomed brick house was £1,100.¹ Further (unspecified) alterations and additions were undertaken in 1940 by builder T.L. Payne for owner Mrs. Holland, now a widow - Henry Holland had died in 1932.² The Holland family owned the house until at least 1982, when a permit to partially reconstruct the then leaning brick fence, was applied for by Mr. H. Holland.³ During the 1960s the house may have been tenanted with E. Ellis listed at the address between c.1964 and 1969, and T J Murphy from 1970 until at least 1974. In 1973, Camberwell Road was renumbered with the property listed as 396 Camberwell Road from this date.⁴

In 2002 a permit to erect a two-storey extension comprising a family room and new kitchen at ground floor and additional bedroom and family room accommodation at first floor as well as a carport and pergola was approved by Council. An earlier version of this proposal had been submitted to Council however the applicant was advised at this time that the proposal could not be supported on the basis that the building was B-graded in the 1991 Camberwell Conservation Study.⁵ The additions were constructed during 2003.

Graeme Butler has noted that Henry Holland was a key figure in local Camberwell social and political life, being involved in early cinema ventures in the area.⁶

(G. Butler, *Camberwell Conservation Study*, 1991; additional research by Lovell Chen, 2005)

Description & Integrity

As originally constructed, 396 Camberwell Road, Camberwell, was a single storey triple fronted brick house in the Inter-War Mediterranean style with hipped terracotta tiled roof penetrated by a brick chimney with corbelled cap. The walls display unpainted roughcast render above a tuck-pointed red face brick plinth with clinker brick banding and detail. Projecting from the centre of the symmetrical façade is a deep arcaded verandah featuring decorative brick banding, squat twisted piers, pressed cement garlands and urns, coach lamps and terrazzo floor and steps. Flanking windows are timber-framed double-hung tripartite sashes with leadlight glazing and the entrance contains a matching pair of timber-framed fully glazed doors.

The integrity of the building has been substantially compromised and its presentation to the street fundamentally altered through the construction in 2003 of a large two-storey addition rising up through the rear roof slopes of the original building. The addition is finished in painted render and has a hipped tiled roof. *Note that while the heritage impacts of the additions were considered in a general sense by Council officers at the time, the scale of this addition would not be in strict compliance with the Development Guidelines contained in the Camberwell Conservation Study 1991 (refer v. 4, p. 2) which specify that additions to A, B and C graded buildings should be 'concealed from public view and respectful'.*

The red face brick fence appears original (albeit apparently partly reconstructed in the early 1980s, refer above). It extends to both street frontages and contains a pair of original timber gates. The front garden is divided by an original concrete path with terracotta edging.

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

There are numerous comparisons in Camberwell and elsewhere in Boroondara. The most obvious comparisons can be made with the adjoining houses at 398 and 400 Camberwell Road which would appear to be constructed by the same architect/builder. Neither of these houses is graded.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to ungraded. On review (and despite the fact that the front section of the building and fence appear intact), following the construction of major additions, this building is not considered to meet any of the definitions for graded buildings in the Camberwell Conservation Study, 1991.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ Details sourced from the City of Camberwell Building Index, #1595, 1930, cited in G. Butler, *Camberwell Conservation Study*, 1991, v.4, p. 67.

² Details sourced from the City of Camberwell Building Index, # 13187, 1940, cited in G. Butler, *Camberwell Conservation Study*, 1991, v.4, p. 68.

³ City of Boroondara Building File 40/408/25522, permit dated 2/6/1982.

⁴ *Sands & McDougall Directory of Victoria*, various years.

⁵ City of Boroondara to Fisher Dowell and Associates, 15 October 2002, copy provided by the City of Boroondara.

⁶ G. Butler, *Camberwell Conservation Study*, 1991, Volume Four, pp. 67-68.

Name	House	Reference No	
Address	2 Carrigal Street, North Balwyn	Survey Date	25 November 2005
Building Type	Residence	Grading	C
Date	1954	Previous Grading	B



Extent of Overlay

Not applicable, refer to recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Hugh Alexander Kelly built this residence in 1954 to the design of Frank C. Dixon for his own use.¹ The eight roomed, brick veneer house was estimated to cost £5,000.² Kelly, a manager, owned and occupied this property with Aileen Norman Kelly.³

Rear and side (south) additions were constructed in 1960, also to a design by Frank Dixon. The house was originally constructed with a single car garage / carport integrated into the front elevation; this appears to have been expanded to a double carport in works undertaken in c. 1967.⁴

(G Butler, Camberwell Conservation Study 1991, additional research by Lovell Chen, 2005)

Description & Integrity

No. 2 Carrigal Street is a painted brick house with a simple gabled outline at its front. It is not known whether the brickwork was painted originally. The roof was originally clad in asbestos cement sheeting. The front section of the house enclosed a sewing, laundry and playroom combination- a type of shared housewife and children space common in the early 1950s, and a single car space carport, of a type rather like that in the 1945 configuration of the Pettigrew house in Kew, by Robin Boyd and Kevin Pethebridge (B-graded, q.v.).⁵

Behind this layer was a living and dining area served by a counter kitchen in one corner, and with a study concealed behind an enlarged fireplace and hearth area. Two large bedrooms filled one corner of the house's long rectangular shape. A bathroom grouping was clustered in the opposing (southwest) corner. Two additional bedrooms were added at the rear in 1960-1.⁶

As noted above, the principal front elevation has been altered through the rebuilding and expansion in 1967 of the integrated carport. This has introduced an asymmetry to this principal elevation.

Historical Context

The houses in Carrigal Street all appear to have been developed in the post-WWII period. A number were designed by Frank Dixon, architect and engineer and resident of the street.

Comparative Analysis

2 Carrigal Street has a relaxed demeanor, with its entry through the garage rather than through a separate, more formal footpath, and with a projecting set of windows and a recessed front door drawing visitors in easily in a single movement from the car space.⁷

The containment and proportions of this house look forward to Ken Woolley's Pettit and Sevitt Lowline houses of the mid 1960s and Graeme Gunn's Merchant Builders' houses of the same period.⁸ This is brought out by No. 2's similarities to a 1970s neighbor, No. 4.

No. 2's earlier conception is more evident in its similarities with Chancellor and Patrick's Mornington Peninsula houses of the mid- 1950s, such as English or McRaith, or with the simple pent roof form that marked Robin Boyd's Blott house project, or his Stegbar display building in Mulgrave, both also from 1954.⁹ The clustered, faintly de Stijl planimetry, with elongated and juxtaposed masses spinning off it, also recalls Robin Boyd's houses for Pettigrew in Kew (21 Redmond Street, 1945, B-graded), his own house in Camberwell (1946 ff.) or for J H White (Mentone 1947-8). There are also parallels with some Sydney designs of the earlier period, notably Sydney Ancher's English house of 1949 and Harry Seidler's Rose house of the same year.¹⁰ This is one of three Frank Dixon houses in Carrigal Street, graded variously B and C in the Camberwell Conservation Study, 1991. Of these, it relates more directly to the similarly restrained No. 16 (demolished) than to No. 6 (q.v.).

The side elevations were similarly direct and simple in their treatment, with a sense of architectural objectivity. The prominence of the carport, the full integration of the carport into the general building form, the fenceless front yard and the informality of approach were gestures which were relatively early among Melbourne examples, and further afield for that matter.

The modifications to the front elevation have compromised the ability to read the original design intent, specifically the symmetrical presentation and sense of containment generated by the integration of the carport.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

2 Carrigal Street is an interesting example of advanced, though restrained, modern architecture in mid-1950s Melbourne, now altered.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

While in many respects exemplifying mid-1950s planning and design, 2 Carrigal Street also looks forward, having a solidity and general composition that is more associated with the mid-sixties/mid-seventies than with 1954, and with the project house exteriors of Pettit and Sevitt or Merchant Builders.

Statement of Significance

Not completed, refer recommendations.

Grading Review

Downgrade to C. The alterations to the principal elevation have compromised the ability to read the original design intent.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ Details and drawings sourced from City of Camberwell Building Index # 14061, 28 April 1954; MMBW Drainage Plan Application, no. 276261.

² Details and drawings sourced from City of Camberwell Building Index # 14061, 28 April 1954.

³ Electoral Roll 1959; *Sands & McDougall Directory of Victoria*, 1962; Sands & McDougall Directory of Victoria, 1974.

⁴ Details sourced from City of Camberwell Building Index #41808, 9 October 1967.

⁵ See Frank Dixon, working drawings, dated April 1954; City of Camberwell Building Index, #14061, dated 28 April 1954. The housework-play area-laundry combination, often linked to a kitchen, was seen in Roy Grounds and others' designs of the period, as with Grounds' R P Neale house in Carlyle Crescent, Mont Albert North, of 1949.

⁶ See Frank Dixon, working drawings, 21 December 1960, and City of Camberwell Building Index, #28582, dated 17 February 1961 (bedroom extension).

⁷ It is worth commenting on the internal arrangements of the house as constructed. The bedrooms, though fairly comfortably proportioned, still fitted the general standards of the early and mid- 1950s, and read, characteristically as dormitory spaces rather than as major, focused spaces as in the living and dining area, and the sphere of the gathered family. This resembles the pattern in Harry Seidler's Rose house of 1949, or the Marcel Breuer New England houses before that. The kitchen is tiny, having only a 5' 6" (1.6m) movement space, and it appears predicated on the kitchenette model of the 1920s, where it was assumed the cook/housewife would appreciate quantifiable time and motion savings, spending much of the day pivoting in one spot, serving family needs conveniently through preparation and distribution.⁷

⁸ These are discussed at length by Judith Trimble in *Graeme Gunn: a Critical Art History*, Ph D thesis, Monash University, 1985, Ch. 3, and Anne Gartner, *Merchant Builders*, Ph D thesis, Monash University, 1992, summarized in progress as Ch. 10 of Graeme Davison, Tony Dingle, Seamus O'Hanlon, *The Cream Brick Frontier: Histories of Australian Suburbia*, Monash Publications in History, Melbourne, 1995, pp. 108-139

⁹ For these early Boyd designs see Vanessa Bird Helen Stuckey, Conrad Hamann, Philip Goad, Neil Clerehan, the illustrated catalogue in Harriet Edquist and Karen Burns (eds), *Transition* 32: special Robin Boyd issue, 1992, pp. 193 ff.

¹⁰ Both were later illustrated in J M Freeland's *Architecture in Australia: a history*, Cheshire, Melbourne, 1968.

Name	House	Reference No	
Address	6 Carrigal Street, North Balwyn	Survey Date	25 November 2005
Building Type	Residence	Grading	C
Date	1952	Previous Grading	B



Extent of Overlay

Refer to recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

An architect-engineer, Frank C Dixon designed and built a brick house on this site in 1952 for his own use.¹ The six roomed, two storied house was built on steel beams and columns and was estimated to cost £6,000.² Aileen and Frank Dixon owned and occupied this house for many years, subsequently moving to 4 Carrigal Street.³

The house was extensively altered in works understood to have been undertaken in c. 1996.

(G Butler, Camberwell Conservation Study 1991)

Description & Integrity

Frank and Eileen Dixon's own house was formally bolder than its neighbors at Nos 2 and 16. It was dominated by an asymmetrical butterfly roof, delineated in a simple fascia and supported, visually, by a grid of glazing bars underneath on the north side. There is no sun shading for the north side window wall on the first floor; the lower north side is recessed. The south side originally matched the line of this butterfly roof, carrying it out into a cluster of rooms that ran part of the main first floor length. The original house appears to have had solid walls on its south side, but the original south side arrangement has been largely obscured by a set of gabled renovations to this part, undertaken in 1996.⁴ These works included the straightening of the original butterfly form of the roofline on the south side. The house is still perched on its original recessed undercroft, at least on the east and north sides, though the original slender steel supports have been replaced by heavy piers.

Historical Context

The houses in Carrigal Street all appear to have been developed in the post-WWII period. A number were designed by Frank C Dixon, architect and engineer and resident at No. 6 and subsequently, No. 4.

Comparative Analysis

The direct precedents overseas include Oscar Niemeyer's Pampulha Yacht Club at Minais Gerais, Belo Horizonte in Brazil, of 1940-2. This had an asymmetrical butterfly roof in reinforced concrete, over a gridded window wall. Marcel Breuer's butterfly roofed house of 1945 applied the form to residential architecture, geared to his separation of living and sleeping areas in the early development of the bi-nuclear plan. Harry Seidler applied this butterfly form first to two overlapping wings in his Meller house at Catlecrag, NSW, in 1950. Melbourne approximations included long monodirectional roofed houses, such as Robin Boyd's Darbyshire house in Foote Street, Lower Templestowe, of 1951-2, the Latchford house in Mountain View Road, North Balwyn (q.v.) of 1953, or Peter McIntyre's Snellman house at 40 Keam Street Ivanhoe, of 1953-4.⁵ All these houses incorporated large glass walled areas directly exposed to sun, as does 6 Carrigal Street. Graeme Butler has drawn attention to other Peter McIntyre parallels in Boroondara, including the originally glass-roofed Stargazer house (now substantially altered) in Orion Street North Balwyn, of c. 1953 and Peter and Dione McIntyre's own house at 2 Hodgson Street Kew, of 1954-5.⁶ By hoisting the main first floor space up onto a smaller pedestal, Dixon was able to generate a sense of imposing structure that in turn adds to the presence of this house. The juxtaposition of a slenderly drawn roof frame and a sheer wall of lightly divided glass sheeting accentuates new materials and their potential.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

In its original form, 6 Carrigal Street stood as a good expression of the architectural optimism in the early and middle 1950s, and is one of a series of notable Melbourne houses designed by architects for themselves. It is structurally imposing, in 1950s terms, duly pursuing structural expression and the extensive use of new materials, in particular lightly framed glass.

Though the north side is generally intact as viewed from the street, the south side alterations and the replacement of the original slender post supports to the undercroft have compromised the appreciation of the original design.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

6 Carrigal Street is formally the boldest of the several Frank Dixon-designed houses in the North Balwyn area, and was a bold design by Australian standards generally, and is a relatively early surviving example of butterfly roofed house in Victoria.

Its architectural significance has been compromised by later alterations.

Statement of Significance

Not completed. Refer recommendations.

Grading Review

Downgrade to C.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific: ¹ Building Application # 9406, 1952 (cited by G Butler, Camberwell Conservation Study 1991, v. 4, p. 84), Electoral Roll, 1959; Melbourne and Metropolitan Board of Works, Drainage Plan Application no. 268697.

² Building Application # 9406, 1952 (cited by G Butler, Camberwell Conservation Study 1991, v. 4, p. 84).

³ Building Application # 9406, 1952 (cited by G Butler, Camberwell Conservation Study 1991, v. 4, p. 84); Electoral Roll, 1959; Sands & McDougall Directory of Victoria, 1962; 1974; 1990.

⁴ G Butler, City of Camberwell Conservation Study 1991, v. 4, p. 84, see esp. Butler's south side photo. City of Boroondara, Building File 40/408/22532, # 8026, dated 19 July 1996 ('additions and alterations to dwelling').

⁵ P Goad, *Melbourne Architecture: a Guide*, Watermark, Sydney, 1999, p. 166.

⁶ G Butler, Camberwell Conservation Study 1991, v. 4, p. 84. Goad, *Melbourne Architecture*, p. 170.

Name	House (St. Catherine's Home for the Aged)	Reference No	
Address	1 Clayton Road, Balwyn (shows on the property plans as 2 Clayton Road)	Survey Date	13 December 2005
Building Type	Residence	Grading	C
Date	c.1904	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

An eight roomed, brick house was built c1904 for John Porter on the corner of Belmore and Clayton Roads in Balwyn.¹ The building appears to have faced onto Belmore Road.² Porter resided here until his death in 1930 when the property became vacant whilst owned by Porter's executors³.

By 1935 the property was owned and occupied by flour miller James E. Minifie⁴. Enid K. Minifie resided here with James and the property was named Belmore Grange⁵. James Minifie lived here until after 1950⁶ when (by 1952) the property's address had become 1 Clayton Road, and was renamed St Catherine's Home for the Aged⁷.

John Porter was a partner in Birtchnell Brothers and Porter, Agricultural Farm Salesmen and Valuers, of 82 Swanston Street, Melbourne⁸. The business was established in 1888 by James and Lawrence Alfred Birtchnell, as general auctioneers and agents, with city and suburban offices⁹. In 1890 John Porter joined the partnership. After carrying on a general business for some years, the firm began to specialise in closer settlement on agricultural lands, eventually dealing solely with this area of real estate¹⁰. Whilst associated with all the principal farming districts in Victoria, the firm are probably best known for the redevelopment into smaller farms of the Carrum district.

Birtchnell Brothers and Porter also published a handbook dealing with soil and produce which was praised by the Press in Australia and in England, and gave rise to the subdivision of many large estates for the purpose of small farming industries¹¹.

James Minifie was employed by W. S. Kimpton as head miller in 1898. In 1906 Minifie began his own business James Minifie and Company and set up his own mill in Lloyd Street, Flemington. He had silos

constructed in 1910 by Edward Giles Stone famed for the Denny Lascelles wool store in Geelong, using the Cosidiere's System of spirally wound steel reinforced concrete. By 1915 408 Collins Street, Melbourne housed the firm's head office whilst the mill remained at Flemington¹². In 1969 Minifies amalgamated with Kimptons forming KMM and the plant ceased milling stead specialising in manufacturing O-So-Lite baking flour and cake mixes.

Since at least the 1950s (if not earlier) the property has been used by the Catholic Church (the Daughters of Charity of St Vincent de Paul) as an aged care facility. Numerous additional buildings have been constructed on the site, including, in the 1990s, new wings abutting the original house on three sides.

(G Butler, Camberwell Conservation Study 1991, additional research by Lovell Chen, 2005)

Description & Integrity

In its original form, this house was among the more distinctive of the large Federation villas in the Boroondara area. Sited to take advantage of the views to the north, the principal elevation is dominated by a belvedere-lookout tower over a central hipped roof, and with two differing bays projecting to the north and northeast. The belvedere, roof and wings are all in their original terracotta Marseilles- pattern tile, with two dormers and two large floating gables facing north and north-east, and a gabled porch with a deep and lively fretwork pattern over the northeast steps, which previously led to the garden. A tiled and faceted tower caps the northeast projecting wing. The chimneys have plain brick crowns and white painted stacks patterned in strapwork. The northeast gable has a sculpted appliqué on its tympanum, and the two dormers have extended eaves as sun protection. This concern is also seen in the verandah, which is wide and flowing, and wrapped around the projecting wings rather than being interrupted by them. In its current truncated form verandah has ten bays, and these are linked by a graceful and poised series of segmental slat valances, and a slatted balustrade. The house sits on a massive red brick plinth enclosing a cellar, tuckpointed like the main walls, and this plinth is bisected with an imposing bluestone stair with a shallow balustrade, overpainted. This originally led to the drive and the main garden, but now has an asphalt carpark in front. The paint trim is in white, generally favoured in 1960s maintenance of Federation houses, and has been this way for many years.

The north-east door, hall fanlights, sitting room (now a chapel) and several remaining external windows have stained glass and leadlit depictions of flowers, though the leadlights in the chapel appear not to be original. The front door and its fittings appear to be basically intact. The lower windows are simply treated, most being single-sheet panes in broad hinged casements. A 1974 photograph shows the original gravel drive and a number of the inner garden trees still in place,¹³ but the property's later role as an aged care facility and retirement flats means that most of the remaining garden has been developed to for new accommodation wings in close proximity to the house, which now serves as the administrative centre and part of the therapy facility.

While the main body of the house and its principal elevation remain broadly intact as described above, it has been subsumed into a larger complex of buildings.¹⁴ A series of apartment and special accommodation wings designed by McCarthy, Collings and Purtell and Henderson and Lodge in 1990,¹⁵ now envelop the house on three sides, flanking it to the north-west and its immediate east, with more extensions to the south-west. The additions directly abut the house on its east and north-east sides and have had a significant and adverse impact on the main presentation of the building. A bridge in plate glass and steel framing links the house to the new north-west wing, and the eastern wings are linked with a new bay, painted in pale yellow and white. Behind these, the house has been integrated into later buildings to such an extent that it no longer reads as a separate building.

Historical Context

As shown on the MMBW Detail Plan of c. 1905, in the early twentieth century, *Belmore Grange* stood in isolation on its elevated site, with very little development having occurred in this area of North Balwyn.¹⁶ The area was not fully developed until the post-WWII period.

Comparative Analysis

1 Clayton Road (formerly known as *Belmore Grange*) is among the livelier and more individual of larger Federation houses in the Melbourne area. It develops the radial tendency in Federation composition by changing the orientation angles from one storey to another (not always happily). Its

part-butterfly plan is an extension of the radial tendency in Federation room layouts, and compares with other early wing pattern houses appearing in Australia, such as George Sydney Jones' AE Joseph house at Homebush, NSW, of 1893.¹⁷ It predated *Highton* at 65 Mont Albert Road, Canterbury, in 1906 (B-graded, q.v.), Boroondara's other noted wing-form Federation design. Overseas counterparts in the British Edwardian butterfly house appeared in Norman Shaw's *Chesters* in 1889-91, an early Baroque revival design, and in Edward Prior's *The Barn* in Devon, of 1896-7.¹⁸ The architect for *Belmore Grange* is unknown, and the proportions, fenestration and massing are markedly different from those of Ussher and Kemp, the main designers of large Federation houses in this area. In general massing and scale, comparable Ussher and Kemp designs include the Hedge house of 1895 at 20 Knutsford Street, Balwyn, now hemmed in by subdivision, and *Coorinyah*, the Mellor house of 1899 at 150 Mont Albert Road.¹⁹ In addition, the two projecting wings are quite different from each other in the final composition.

The additions are all quite standard to institutional complexes of this type. They have effectively subsumed the western and southern parts of the original house, notwithstanding that a major effort has been made to keep the original house's expressive form on the north-east side. The 1990-1 extensions in red brick have taken the original house coloration as a signature, though earlier extensions in grey cement brick to the east, entered from Caravan Street, have no visual link with the original house.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: The historical importance, association with or relationship to Boroondara's history of the place or object.

1 Clayton Road, Balwyn is of historical interest for its association with an earlier phase of development in the Balwyn-North Balwyn area. As indicated on the early (but undated) MMBW Detail Plan no. 150, in the early twentieth century, very few residences had been constructed in the area, with this house and *Colongulac*, 11 Luena Road, North Balwyn shown in relative isolation. Notwithstanding this, the extent of development which has occurred around the building have diminished its ability to be viewed or understood in this context.

The associations of this house with its original owner, real estate identity, John Porter, and subsequently (1935-c.early 1950s) with the prominent flour miller, James Minifie are of historical interest, but are not considered to elevate the significance of the place over any other large residence in Boroondara. The conversion to an institutional, religious or educational use is not uncommon in Boroondara (as is commented by Butler) and the association for more than 50 years with the Daughters of Charity of St Vincent de Paul is of interest.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

1 Clayton Road is of significance in being a relatively early house in suburban Melbourne with a conspicuously butterfly theme in its massing and plan. Its re-angling of components from one level to another is a striking development in Federation form, and the surviving original leadlighting is vivid and moving. Notwithstanding this, the extent of alteration which has occurred has diminished the building's aesthetic (architectural) significance.

Statement of Significance

Not completed, refer recommendations.

Grading Review

Downgrade to C. Since this building was identified in the Camberwell Conservation Study, extensive additions and alterations have been made. Though care has been taken to retain the main presentational elevation of the building, it has been enveloped to a greater or lesser extent on three sides as the complex of the St Catherine's Home for the Aged has been expanded.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ Shire of Boroondara and Camberwell Rate Books, 1902-3, 2046, 2047; 1903-4, 917; RB 1904-5, 927,

² Refer MMBW Detail Plan no. 150, undated, but possibly c. 1905-6 with 1932 overlay.

³ City of Camberwell Rate Book, 1930-31, 7643; *Sands & McDougall Directory of Victoria*, 1930.

⁴ *Sands & McDougall Directory of Victoria*, 1935.

⁵ Electoral Roll, 1938.

⁶ *Sands & McDougall Directory of Victoria*, 1950.

⁷ *Sands & McDougall Directory of Victoria*, 1952.

⁸ Smith, J (ed), *Cyclopaedia of Victoria*, Vol. 1, pp. 481-2.

⁹ Smith, J (ed), *Cyclopaedia of Victoria*, Vol. 1, pp. 481-2.

¹⁰ Smith, J (ed), *Cyclopaedia of Victoria*, Vol. 1, pp. 481-2.

¹¹ Smith, J (ed), *Cyclopaedia of Victoria*, Vol. 1, pp. 481-2.

¹² *Sands & McDougall Directory of Victoria*, 1915.

¹³ Photograph by Conrad Hamann, 1974, from Minifie Reserve near Caravan Street to the northeast.

This shows large trees toward the street entry to the drive, and the western wings had not yet been built. A similar photograph accessed from spydus.com (23 November 2005) was taken from the same angle.

¹⁴ The additions are documented in several drawing files and in the City of Camberwell Buildings Index, from when the house was owned by the St Vincent de Paul sisters in 1956. See # 19588, dated 19 November 1956 (new toilet); #23008, dated 3 July 1958 (toilet block); #28172, dated 17 November 1960 (new staff quarters); #37963, dated 18 October 1965 (two new rooms); #44802, dated 28 February 1969, ('new wings'- \$65,000). The pace of extensions picks up rapidly from 1975: #56750, dated 26 March (new fence). #57148, dated 5 June 1975 (additional [north-west]wing, \$225,000, from drawings by McCarthy, Collings and Purtell, dated August 1974); 59248, dated 24 June 1976 (another fence); #64979, dated 10 May 1979 (new window(s?); #92978, dated 26 June 1991 ('new building on site'- \$1,500,000); #92996, dated 28 June 1991 ('Hostel/nursing home'- \$2,800,000); #93515, dated 20 September 1991 (contract variation). There have also been a series of planning appeals tribunal applications, several of which were withdrawn. Among those that went through later were CAM 6198 (appeals) dated 24 May 1990-22 February 1991 ('20-bed nursing home, extension to hostel and detached residential style hostel accommodation'); CAM 9315, dated 17 June 1996 (central administrative offices); BO197/294, dated 24 November 1997 ('internal alterations to existing bedrooms')

¹⁵ Advanced preliminary and working drawings, dated 2 May 1990 (McCarthy, Collings and Purtell); Set of west elevations, 89065, dated May 1990 and drawn by 'Cah' (Henderson and Lodge). The McCarthy, Collings and Purtell drawings include a site survey showing the previous wings as accommodating 23 people.

¹⁶ MMBW Detail Plan No. 150, c.1905- 6 with amendments of 1932.

¹⁷ See Conrad Hamann, 'Forgotten reformer: the architecture of George Sydney Jones', 1865-1927, *Architecture Australia*, October 1979.

¹⁸ Alastair Service, *Edwardian architecture*, London, Thames and Hudson, 1977, pp. 25-6, 64.

¹⁹ For *Coorinyah*, see G Butler, Camberwell Conservation Study 1991, v. 4, p. 200, and Trevor Howells (ed., contrib.), *Towards the Dawn: Federation architecture in Australia, 1890-1915*, Hale and Iremonger, Sydney, 1989, pp. 59, 70. Tibbits discusses the Hedges house in this book: pp. 59-60.

Name	<i>Koralie</i>	Reference No	
Address	77 Greythorn Road, North Balwyn	Survey Date	25 November 2005
Building Type	Residence	Grading	Ungraded
Date	1910	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☐ Good ☐ Fair ☒ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

A merchant, John Reynold Lewis had a dwelling built on eleven acres of land he owned in 1910¹. By 1915 the brick, eight roomed house occupied twenty-one acres and was called *Karalle*². Charles Upton Wedge owned and occupied *Karalle* by 1920³. By 1925 Garrett Dwyer had purchased the property and was the owner-occupier until the late 1930s when Mrs M. A. Dwyer, a poultry farmer, was listed as the occupier in directories⁴. F. Waldman, also a poultry farmer, occupied the property in 1944⁵. A pilot, Frank Fischer was the owner-occupier of the property with Lesley Mona Fischer by 1962 until after 1974⁶. Extensive alterations and additions have been made in recent years (see below, under Description & Integrity).

(G Butler, Camberwell Conservation Study 1991, 2001, additional research by Lovell Chen, 2005)

Description & Integrity

Koralie, at 77 Greythorn Road, Balwyn North, is a large Federation bungalow, presenting as one storey from Greythorn Road but with large basement areas on a site which drops a full storey height at 30 metres from the front boundary. The various working drawings for the later alterations refer to this division as upper and lower. The house in its original form has prominent verandahs which wrap around the house, following the irregular layout of the walls, and is marked with a signature conical roof over a corner bay faceted in Marseilles tiles. The roof is punctuated by chimneys in red brick with cement-band, and a set of small floating gables. It has a spectacular west facing gable inscribed with a rich pattern reflecting both the Queen Anne movement and, in the sculptural delight, the Edwardian Baroque. It also has a striking bullseye in the north side return angling, next to the largest of the three corner bays, the largest having a small bay projecting from it in addition. Some of the original fenestration is intact. This may include the stained and leadlit glass around the main corner bay, and the main doors facing west. The brick is less usual, being a luminous orange-red rather than the vivid red of standard Melbourne brick at this time. The original 25 acre site has been subdivided and

Koralie's current site is about 1 acre (0.4047 hectare). The house had a large garden, thickly treed and grassed with a curving path and a tall cypress hedge. This has been replaced. *Koralie* is now fronted by a high fence in a current red brick, extensive low retaining walls in the same colour, and a large expanse of concrete driveway and car court areas in a brilliant white concrete.

The original house has been largely overbuilt with major additions on all sides largely obscuring its original form and presentation.

Council records note extensive additions and alterations going back to 1958.⁷ The earliest where the nature of the works is clear were for a new kitchen, laundry and bathroom by the Grosvenor Drafting Service, with exterior elevations and a tilting garage door in a standard post war vernacular style. These alterations were subsumed by the later alterations by Delany and Jennings. These may also have included a concrete backyard apron to the southeast, and an aviary was evidently added between Grosvenor's kitchen and garage wing later. A free-standing carport and 'additions' were added in 1971. These may have included the current, now altered, north-south wing, originally with hipped tile roof and red brick walls, enclosing a garage, sitting room and four other rooms on the ground floor level.⁸ Jennings' later plans show these as including two bedrooms, a playroom, a den, bathroom and lobby.⁹ The free-standing carport at least appears to have been replaced by more recent additions begun by the Rosalion family in 1988 and continuing through to the present. These included demolishing the existing kitchen wing and replacing it with three more bedrooms, a laundry, sitting room and meals area, kitchen and bathroom. A rumpus room added in the undercroft at the rear in the same work, three more bays were added to the east side. Jennings' section shows a Georgian fanlight with flattened arch being added to the rumpus room stairwell¹⁰

The architect Paul Delany altered the garage wing to add a sitting area, two huge walk-in wardrobes and sitting room-sized en suite bathroom with a gallery leading to one of the wardrobes, all at first floor level.¹¹ Delany also reshaped the exterior to add floating gables and decorative ridge capping, and a timber-slatted balcony and stuccoed wall friezes, all of these being Federation devices. The original house verandah had its structure and post intervals reviewed and possibly altered in 1989, a significant move as the tuscan-columned verandah, with its very broad column spacing, reads as a distinctive characteristic of this house.¹² A large indoor swimming pool extension with plate glass windows and some emulation of the original roof and window-bay detail was added in 2002,¹³ and brick-walled plantation areas intended for a more formal garden and the main front fence are more recent still, the fence dating from 2004.¹⁴ Various other smaller alterations were made between 1997 and 2002.¹⁵ A section of open-ground garden space remains along the north fence, with a few trees and shrubs from the garden's middle or later years. Areas behind the house to the east are not visible from Greythorn Road. Jennings' south side extensions push mostly blind walls and parapets up as close as possible to the adjacent house.

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to ungraded. The original house has been substantially overbuilt in recent works.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991

Specific:

¹ Town of Camberwell Rate Books, 1910-11, # 1085.

² Town of Camberwell Rate Books, 1910-11, # 1085; City of Camberwell Rate Books, 1915-16, # 3241.

³ City of Camberwell Rate Books, 1920-21, # 4682.

⁴ City of Camberwell Rate Books, 1925-26, # 12087; *Sands & McDougall Directory of Victoria*, 1940.

⁵ *Sands & McDougall Directory of Victoria*, 1944-45.

⁶ *Sands & McDougall Directory of Victoria*, 1962, 1964.

⁷ Details sourced from the City of Camberwell Building Index, # 22055, dated 24 January 1958; and 40310, dated 16 February 1967.

⁸ Shown as existing conditions by Paul Delany, architects, del. TK, n.d. (1996-7?), numbered WD 96/131-E01.

⁹ The two bedrooms, a playroom, a den, bathroom and lobby are marked as existing conditions. Jennings WD, del. AKS, dated October 1988. The permit for the Jennings work was # 87089, dated 15 December 1988. .

¹⁰ Details sourced from the City of Camberwell Building Index, #49862, dated 7 October 1971, and AV Jennings, working drawings, AKS del., dated October 1988: existing conditions, City of Camberwell Building Index, #87089, dated 15 December 1988, 88107, n.d., and 89141, dated 20 September 1989 and 21 August 1989. There are two additional City of Boroondara Building File: 40/408/07003, and 40/409/08575, the second dated 4 October 2001.

¹¹ Paul Delany, Working Drawing, n.d., probably 1996: WD 96/131-E02, del. TK.

¹² Details sourced from City of Boroondara Building Index, #88867, dated 21 August 1989, citing 'removal/ renewal (?) of post & beam size increased according to the verandah'.

¹³ City of Boroondara Building Index, #2002 7293/0, dated 27 March 2002.

¹⁴ City of Boroondara Building Index,: a report notes the conversion of fence from a previously agreed 1.5 metre height to 2.0-2.4 metres, dated 5 November 2004.

¹⁵ Details sourced from City of Boroondara Building Index, BS1113/980741/0, dated 23 December 1997 ('additions to dwelling'); BS 1113/20020641/0 dated 30 November 2001, ('additions and alterations to dwelling'); BS 1113/20020641/1, dated 15 May 2002 ('change in floor plans').

Name	<i>Sunnyside</i>	Reference No	
Address	24 Kent Road, Surrey Hills	Survey Date	20 September 2005
Building Type	Residence	Grading	Ungraded
Date	1912-13	Previous Grading	B



Extent of Overlay

*Not applicable, refer
Recommendations*

Intactness ☐ Good ☐ Fair ☒ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Architects Frederick & Keith Mackay designed Sunnyside in 1912, for Katie and Edward J. Ferguson, a custom's officer¹. The builders were Stephenson & Co². It was to be of timber of two levels and be 20 squares in area, containing seven main rooms³. O.K. Bellmaine was a later owner⁴. One F.E. Bellmaine was a Camberwell Councillor 1917-25.

The house has undergone extensive alterations and additions in the last 20 years.

(G Butler, Camberwell Conservation Study 1991, additional research by Lovell Chen, 2005)

Description & Integrity

As described in the 1991 study, as constructed, this house was Oriental in its form and detail, steeply gabled and simply massed in the Voysey manner. It also possessed unusual aspects such as the early use of diamond pattern asbestos shingling and what appears to be asbestos sheet cladding, with cover straps, over a weatherboarded base. Chinese eaves brackets support the tea-house like flared attic roof line along one elevation and under the verandah but, the ribbed chimneys, grouped casement windows and their leaded patterns, reflect more common Edwardian house details.

Since the 1991 survey (Camberwell Conservation Study), major alterations and additions have been undertaken, with the addition in works carried out in c. 2001 of two new gables to its north front and a transverse high-light to its south side. The house was also completely re-roofed with new slate. Approximately half of the existing south elevation was constructed at this time, and the east side dormer was given a new central window.

The entire garden has been removed and replaced with new plantings, and the external paving, a full-height planking fence and outsized lich-gate are all new.

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Ungraded. While the recent additions have been using matching detailing and forms, the effect has been to completely alter the overall form and presentation and to obscure the original fabric.⁵ The extent of change which has occurred is such that the building is no longer considered to warrant a grading.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ MMBW Plan of Drainage, No. 85107.

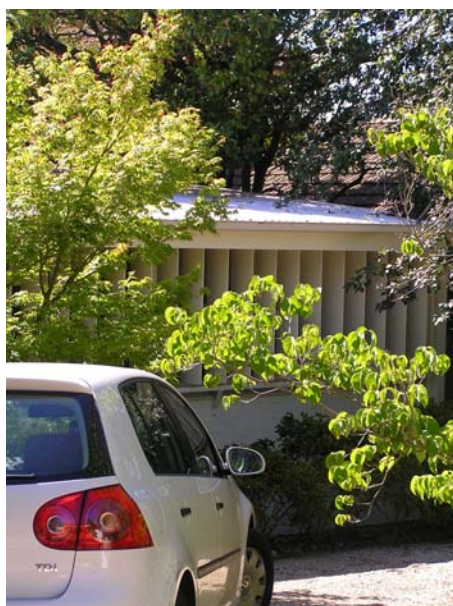
² City of Camberwell Building Applications 1899-1918, 1915.

³ City of Camberwell Building Applications 1899-1918, 1915.

⁴ Details sourced from City of Camberwell Building Index, # 1953, 11849.

⁵ City of Boroondara Planning File 40/409/100377, Subdivision Plan, PS 407394 H, dated 18 November 1997, and planning permit No. 97/767, dated 18 November 1997. Replanning by Les Finnis, architects, copy of drawing dated 3 August 2001 on City of Boroondara Building File, 10/408/006721. This was in addition to an already substantial set of internal ground and first floor alterations made in the mid-1980s; drawings sourced from the City of Camberwell Buildings Index, #78554, dated 22 August 1985.

Name	<i>Latchford House</i>	Reference No	
Address	72 Longview Road, North Balwyn	Survey Date	25 November 2005, site inspection 8 March 2006
Building Type	Residence	Grading	C
Date	c. 1953	Previous Grading	B



Extent of Overlay

Not applicable, refer to
Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

R.I. Latchford was the first owner, Robin Boyd the designer (care of 666 Riversdale Road), and N. Little, of Elsternwick, the builder of what was described when constructed in 1953 as a five-room brick house covering 14 squares and costing £5,300.¹

However, it was E. Herzenberg who was a more long-term occupier, being listed there in the early 1960s through to the 1970s.² Extensive alterations and additions were undertaken in 1991.³

(G Butler, Camberwell Conservation Study 1991, 2001)

Description & Integrity

Original constructed with a broadly L-shaped plan form with enclosed courtyard, the main alteration which has occurred to the *Latchford House* has been the infilling of the original carport for additional bedroom accommodation. This has altered both the street presentation and the overall planning of the house.

The house presents a simple elevation to the street, with an asymmetrically placed non-original front door, flanked by plain brick walling to its left (or southern side) and a wall with louvred strip-window to its right (or north). The southern section of this principal elevation was originally an open carport, with a sloping monopitch roof at the same gradient as the main house roof, abutting a solid brick wall to its left and held in place by two beams extending across from the house. The original entry was approached through the carport and was set well back into the site. As noted above, the original open carport was enclosed and converted to an extra bedroom with en suite and dressing room in works undertaken in 1991.⁴ This new wing was slightly deeper than the original carport, extending into the courtyard. The stone flagged front steps, originally cranked, were realigned to right angles with the new front door.

The front elevation has also been altered with the replacement of the 44 original slender timber louvres, by a set of c. 24 moveable aluminium cantilever-blade units on a steel-bracketed sill. This alteration has changed the scale and grain of the street elevation, particularly when combined with the infilling of the carport. In addition, the original cream brickwork has been overpainted.

The roof is a long and shallow skillion or single-pitch, originally a membrane surface but later re-roofed in steel decking.⁵ The west elevation is a window wall in a gridded timber frame, under an extended eave but still exposed to the western sun and south-west rain and cold.

In addition to the changes described above, a range of other relatively minor alterations have been made, both external and internal, though the original rear elevation remains substantially intact, as does the north side elevation.

An in-ground swimming pool was added in 1964, and the original sloping backyard, which had generated much of the original house's theme of contrasting gradients, was flattened at the centre with a broad embankment being put up around the pool. A large ducted air conditioning unit was installed on brackets above the north side door, probably as part of additions listed in 1970.

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

The *Latchford House* was the last design Robin Boyd commenced in solo practice, before he joined Roy Grounds and Frederick Romberg in partnership. Its use of a skillion roof combined with a broad gridded window wall parallels Grounds' designs for three studio-flats in Hill Street, Toorak, also of that year, but the crisp external lines and unassuming street entry also owe something to Harry Seidler's designs of this period, such as the Bowden house at Canberra of 1950 and the Fink and Meller house at Newport and Castlecrag, Sydney, of 1951.⁶ Boyd publicly admired Seidler, giving a sustained discussion of his early designs in *Australia's Home* the year before designing the *Latchford House*,⁷ and several Boyd designs had already used themes characteristic of both Seidler and his by then US-based mentors, Marcel Breuer and Walter Gropius. Boyd's decision to leave a large western window wall exposed to the sun and elements was 'courageous': it presented a major thermal problem for later occupants⁸ but such climatic boldness is paralleled elsewhere in Balwyn and North Balwyn, as with Frank Dixon's 6 Carrigal Street, completed the previous year with a huge north-facing window-wall (q.v., B-graded). The 'pedestal' west elevation also had parallels with Seidler's work, reinforced by local examples such as Grounds' *Round House* at Frankston (1951-3), and preceded by Boyd's own Marriott and Elizabeth Wade designs on the Mornington Peninsula, of 1951-3.⁹ More individual threads in Boyd's work include his specific pursuit of the long skillion roofed house with varied layers down a slope, as in the *Darbyshire* house at Foote Street, Lower Templestowe, 1951-2, or the later *Clemson* house at 24 Milfay Avenue, Kew (graded A) of 1959.

The stepped diagonal division of the *Latchford House* interior also had parallels in the *Troedel* house at Wheeler's Hill, designed shortly after No. 72, and now demolished. This resemblance is in the plan, primarily, and less clearly expressed externally than in the *Troedel* house. At the *Latchford House* the stepped diagonal theme is more accentuated by the later bedroom conversion of the carport than was evident originally. The idea, too, of the interior as a rather theatrical and changeable sequence of stages, using the stage for division as well as for change in sensation, had been explored by Boyd in a preceding, unbuilt design for Allan Wynn in Hawthorn, and came through later in his *Featherston-Currey* house at 22 The Boulevard, Ivanhoe, 1965-7. In his work in the Camberwell Conservation Study, Graeme Butler makes a perceptive link between this house and *Featherston-Currey*.¹⁰

The unassuming street front parallels that of Roy Grounds' contemporary house at 24 Hill Street, Toorak, of 1953-4, but is perhaps more directly related to Seidler designs such as the *Williamson* house at Balmoral, of 1951.¹¹ Boyd would later extend this theme with the simple block-front for the *Haughton James House* in Molesworth Street, Kew, of 1956-7 (q.v. B-graded, recommended to be upgraded to A in this review), or the marquee front for his own second house at 290 Walsh Street, South Yarra, which has related scale, and the *Lawrence house and flats* in Kew (q.v., B-graded,

recommended for A in this review). All these designs were for sites sloping away from direct street access.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. The house is of significance as good example of the work of Robin Boyd, designed just prior to his partnership with Frederick Romberg and Roy Grounds, which is relatively intact in some areas. Notwithstanding this, the street elevation of the house has been significantly altered through the infilling of the open carport and replacement of the original system of timber louvres with a heavier aluminium version.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ Details sourced from City of Camberwell Building Index, #12463, dated 28 July 1953.

² *Sands & McDougall Directory of Victoria*, 1962-74.

³ Details sourced from the City of Camberwell Building index, # 92766, dated 24 May 1991, and a variation, #92851, dated 5 June 1991. See also working drawings for the bedroom addition, held in the Boroondara archives, dated 12 May 1991.

⁴ Details sourced from the City of Camberwell Building index, # 92766, dated 24 May 1991, and a variation, #92851, dated 5 June 1991. See also working drawings for the bedroom addition, held in the Boroondara archives, dated 12 May 1991.

⁵ For comparative research and details on the earlier Boyd houses see Conrad Hamann, 'Three leaders of Modern architecture in Melbourne: Roy Grounds, Frederick Romberg, Robin Boyd', Ph D thesis, Monash University, 1978. Its details on the Latchford house (72 Longview Road) were gained on a site visit in 1977 and through study of its original drawings, now held in the State Library of Victoria's picture collection and part of an original Romberg and Boyd archive compiled in their office alphabetically by James McCormick and revised into chronological order by Conrad Hamann.

⁶ See Kenneth Frampton and Philip Drew, *Harry Seidler: Four Decades of Architecture*, Thames and Hudson, London, 1992, pp. 393-4.

⁷ Robin Boyd, *Australia's Home: its Origins, Builders and Occupiers*, Melbourne University Press, Melbourne, 1952. This was in part a compilation of earlier *Age* articles, including several on Seidler from 1950 on.

⁸ Interview with the then owners by Conrad Hamann, 1977.

⁹ These may have all been seen by Boyd as part of his own favoured regionalism: the 'Port Philip Idiom' as he termed it in an article of 1952. See Hamann, Ph D thesis; Philip Goad's bibliography *Robin Boyd: The Architect as Critic*, State Library of Victoria, Melbourne, 1991. Harry Seidler's split-level antecedents are, clearly, the Bowden house in Canberra, of 1949-50, and the Meller house at Castlecrag, 1950. The mushroom form- a house raised on a stem with broad undercrofts- is seen in the Rose Seidler house of 1949-50, the Marcus Seidler house of 1949-50, both at Turrumurra, and the Sussman house at Kurrajong Heights of 1951. Boyd was in regular contact with Seidler's new work, both personally and through friends such as Kevin Borland, who worked for Seidler briefly in 1949-50. Seidler is pivotal in Boyd's account of architectural modernism in *Australia's home*, Melbourne University Press, 1952, a book he produced immediately prior to designing the Latchford house. For an outline of Seidler's buildings in this period see Kenneth Frampton, Philip Drew, et al., *Harry Seidler: Four Decades of architecture*, Thames and Hudson, Melbourne, London, 1993.

¹⁰ G Butler, Camberwell Conservation Study 1991, vol. 4, p. 157.

¹¹ Frampton and Drew, Harry Seidler, p.395.

Name	House	Reference No	
Address	3 Madden Street, North Balwyn	Survey Date	25 November 2005
Building Type	Residence	Grading	C
Date	1956	Previous Grading	B



Extent of Overlay

Refer to Recommendations

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Mrs Patricia Helene Frayne commissioned architect Frank C. Dixon to design and erect a six roomed, brick residence on Lot 483 in 1956¹. The residence had an estimated cost of £4,000². Mrs B.H. Dowd became the owner-occupier by 1960 and added a shed (1960) and a fowl house (1962) to the property³. Mrs Dowd is the owner-occupier of the property to this date⁴.

(G Butler, Camberwell Conservation Study 1991, additional research by Lovell Chen, 2005)

Description & Integrity

3 Madden Street is a clinker brick house with a low-pitched transverse roof. The original drawings specified Stramit decking with bituminous felt cladding but the roof is currently clad in corrugated galvanized iron with Colorbond fascias on the east elevation and conventional steel guttering on the south elevation. The roof overhangs the north and south elevations by about a metre. The house footprint is defined by a simple oblong concrete, polythene-sealed slab floor and a corresponding roof outline. A verandah indents the south east side, framed by a bay for the main bedroom to the rear, the two recorded additions being sheds and a fowl house. The living spaces are framed by two clinker-brick cavity wing walls with a third transverse wall framing the main bedroom on its south side. These walls, and the partitioning walls between the bedrooms, are framed at each end by an I-beam coupled to an Aluminex glazing bar. Several other I-beams join these in supporting the roof and stiffening the window-walls on the north and south elevations. The south elevation's window-wall originally comprised fifteen glazed bays in three groups of five from floor to ceiling, with three 10 foot 5.5 inch modular bays, each in the centre of each group of five, being a row of glass louvres. The north elevation repeated this treatment with twenty bays in four groups, each corresponding to a modular bedroom space. These window walls were framed by Aluminex glazing bars with a further set

of highlight louvred windows directly under the roof pitch to the western side, over the bathroom and laundry. The front door is at the rear of the east side verandah.

As viewed from Madden Street the building appears basically as described in the Camberwell Conservation Study of 1991, though the Colorbond fascias are later and a large PVC down pipe has been added at the west end of the south elevation. The chimney appears to have some bricks missing. The flanking brick wall screening the back yard area to the west of the house was not indicated on the original plans and may have been added soon afterwards, in a corresponding brick.

Historical Context

Not completed, refer recommendations.

Comparative Analysis

3 Madden Street compares with two Frank Dixon designs at 2 and 6 Carrigal Street Balwyn North, of 1954 and 1953 respectively. No. 6 is a spectacular butterfly-roofed house, now substantially altered; No. 2 is closer in form to 3 Madden Street, being a basic oblong plan with an originally integral garage and longitudinal, shallow-pitched roof. In general form No. 3 Madden Street differs though, corresponding more to a number of low gabled, simple oblong-footprint designs appearing in the 1950s. These include Roy Grounds' A L Beischer project at Mount Eliza, 1951, also with a single room projecting from an otherwise basic oblong plan. More locally, there was Robin Boyd's house for his brother John in North Balwyn, of 1949, and Boyd's *Peninsula* precut house for the Contemporary Homes company of 1955, of which several dozen were built including a North Balwyn example. There was also similar work in Boroondara's Studley Park region by John and Phyllis Murphy and various others. The later Boyd designs utilized Stegbar modular window-walling and precut timber construction. These designs had become fairly common in *The Age* Small Homes Service pages from Boyd's time as editor (1949-53) on and were almost a stock-in-trade by the later 1950s. 3 Madden Street employs an aluminium frame window wall on its south (street) elevation, composed of fixed plate glass panels alternating with glass-louvered strips. This was contemporary with several other forays into aluminium-frame window usage by other architects such as Roy Grounds who was using aluminium glazing bars by 1953, Don Fulton who in the mid-fifties was sent by Alcoa on a trip to study Jean Prouvé's use of aluminium window framing, and Max McGlashan, who evidently imported aluminium modules from Germany for his Grimwade house on the Mornington Peninsula. The entirely glazed south elevation and its wing walls were again coming into favour in these years, as in Robin Boyd's Elliott house project of 1946, and the additions to Boyd's own house in East Camberwell and the Gillison house in Balwyn, both of 1951-2, his Finlay house at Warrandyte of 1952-3. The window-wall is also seen in a series of contemporary Boyd houses in Balwyn, Kew and elsewhere, those for Latchford in North Balwyn, 1953, graded C (double height), the Richardson 'bridge' house in Toorak, 1953; Wilson, Uglow, and Haughton-James in the Studley Park region, all of 1955-6, and houses elsewhere such as those for Woods and Mc Manamny in Beaumaris, 1954-6. By then too, Roy Grounds, Guilford Bell and Osborne McCutcheon were employing window-wall designs on the Mornington Peninsula and elsewhere, as in Grounds' Hill Street flats and Oberhansli house at Vermont and Toorak (1951, 1953), as in McCutcheon's *Crackers*, 1951, and Bell's Darling house, 1955, the last two at Mount Eliza. Butler notes the alignment of bedrooms along the north elevation as third an unusual element, but again this can be seen in earlier designs, as with Roy Grounds' Toorak house of 1953, and contemporary Boroondara designs such as Boyd's Haughton-James and Clemson houses in Studley Park (1955-9). The I-beam and coupled glazing bar usage indicate a growing Australian interest in Mies detail; this had been seen in Boyd's Richardson house in Toorak of 1953 and in Eggleston McDonald and Seccomb's Pall Mall Kindergarten at Bendigo, of c. 1954-5.⁵

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

3 Madden Street typifies the simply-formed oblong house plan of a type coming into suburban usage in the early-mid 1950s, and its materials usage and bedroom placement corresponds with other designs of this period by Roy Grounds, Robin Boyd and several others. While of interest and generally intact, in the context of the relative frequency of this formal approach and materials usage, this house is not considered to be of particular note.

Statement of Significance

Not completed, refer to Recommendations.

Grading Review

Downgrade to C.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ Details sourced from City of Camberwell Building Index # 18286, dated 16 April 1956.

² Details sourced from City of Camberwell Building Index # 18286, dated 16 April 1956.

³ Details sourced from City of Camberwell Building Index # 27434, dated 20 July 1960; # 31076, dated 30 May 1962.

⁴ *Sands & McDougall Directory of Victoria*, 1974; TD (Telephone Directory?) 1990.

⁵ For the McGlashan and Fulton information refer to Peter Brew and his research into 1950s materials usage, pers. comm., May 2007. For these and other comparisons see Conrad Hamann, *Three leaders of Modern Architecture in Melbourne: Roy Grounds, Frederick Romberg., Robin Boyd 1926-1971*, Ph D thesis, Monash University, 1978; for Mc Cutcheon and Bell see, variously, variously, Philip Goad et al., *Bates Smart*, Melbourne: Thames and Hudson, 2004; Leon van Schaik and Ronen Goren, eds., *Life and Work of Guildford Bell*, architect, Melbourne: Transition-Bookman, 1999.

Name	House	Reference No
Address	102 Mont Albert Road, Canterbury	Survey Date
Building Type	Residence	Grading C
Date	1937	Previous Grading B



Extent of Overlay

Not recommended.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Hartwell builder, L.B. Pettigrove, erected a brick dwelling of 12 rooms for C.S. Stokes in 1937.¹ Estimated to cost £3,500, with an area of 4479 square feet, the residence was occupied by Charley Stokes until the early 1940s, by Daniel McVey in 1944-5, and owned and occupied by Sir Maurice A. Mawby by 1950.² Sir Maurice Mawby lived there until his death in 1977.³ Later owners included GG Bone.⁴

Sir Maurice Alan Edgar Mawby: Sir Maurice Alan Edgar Mawby was born in 1905 at Broken Hill. Educated at Broken Hill High School and Technical College, he started work underground as a surveyor and worked his way up to mine management positions. In the 1930s and 1940s he worked for W.S. Robinson, exploring for new mine sites. He is credited with finding bauxite at the giant Weipa deposit in Northern Queensland and with helping to find the King Island Scheelite deposit. After Consolidated Zinc and the Rio Tinto group merged in 1962, Sir Maurice Mawby became C.R.A.'s first chairman. He presided over and heavily influenced the development of the Hammersley iron ore project, the Comalco Aluminium group and the Bougainville Copper project.⁵

Maurice Mawby married Lena White in 1929.⁶ The couple had one son.⁷ Maurice was awarded a C.B.E. in 1959 and created a Knight in 1963.⁸ He died on August 4th, 1977.⁹ As Sir Rupert Clarke said in 1974, he was 'the father of C.R.A.'¹⁰

David McVey: Born November 24, 1892, in Falkirk, Scotland, David McVey was educated at Falkirk High School. He entered the Commonwealth Public Service in 1914 and became a communications engineer. In 1937 he was appointed as the Assistant Commissioner of the Commonwealth Public Service. He went on to occupy many important positions, which included Director-General of Posts and Telegraphs, 1939-1946, Director-General of Civil Aviation, 1943-46, Chairman and Managing

Director of S.T.C. Pty Ltd, 1946-49, Managing Director of Metal Manufacturers Ltd and Austral Bronze Company Pty Ltd, 1949-62, and Chairman of Dunlop Rubber Australia Ltd.¹¹

Sir David McVey married Margaret Packman in 1919 and the couple had two sons and a daughter.¹² He was created Companion of the Order of St Michael and St George in 1950 and a Knight in 1954.¹³

(G Butler, Camberwell Conservation Study 1991, additional research by Lovell Chen, 2005)

Description & Integrity

102 Mont Albert Road is a substantial two-storey brick house sited on the south-east corner of the Mangarra Road Intersection. It presents to both Mont Albert and Mangarra Roads as an Old English house, Tudor to late Medieval in style. The design uses patterned clinker brickwork, and features three half-timbered gables that are visible from the street, topped with a picturesque, roof 'topography' in terracotta shingles, with windows in diamond-pane leadlighting. To the rear an apsidal wing projects with hooded half-conical roof and boxed eaves. The house appears to be highly intact externally, though the plate glass window in the north wing appears to be alteration.

As noted by Graeme Butler in 1991, the brick fence is sympathetic to the house design and may be original,¹⁴ and the house is set in a mature garden. A fountain in the front yard is probably later.

A carport was added to the rear, facing Mangarra Road, in 1958; in 1990 this was converted into a garage with a curved brick fence complementing the house.¹⁵

Historical Context

As shown on the MMBW Detail Plan no. 70 of c. 1905, several large villa estates were located in the area north of Mont Albert Road and east of the railway line at the turn of the twentieth century. These were generally oriented northward to take advantage of the views. Villas included *Roystead*, *Kaleno* (to its west), *Highton*, *Myambert* and *Nowa Nowa* to the east and *Belmont* and *Larino* to the north facing Whitehorse Road. The south side of Mont Albert Road also has some large villas with some smaller residences set up closer to the street frontage. Subsequent development along Mont Albert Road occurred in the interwar period.¹⁶

Comparative Analysis

102 Mont Albert Road is an Old English house in the manner of many other examples in Camberwell, and is located only a block from the most well known of Boroondara's Old English houses, Marcus Barlow's *Knowlton* of 1917-26 (92 Mont Albert Road, A-graded). No. 102's distinctive external characteristics are its substantial size and its unusual fusion of a Regency reference in the apsidal wing toward Mangarra Road.¹⁷ The house is of interest for this hybrid character and for its high level of external integrity. In other respects there are other Camberwell examples, generally slightly earlier, which seem stronger or more innovative compositionally. Among these are 458 Camberwell Road of 1933 (q.v., B-graded) 7 Muriel Street of 1933 (q.v., B-graded), 660 Riversdale Road of 1938 (q.v., B-graded), 32 Hortense Street, 1938 (q.v., B-graded) and several C-graded houses, including 23 Christowell Street, 1936, 125 Highfield Road, 1933, 4 and 13 Marlborough Street, 1935-8.¹⁸ In size and approach it is directly comparable with 660 Riversdale Road (q.v., B-graded).

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: The historical importance, association with or relationship to Boroondara's history of the place or object.

The association with Sir Maurice Mawby and David McVey (both prominent businessmen) is of interest but is not considered to elevate the significance of the building.

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

102 Mont Albert Road is a generally representative and intact example of 'Old English' house design in the Camberwell area, constructed relatively late in this style's period of popularity. Its fence may be original and it retains a mature garden setting.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

102 Mont Albert Road combines Old English and some Neo-Georgian references. While competent, it is not especially persuasive.

Statement of Significance

102 Mont Albert Road, Canterbury, is of local historical and architectural significance as a generally representative and intact example of 'Old English' house design in the Camberwell area, constructed relatively late in this style's period of popularity. As was typical for the mode, 102 Mont Albert Road combines Old English and some Neo-Georgian references. While competent, it is not especially skilled or inventive. Its fence may be original and it retains a mature garden setting.

Grading Review

Downgrade to C. The house is a competent and representative example of its typology, but is not of particular distinction.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ City of Camberwell Building Application # 8140, cited by G Butler, Camberwell Conservation Study, vol. 4, p. 195-6.

² Sands & McDougall Directory of Victoria 1940; 1944-5; 1950.

³ Sands & McDougall Directory of Victoria 1962; 1974; *The Herald* 5/8/1977, p.18.

⁴ Details sourced from the City of Camberwell Building Index.

⁵ *The Herald* 5 August 1977, p.18

⁶ *Who's Who in Australia*, 1971, p.664.

⁷ *Who's Who in Australia*, 1971, p.664.

⁸ *Who's Who in Australia*, 1971, p.664.

⁹ *The Herald* 5 August 1977, p.18.

¹⁰ *The Herald* 5 August 1977, p. 18.

¹¹ *Who's Who in Australia*, 1961, p.564.

¹² *Who's Who in Australia*, 1961, p.564.

¹³ *Who's Who in Australia*, 1961, p.564.

¹⁴ There is no reference to a building application for a new fence in the Council records consulted (City of Camberwell Building Index card).

¹⁵ Details sourced from the City of Camberwell Building Index, #23058, dated 10 July 1958 (carport); #90163, dated 8 March 1990 (garage and new rear fence). Working drawings for the latter are in the Boroondara building archive.

¹⁶ Refer G Butler, Camberwell Conservation Study 1991, citation for Precinct 18, v. 2.

¹⁷ This appears to be a response to the apsidal porch on Irwin and Stephenson's Henry Fullwood house at 108 Mont Albert Road (demolished), which had gained notice previously, see J Nicholls, 'A Home Designed on Classic Georgian lines', *Australian Home Beautiful*, 2 January 1928, p. 14.

¹⁸ See G Butler, Camberwell Conservation Study 1991, v. 4, pp. 93, 132, 134, 176, and 178.

Name	House	Reference No	
Address	168 Mont Albert Road, Canterbury	Survey Date	17 November 2005
Building Type	Residence	Grading	C
Date	1923	Previous Grading	B



Extent of Overlay

N/A

Intactness ☐ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Florence Ada Rennick sold Allotment 22, which had an area of 890 feet by 235 feet, to Francis Mark Syme in 1922.¹ Syme employed I.H. Rowe to erect a brick dwelling on the land in October of the same year.² The nine-roomed, one-storeyed house with attics was not built until the following year and was estimated to cost £3,230.³ Francis Syme and his family lived here until he died in 1963.⁴

B.G. and Ann Randall owned and occupied the property by 1966.⁵ In 1968 they commissioned John Scarborough and Partners of East Melbourne to design alterations and extensions to the property.⁶ At an estimated cost of £5,000, B.P. Clarke built the extension, which included two bedrooms.⁷

Francis Mark Syme, the son of David York Syme (q.v.), a shipowner of Melbourne was born on October 25, 1874 in Williamstown, Victoria.⁸ Educated at Williamstown and Scotch College, he entered the insurance business and later became the Victorian Manager of Phoenix Assurance Company Ltd.⁹ He was also a director of many companies, including Southern Insurance Company and several brick companies.¹⁰ He was a member of the Victorian Board of Management of the Royal Victorian Eye & Ear Hospital, St Andrew's Hospital, Kilmany Farm Home for Boys, and a councillor of the Metropolitan Hospital Association & Community Hospital Association.¹¹

Francis Syme married Marion Gardiner in 1901 and the couple later had three sons, one of whom was Sir Colin York Syme, and a daughter.¹² Francis Syme died in 1963.¹³

(G Butler, Camberwell Conservation Study 1991)

Description & Integrity

The following description is limited and is based partly on existing documentation (Camberwell Conservation Study citation and drawings), access to the site not being available in the course of the Review.

168 Mont Albert Road is largely obscured from the street by trees and a high fence in clinker brick and high, solidly planked gates. The house has a ground floor in roughcast stucco, and is dominated by a large half-timbered attic level both front and rear. The front windows appear original, having smallish panes which allude to the traditional cottage form without going the extra step of leadlighting. The gables are set out from the ground floor, and bracketed with diagonal struts. The roof is terracotta tile in a Marseilles pattern, and appears original.

Historical Context

Not completed, refer to Recommendations.

Comparative Analysis

Formally, 168 Mont Albert Road is generally typical of its period for medium-large houses, its emphasis on the attic storey being related to general Australian adaptations of the English 'domestic' movement of the 1890s- 1900s, and partially, at least, an adaptation of the later Federation modes, particularly heavily accentuated attic types published in *The Australasian Real Property Annual* after 1912.

Assessment Against Criteria

Not completed, refer to Recommendations.

Statement of Significance

Not completed, refer to Recommendations.

Grading Review

Downgrade to C. While the building appears to be broadly intact (based on documentary evidence and the limited views available from outside the site), it is of conventional design for the period.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, *Camberwell Conservation Study*, 1991.

Specific:

¹ City of Camberwell Rate Books, 1921-22, # 1916

² 'BR2830' as cited in Camberwell Conservation Study citation for 168 Mont Albert Road.

³ 'BR2830' as cited in Camberwell Conservation Study citation for 168 Mont Albert Road, City of Camberwell Conservation Study, 1923-24, # 2145.

⁴ Sands & McDougall *Directory of Victoria*, 1930; 1940; 1950; 1962; *The Age* 3 March 1963, p.3.

⁵ Details sourced from the City of Camberwell Building Index, # 38373, dated 20 January 1966.

⁶ Details sourced from the City of Camberwell Building Index, # 43453, dated 9 July 1968.

⁷ Details sourced from the City of Camberwell Building Index, # 43453, dated 9 July 1968.

⁸ *Who's Who in Australia*, 1944, p.777.

⁹ *The Age* 3 March 1963, p.3.

¹⁰ *The Age* 3 March 1963, p.3; *Who's Who in Australia*, 1944, p.777.

¹¹ *The Age* 3 March 1963, p.3.

¹² *The Age* 3 March 1963, p. 3; *Who's Who in Australia*, 1944, p.777.

¹³ *The Age* 3 March 1963, p. 3.

Name	House	Reference No	
Address	14 Orion Street, North Balwyn	Survey Date	25 November 2005
Building Type	Residence	Grading	C
Date	1955	Previous Grading	B



Extent of Overlay

Not Applicable.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

R. Peter McIntyre designed this dwelling for John Squire, a photographer, and a building application was submitted in 1954.¹ G.W. Gore was the builder of the residence which the Sands & MacDougall directories list as still being built in 1956.² Constructed at an estimated cost of £3,800, the brick veneer house was of five rooms.³ John Raymond and Isabel Squire lived here until Francis Hudson became the owner-occupier in 1962.⁴ Hudson, a dyer, lived here with Violet Lucilla Hudson, a dress designer.⁵

The McIntyres designed a number of experimental structures during the 1950s which included the co-design of the Olympic Pool and houses such as the nearby Stargazer House. The practice broadened into town planning, with the City of Melbourne Strategy Plan (with Planning Interface) and private developments such as Dinner Plain. Peter McIntyre was head of the University of Melbourne Architecture faculty for a number of years and is now an Emeritus Professor in the Faculty of Architecture, Building and Planning.

Though not identified in Council records, some alterations have been made to the building.

(G Butler, Camberwell Conservation Study 1991, additional research by Lovell Chen, 2005)

Description & Integrity

14 Orion Street is a small, single-storey modular house, with a conspicuously expressed timber frame, dominant timber front verandah/pergola structure, and brick veneer walling on three sides. The house drops down its sloping site in four stepped concrete slab levels under a gently sloping monopitch roof. The original drawings also show a second drop to the north-west corner. The original drawings specified a Malthoid roof on Solomit panels over the perimeter modules, and a glazed group of four bays, again 9 foot square, over part of the living area, and (it appears) the two centre bays of

the verandah. Though not confirmed, as with almost all domestic malthoid roofs, the original roofing has probably been replaced with steel decking.

The plan of this house is a simple modular grid of squares 9 feet square, with a large central living and dining area surrounded by a U-shaped grouping of bedrooms, laundry, kitchen, bathroom and study. The elevations are very simple, with painted brick elevations to the south, east and west, punctuated by proportionally long strip windows that conform to the 9 foot module dimension. In the 1991 Camberwell Conservation Study, Graeme Butler describes these as having been modish in the 1950s, though they derive generally from strip window designs of earlier periods.⁶ The north elevation is a frame sheathed in glass.

Though not shown on the original drawings, the timber verandah/pergola originally featured distinctive diamond-patterned widely spaced grille, which featured inset coloured asbestos sheet panels. This is as shown on the cover of *Australian Home Beautiful*, February 1961, a copy of which has been provided by the current owners. The architect for the building, Peter McIntyre has confirmed that this was part of the original design.⁷ The grille has been removed, significantly altering the presentation of the building.

No other alterations or extensions are recorded in Council's records, although it is possible that there have been changes to the front wall itself with areas shown as glazing possibly sheeted over.⁸

Historical Context

Like many areas of North Balwyn, Orien Street was developed in the post-World War II period.

Comparative Analysis

14 Orion Street dates from a period of notable and sometimes visually spectacular houses by Peter and Dione McIntyre, several of which are in the City of Boroondara. These include the McIntyres' own house of 1954-5 at Hodgson Street Kew, an A-frame house hung from a central steel pylon; the so-called Stargazer house of 1953 with its star-shaped section, also in Orion Street but since drastically altered; the Snellman house in East Ivanhoe, a spiral plan; the McCarthy and Brunt Houses in Kew East, also altered, from 1955 and 1956, and their public designs, in particular the Olympic Pool of 1953-6 and the Beulah Hospital of 1954. 14 Orion Street is sedate in appearance by comparison with all of these, though its extensive roof glazing, with the suggestion of an internal courtyard, was bold given the resources available in the early 1950s.

It is more directly comparable with several contemporary designs by others, notably Robin Boyd's RIL Latchford house of 1953 at 72 Longview Road Balwyn North (q.v., B-graded) or his earlier Darbyshire house at Foote Street Lower Templestowe, 1951-2. Both these designs step down hillsides with multilevel flooring under single skillion roofs and had plain side elevations punctuated by strip windows, and a single window wall at their lower end. The design for 12 Orien Street also compares with Boyd's later Clemson house at Milfay Avenue in Kew, 1958 (graded A in the Kew Urban Conservation Study). The skylit living area, with its suggestion of a central courtyard, also has parallels with Roy Grounds' house at 24 Hill Street Toorak, of 1953-4, and Robin Boyd's own house at 290 Walsh Street, South Yarra, of 1957-8. The gridded module, ordering both spaces and frame structure, has close parallels to two other Boyd designs, the Finley House at Warrandyte of 1952 and the unbuilt Marriott house at Mount Eliza of 1953. There, as might be argued with McIntyre's design here, Boyd had trouble adjusting the module to appropriate internal proportions. The grouping of small cellular spaces around the living room as an open-ended atrium recalls Walter Burley Griffin and Marion Mahony's *Pholiota*, their tiny house across the Yarra Valley at Glenard Drive Eaglemont, of 1919-20. Both Boyd and McIntyre admired *Pholiota* greatly.

14 Orion Street is of interest as an example of the McIntyres' architecture of the early and mid-fifties. Their work was later seen as the embodiment of a 'Heroic' Modernism, and a demonstration of social and cultural optimism in Melbourne during the lead-up to the 1956 Olympics.⁹

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

Though now altered, 14 Orion Street embodies a number of the key characteristics of Modernist architecture in Melbourne during the early 1950s. These include domination of the plan by a continuous open space, seen in the living area, the small, dormitory character of the bedrooms, use of a module to control both structure and volumes, a near-flat skillion roof, direct changes in floor level that physically connect the house to its site, and direct structural expression.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

As built, 14 Orion Street was an interesting and assured example of the work of the McIntyre office in its most exciting design phase, and had parallels with contemporary design by Boyd and Grounds. Its significance has been compromised by the removal of the distinctive diamond patterned timber grille to the verandah/pergola.

Statement of Significance

Not completed, refer to recommendations.

Grading Review

Downgrade to C.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ Drawings sourced from the City of Camberwell Building Index, # 14803, dated 23 August 1954.

McIntyre is not noted on the index card, however, the title block on the drawing is in the distinctive style of his practice. Peter McIntyre generally worked in practice with his wife, Dione McIntyre.

² Details sourced from the City of Camberwell Building Index, # 14803, dated 23 August 1954; *Sands & McDougall Directory of Victoria*, 1956.

³ Details sourced from the City of Camberwell Building Index, # 14803, dated 23 August 1954.

⁴ *Sands & McDougall Directory of Victoria* 1957; 1961; 1962.

⁵ *Sands & McDougall Directory of Victoria* 1962; 1974.

⁶ G Butler, Camberwell Conservation Study 1991, vol. 4, p. 213. Butler notes the windows' resemblance, in proportions, to the 'Ned Kelly' study window on Robin Boyd's Douglas Gillison house in 43 Kireep Road Balwyn, 1951-2, graded A.

⁷ Pers. comm., Peter McIntyre, 31 May 2007.

⁸ Drawings dated 3 March 1954 sourced from the City of Camberwell Building Index, #14803, dated 23 August 1954.

⁹ This view was best summed up in the exhibition *Melbourne Vitalism*, put on by the Judith Pugh Gallery in 1985, with catalogue essays putting this argument by Winsome Callister and Ian McDougall. Callister introduced this argument in Melbourne architecture: a continuing regionalism, MA Prelim thesis, 1983, and her subsequent writing in *Transition*, 1986. Her arguments were repeated by Philip Goad in 'Optimism and Experiment', *Architecture Australia*, June 1990, pp. 34-55, and by Norman Day in *Heroic Melbourne: Architecture of the 1950s*, RMIT, Melbourne, 1995.

Name	House	Reference No	
Address	14 Pine Avenue, Camberwell	Survey Date	27 September 2005
Building Type	Residence	Grading	Ungraded
Date	c.1926	Previous Grading	B



Extent of Overlay

No overlay recommended.

Intactness ☐ Good ☐ Fair ☒ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

William J. Hedger owned Allotment 177 on which this residence was built c1926¹. William Hedger, a carpenter, has owned and occupied the residence with Eileen M. Hedger continuously with the exception of 1934 when the property was vacant and the period from 1935 until 1939 when Harold W. McLean occupied the property².

(G Butler, Camberwell Conservation Study 1991)

Description & Integrity

'The house is an unusual variation on the Bungalow style, with the characteristic shallow roof gables but configured in a different way from the norm. The emphasis lies with the deep return verandah which supports the main roof gable and holds distinctive Far Eastern detailing around the supports. The gable-end has unusual notched shingling and a trellis vent in the apex, the rest of the house is more prosaic with common elements such as diamond-pattern window leading and terra-cotta roofing tiles. The original garage lies at the rear and the front brick pier and trellis panel fence is also original.³

Two of the major original components noted in Butler's 1991 survey, the trellis panel fence and the original garage, have been replaced, and a trellised lych-gate on round poles has been installed halfway along the new front fence. A third feature, the return verandah posts with their 'distinctive far-eastern detailing', have been cut back to paired posts only. The house has also been added to substantially, breaking the shallow patterning of the original gabling praised in the 1991 study. Its transverse gable has been increased by almost 50 per cent in frontal area and is now accompanied by a new, floating dormer-gable with a single, awkwardly proportioned window at the centre. From the

western side the new transverse gable appears propped up precariously by a steel pipe. The colors have been completely changed.

Historical Context

The Sunnyside Estate was laid out in the late 1910s to a plan by surveyor Walter Webb. It was a controlled subdivision, with residential only 'zoning', materials and setbacks controls and a requirement that each lot be developed for a single dwelling with a minimum construction price of 600 pounds (excluding architect's fees). It was promoted as having 'no equal in Australia', 'every lot ... a perfect piece of nature's handiwork', and at 'the very summit of Burke Road ... Right on the Electric Tram Route'.⁴ Unlike other estate subdivisions of the period, Sunnyside was sold and built on immediately following the end of WWI, with most original houses dating from c. 1918-1926.⁵

Comparative Analysis

14 Pine Avenue is distinctive in the notched shingle cladding on its original gable ends. Its other claims to distinctiveness have been removed since it was surveyed in 1991. It now resembles many other heavily altered bungalows in the Boroondara area.

Assessment Against Criteria

Not completed. Refer to Recommendations.

Statement of Significance

Not completed. Refer to Recommendations.

Grading Review

The building has been extensively altered and major additions constructed. These have diminished the significance of the building to such a degree that no grading is warranted.

Recommendations:

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In making this recommendation, it is noted that the subject building is located within a precinct (Sunnyside Estate) which was identified in the 1991 Camberwell Conservation Study, where it was recommended for planning scheme control. While not surveyed as part of this review, it is likely that the precinct retains a high proportion of graded buildings (predominantly C and D graded buildings), and may still warrant consideration for inclusion in the Heritage Overlay. Notwithstanding this, even in the event that a Heritage Overlay were to be applied to the area, the subject building would make only a very minor contribution to such an Overlay.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ City of Camberwell Rate Book, 1925-26.

² *Sands and McDougall Directory of Victoria*, 1930, 1934, 1935, 1939, 1940, 1950, 1962, 1974, 1990.

³ G Butler, Camberwell Conservation Study 1991, v. 4, pp. 219-220.

⁴ G Butler, City of Camberwell Conservation Study, 1991, v. 3, Precinct 8.

⁵ G Butler, City of Camberwell Conservation Study, 1991, v. 3, Precinct 8.

Name	House	Reference No	
Address	56 Riverside Avenue, North Balwyn	Survey Date	25 November 2005
Building Type	Residence	Grading	C
Date	1940	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

In 1940, architect Clive MacDonald Miller designed a two-storeyed residence for George Mountain. H.J. Williams was the builder for the brick house of seven rooms.¹ Mountain, at that time a bank officer, resided here with his wife Lyndsay Margaret Mountain until the mid-1940s when Ernest and Olive May Roker became the owner-occupiers.² By 1962 H.O. Morrison resided at this address and by 1974 R.G. Pretty, a builder, owned and occupied the property.

George Rowland Mountain was born in 1911 at St Kilda, Victoria. He was educated at Scotch College and then the University of Melbourne where he attained a Master of Arts (Economics). Mountain joined the National Bank in 1934, became the Bank Economist in 1936 and from 1955 until 1966 he was Chief Inspector of the National Bank of Australasia.

(G Butler, Camberwell Conservation Study 1991, amended by Lovell Chen, 2005)

Description & Integrity

56 Riverside Avenue is a vigorous design for 1940, by the architect Clive McDonald Miller. As constructed it comprised a basically rectangular living and bedroom area in two storeys, with a projecting, flat roofed, single-storey wing housing a study with open parapetted terrace above. The outside walls are cavity brick with a constant cream brick striping to accentuate a sense of horizontal spread, and this is complemented by some course lines in a glazed umber brick, and uniformly horizontal glazing bar patterns. The main roof is a simple hip with terracotta tiles in a Marseilles pattern, punctuated by a plain, uncorniced chimney and two smaller hips to the south and east. The eaves were boxed throughout.

The single-storey study wing features corner windows in timber frames, and this along with the graded and fairly poised asymmetrical massing of the building, suggests a move to reconcile the

Dutch brick modernism of Willem Dudok and others, seen already in a range of Melbourne's public buildings, with domestic design and construction.³

The building appears to be broadly intact as viewed from the street, other than for the addition of a brick garage at the front of the property. Originally, a flat roofed but conventionally sited garage with a long straight drive abutted the rear south-east corner of the building. In 1968, this was converted to additional bedroom accommodation and an open carport was constructed attached to the wall of the house. In 2002, this carport was replaced by a double garage constructed forward of the study wing. This addition was linked visually to the rest of the house by continuing the study parapet and a cantilevered reinforced concrete sun shield around from the study windows.⁴ The works were approved by Council subject to amendments to the design (based on the B-grading of the property).⁵ Possibly as part of the same phase of work, steel balustrading has been added to the parapet over the study wing. The main entry has been altered through the removal of the glass brick sidelights and the replacement of the door and a section of brick walling has been added at the north-west corner. Approval was also sought for single storey additions in 1999⁶, though –if built - these do not appear to be visible from the street.

The garden consists of lawn punctuated by mature trees which, as Butler noted in 1991, may be contemporary with the house.

Historical Context

Though the Riverside Estate was initiated in c. 1914, the area was not substantially developed until the late 1930s, into the 1940s and later, as Balywn and North Balwyn became fashionable suburbs. Riverside Avenue itself was developed in the 1930s and later, with detached residences in a mix of Old English, Neo-Georgian, and Moderne styles.⁷

Comparative Analysis

The plan of 56 Riverside Avenue is elegantly conceived as a set of diagonals, still evident despite the later garage addition, and this ground floor scheme is skillfully reconciled into a straightforward rectangle on the first floor. The plan appears to rely almost entirely on a module of 10'-12', shifted cleverly to allow more casual spatial patterning. The closest type in terms of massing is Vincent Ward's *Xanadu*, also B-graded, at 119 Doncaster Road. *Xanadu* also juxtaposes a simple rectangular plan and near-symmetrical hipped roof with projecting wings to the front, though its detail is Neo-Georgian rather than consciously modern.⁸ 56 Riverside Avenue also compares with other shallow-hipped roofed houses in the Camberwell area that were modern in their detailing. These include Leith & Bartlett's 1297 Toorak Road (q.v., graded B), completed the same year, 113 Yarrbat Avenue Balwyn (C-graded), also of 1940⁹, Mark Johns' 46 The Boulevard, Balwyn North, of 1941 (C-graded)¹⁰ and 2 Beatrice Street, Burwood, of 1941 (q.v., B-graded), an entirely flat roofed design. This group is preceded by JC Spargo's 43 Christowel Street Camberwell, of 1936-7 (ungraded), and the King brothers' seminal 15 Walbundry Avenue Balwyn North, of 1936 (A-graded), the latter with a sparsely planted period garden.¹¹

At 56 Riverside Avenue, Miller's use of a cantilevered eave on the north side was previously seen in Percy Everett's Police Station at Camberwell, 1938-9,¹² shielding some windows and the main entry from the south-west sun. It recurs as a motif in two other North Balwyn designs: 1 Kalonga Road of 1948-55 (A-graded), and 6 Bulleen Road, of 1951 (A-graded).¹³ 56 Riverside Avenue is not quite as adventurous- or as compositionally intact - as these examples, but is an important precursor. It is also a clear announcement of the emerging hipped roofed suburban style that would spread across Australia, and is generally associated with the post-WWII period rather than the immediate pre-war or early war years. Such buildings variously show both the involvement of recognized architects in the formation of this style, and the adaptation of recognizably international modern architecture to builder's detailing and practice then current in Australia.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION C: The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Boroondara's cultural heritage.

The house was owned by the principal economist of the National Bank of Australasia, who became its chief inspector during the later years of his life there. While this association is of interest, it is not considered to elevate the significance of the building.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

56 Riverside Avenue provides a reference to ideas current in modern Melbourne housing at the beginning of World War II, adopting a form used by many others in the Balwyn North area in this period and later. Its fusion of architectural modernism with hipped tile roofing and other more established builder's detailing marks it – along with other examples in the area - as a developed prototype for post war suburban housing, particularly in the two storeyed form. It is relatively early in its synthesis of a lightly scaled hipped roof with other modernizing details such as the cantilevered sun awnings around north and west-facing windows. It shows a good sense for materials and is inventive in its use of an insistent brick striping. Its plan is straightforward and reconciles variant geometries well.

Statement of Significance

Not completed, refer Recommendations below.

Grading Review

Downgrade to C.

Recommendations

Though in some respects (materials and detailing) sensitive to the design of the original building, the placement and overall form of the brick garage of 2002 undermines an appreciation of the original design and detract from its significance.

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ Details sourced from the City of Camberwell Building Index # 12936, dated 16 April 1940.

² Sands & McDougall Directory of Victoria, 1944-45.

³ See the special number of *Wendingen*, 6, with essays by Theodor Wijdevelt and others, Amsterdam, 1924. Dudok was greatly admired in British circles and had a marked effect in Australia, particularly after the success of Seabrook and Fildes' Dudok- influenced Mac Robertson Girls' High School, South Melbourne, of 1934. For his effect in Australia, see Carol Hardwick, 'WM Dudok: his influence in Australia', Ph D., University of Sydney, 1998; and Christine Phillips, 'Architecture of Seabrook and Fildes', M Arch thesis, University of Melbourne, nearing completion at time of writing.

⁴ Details sourced from the City of Camberwell Building Index, #44258, dated 6 November 1968.

⁵ Details sourced from the City of Boroondara Building index, #BS-1189-2002292/0 dated 29 October 2002.

⁶ Details sourced from the City of Boroondara Building Index, #1283-990029-0, unspecified, undated, probably 21 January 1999.

⁷ G Butler. Camberwell Conservation Study, citation for precinct 1, vol. 2, pp. 5-6.

⁸ Significantly, *Xanadu* originally had a very different plan by the well-known Arthur Pretty. But this was halted by the war and Ward's final plan followed 56 Riverside Avenue by several years.

⁹ Butler, Camberwell Conservation Study 1991, p. 324.

¹⁰ Butler, Camberwell Conservation Study 1991, p. 268.

¹¹ Butler, Camberwell Conservation Study 1991, pp. 98, 296. The Camberwell house is graded C.

This has the garage in a similar position to the rear and uses concrete eaves in a pair over the front porch. 15 Walbundry Avenue, graded A by Butler, simply has the garage at the opposite corner, and is in cement rendered brick with a rounded parapet roof.

¹² Butler, Camberwell Conservation Study 1991, p. 60.

- ¹³ Butler, Camberwell Conservation Study, 1991, pp. 46, 145.

Name	House	Reference No	
Address	12 Stodart Street, Camberwell	Survey Date	27 September 2005
Building Type	Residence	Grading	C
Date	1928	Previous Grading	B



Extent of Overlay

Refer Recommendations

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

A permit was granted to build this house in 1928¹. The cost was estimated at £1,800 and the first owner-occupier was William A. Adair who remained there until at least 1945². Later residents included Jacob Lerner and W. Carter³.

The building has been altered significantly since it was surveyed in 1991, with the addition in 1996-7 of two large dormers in the main roof form.⁴

(G Butler, Camberwell Conservation Study 1991, additional research by Lovell Chen, 2005)

Description & Integrity

12 Stoddart Street, Camberwell is an almost symmetrical, hipped roof design from quite late in the bungalow period - 1928. Its roof is clad in terra-cotta shingles and is punctuated by two solidly built non-original dormers on either side of a large, half-recessed central porch supported on two thick piers coming out of the front walls and capped with a pyramidal roof complimenting the larger hipped roof above it. Each of these hipped roofs flares just above the eave line. The two dormers are not original and appear to date from 1996-7.⁵ The walls are stuccoed round all parts of the house that are visible from the street. The earlier stone fence and broad front pathway has been replaced by a picket fence in what Graeme Butler described as 'an inappropriate nineteenth century pattern',⁶ diluting the original impressive horizontality of the street front below the roof. The diamond-pane upper sashes, in thick frames, are generally characteristic of the bungalow period and of other free style architecture in the United States, and the tall quarter-turned chimneys give a hint of Tudor, which was gathering momentum as a residential style at this time. Butler has observed the house suggests Arthur Purnell's designs in other suburbs, reflecting his experience working in China.⁷

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

The proportions of this house and its solidity are broadly comparable to other examples in the surrounding streets and the Golf Links and Hassett Estates nearby, and in other coordinated housing developments of the period, such as Torrington Place Camberwell. Butler notes the flared lower pitches of the gables, though these are also characteristic of the Arts and Crafts Free Styles around 1890-1900 and had percolated into the mainstream of wealthier Melbourne house design by the 1920s.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C.

Recommendations

While not aesthetically unpleasant, the introduction of the two large and imposing dormers into the front slope of the main roof has substantially altered the original design and presentation of this building. On this basis, the building is no longer considered to meet the threshold of significance for B-graded buildings or for the application of a site-specific Heritage Overlay.

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ Details sourced from the City of Camberwell Building Index, # 2686, dated 24 April 1928.

² City of Camberwell Rate Book 1928-9, 15907, *Sands and McDougall Directory of Victoria*, 1935.

³ *Sands and McDougall Directory of Victoria*, 1962; Drawings sourced from the City of Camberwell Building Index, # 63645, dated 25 August 1978.

⁴ Refer City of Boroondara Building File 40/408/06713, permit for attic addition, 10 January 1997, but works carried out in November 1996.

⁵ The dormers do not appear on the 1991 drawing showing proposed alterations and additions and are not in the 1991 site survey photograph. G Butler, Camberwell Conservation Study 1991, v. 4, p. 263.

⁶ G Butler, Camberwell Conservation Study 1991, v. 4, p. 263.

⁷ G Butler, Camberwell Conservation Study 1991, v. 4, p. 263. Butler cites Purnell's 492 Punt Road, South Yarra as a case in point.

Name	House	Reference No	
Address	1 Threadneedle Street, Balwyn	Survey Date	16 September 2005
Building Type	Residence	Grading	C
Date	1915	Previous Grading	B



Extent of Overlay

Not recommended.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Aubrey Matthews (Mathews?), a grain broker, had a seven roomed, brick dwelling built on this site in 1915.¹ Matthews owned and occupied this property until the late 1940s when Eric L. Matthews became the occupier.² Eric Matthews remained at this address until after 1974.³

Alterations to the house (new windows, addition of sunroom and additional bedroom and dressingroom) were made in 1968.⁴

(G Butler, Camberwell Conservation Study 1991, amended by Lovell Chen, 2005)

Description & Integrity

1 Threadneedle Street is a simply designed brick house in a bungalow form, of which quite a number had been constructed in Melbourne by 1915. The house aligns a set of windows facing east, primarily, toward the Dandenong Ranges, lining up the living rooms like an expanded and enclosed verandah. The house is dominated by a single gabled roof form. It has a near-symmetrical south elevation, bisected by a chimney-breast and with a porch on one side and a bay window, originally a verandah/balcony area, but infilled with glazing, on the other. The east-facing windows appear to have been modified as have the windows at the west end of the south (street) elevation (the latter in the 1968 works). The basic walling of red brick and textured stucco is intact as is the roof, with terracotta tiles in Marseilles pattern, with two stuccoed chimneys.

The house is linked to its garden by a pinwheel pattern of hedges, one dividing the northern and southern sections of the 'front' garden to the immediate east, the other dividing a car port area and running north-south. Both of these are tied closely to the house and the house itself retreats into mesh of pittosporum hedge that has grown up around it.

Historical Context

MMBW Detail Plan no. 150 (dated 1932, but possibly based on an earlier survey) shows that the area around Threadneedle Street had been partly developed by the early twentieth century with a series of brick and timber residences dotted across the area.

Comparative Analysis

1 Threadneedle Street is a simply designed brick house in a bungalow form; in this case, a simplified version of red brick and stucco Federation architecture with rooms under a single pitched roof, rather in the manner of Craftsman Bungalows in the US,⁵ with a more open, informal plans and with fireplaces, chimneys, and surface area greatly reduced to approach a 'servantless' condition.

Quite a number of these houses had appeared in Melbourne suburbs by 1915. The house would probably have been termed *Californian* in the 1920s—since *Californian Bungalows*, referring to the Los Angeles suburban houses that appeared in the wake of Charles and Henry Greene's 1900s designs in Pasadena, had glamour as a real estate sales term. This house has relatively few of the Japanese details that mark the Californian contribution, unlike 286 Union Road nearby (q.v., B-graded), yet its simple lines, directness of address, and informality mark it as a reasonably early Bungalow example.

The 'verandah' pattern of connected rooms aligned to scoop in the view has something in common with well-publicised Australian bungalows of this period, such as Herbert Dennis' designs for wealthy clients in the Strathfield area of Sydney's west.⁶

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. The house is not a highly distinctive example of its type and while it retains its overall form, has undergone a series of minor alterations which have altered its presentation.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ City of Camberwell Rate Books, 1915-16, # 4034.

² Sands & McDougall Directory of Victoria, 1944-45; 1950.

³ Sands & McDougall Directory of Victoria, 1974.

⁴ Drawing sourced from City of Camberwell Building Index # 43919, dated 18 September 1968.

⁵ See, esp., Robert Judson Clark, *The Arts and Crafts Movement in the USA*, Princeton, University press, 1974; James S Kornwulf, in his *MH Baillie-Scott and the Arts and Crafts Movement*, Johns Hopkins, Baltimore, 1973, cited Gustav Stickley's *Craftsman* magazine and followers such as Will Bradley and the later Harvey Ellis as early practitioners of an East Coast Craftsman Bungalow style, a complement to its Californian counterpart. *Bungalows* in Melbourne tended to follow both East and West Coast US precedents, fusing them with simplifications of Federation architecture. See Conrad Hamann, 'Architecture', *The Encyclopedia of Melbourne*, Cambridge, Melbourne, 2005, and 'Architecture', *The Oxford Companion to Australian History*, Oxford, Melbourne, 2001. For general accounts of the bungalow's forms and career in Australia, see Peter Cuffley, *Australian houses of the '20s and '30s*, Five Mile press, Melbourne, 1989, esp. Ch 4; Graeme Butler, *The Californian Bungalow in Australia*, Lothian, Melbourne, 1992, esp. 14-30; and *Historic Environment's Bungalow* issue, 5, 1, 1986, esp. the essays by John Clare, pp. 19-39, and Angela Taylor, pp. 4-18.

⁶ Illustrated in *The Salon*, 1912.

Name		Reference No	
Address	17 Threadneedle Street, Balwyn	Survey Date	25 November 2005
Building Type	Residence	Grading	C
Date	1924	Previous Grading	B



Extent of Overlay
To title boundaries.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

In 1907 Frederick Chapman, a paleontologist, had a dwelling (not the subject property) built on part of Allotments 81, 82 and 83. The house was listed as built in timber and with 6 rooms (1907/8-1912/13) and was called *Crohamhurst*; it was subsequently listed in the rate books of 1913/14 as having five rooms.¹ Chapman owned the property until his death in 1943.² No architect has to date been associated with this building. The rate books also indicate that a second house was being built on Chapman's holdings in 1924-5, on part of Lots 82 and 81; this dwelling (the subject property) had 8 rooms and dimensions of 80 x 165 feet. In 1925-6 this appears again, described as 'Chapman, wood 9 rooms, 86 ft x 166 ft', and valued at 324 pounds. A separate entry in this period relates to the 1907 house, which by then is listed as 'Carter, Chapman owner, name changed from *Crohamhurst* to *Faviholin*, timber 5 rooms, 80 x 126 ft', and valued at 280 pounds.³

Frederick Chapman was born in London in 1864 and educated at Exeter Hall and privately.⁴ His father, Robert Chapman, was technical assistant to Michael Faraday and Professor John Tyndall and his brother, also Robert Chapman, was a physicist. At the age of 18 years he became a laboratory assistant in the geology department of the Royal College of Mines where he qualified as a teacher of geology and physiography. In 1902 he came to Melbourne and was appointed paleontologist to the National Museum, Melbourne, a post he held until 1927. The beginning of serious oil search in Australia led to his appointment by the Commonwealth Government as first Commonwealth Paleontologist. He held this position until his retirement in 1936 at the age of 72. From 1902 onward he also served as paleontologist to the Geological Survey of Victoria, and from 1920 to 1932 was part-time lecturer in Paleontology at the University of Melbourne. Frederick Chapman was a Fellow of the Royal Microscopical Society in 1892, President of the Microscopical Society of Melbourne 1919-20, and the Vice President of the Royal Society of Victoria in 1926. He was awarded the Syme Medal and Prize for Research in 1920. Chapman married Helen Mary Dancer in 1890 and had two children, a son and

daughter. He was a keen botanist who encouraged cultivation of Australian plants in gardens and was the Honorary Curator of the Maranoa Gardens in Balwyn.

In 1944-45 it appears that the subject house at 17 Threadneedle Street was owned by Joseph S Cox who continued to live here until after 1952.⁵ The first *Council Building Permit Index* entry for the property is dated 3 April 1930, with additional permits issued on 13 February 1934 (3828), 1 October 1959 (25619, an internal toilet) and 16 February 1960 (26,378, a shower recess). There are records of the site being inspected on 9 November 1956, where new plans and specifications were considered, but it is not clear if any action followed on from this. In 1934 a 365 sq ft extension appears to have been made to the present house. This was for a specimen room which was initially sealed from the rest of the house, but later connected with a new door.⁶

(G Butler, Camberwell Conservation Study 1991, amended by Lovell Chen, 2005; also additional notes and rate books research information, provided by City of Boroondara, September 2006.)

Description & Integrity

The dwelling at 17 Threadneedle Street, Balwyn, is set well back from the street. It is an attic-style house that in its lightness of materials and expression, and in a range of form and material choices, is in the Bungalow style. It has a cement tiled roof in a Marseilles pattern; these tiles may not be original. The ground and first floor walls are clad in rough textured stucco, and the ground floor has a brick dado on its western side and a weatherboard dado on its eastern side. The shallow projecting bays on the east and west sides appear to have been an addition, albeit possibly early.⁷ The entry verandah has a roof of accentuated beams supported on tapering, uncapped piers clad in textured stucco. The windows are in straightforward sash frames, with no leadlighting or other complexities. The rafters all project conspicuously, acceptable both in Arts and Crafts and bungalow terms. The house directs its window placements evenly, with the porch and east side facing the largest expanse of garden. A rear wing, facing north, has a shallow roof, also in cement tile and is a later addition. A bathroom and bedroom are upstairs.

The garden itself is long-standing and mature, with a cement-surfaced driveway, of later date, running past the house on its western side. A swimming pool was added in 1982 and two pergolas in 1983.⁸

Historical Context

MMBW Detail Plan no. 150 (dated 1932, but possibly based on an earlier survey) shows that the area around Threadneedle Street had been partly developed by the early twentieth century with a series of brick and timber residences dotted across the area.

Comparative Analysis

The house at 17 Threadneedle Street, Balwyn, constructed in 1924 is generally conventional in its proportions and weighting, and typical of many of the Bungalow type of dwellings in the Camberwell-Boroondara area, and in 1920s areas of suburbs such as Glen Iris or Box Hill. While it displays elements of the early examples of the Bungalow, including both the American Shingle Style and its flow on in Pasadena and Berkeley in the early twentieth century, the dwelling is otherwise within a range found in Boroondara and more particularly Camberwell, where a consistent solidity, even heaviness, in scale and detail is evident in most early twentieth century designs.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: *The historical importance, association with or relationship to Boroondara's history of the place or object.*

The association of this house with its original owner, the palaeontologist, Frederick Chapman, is of historical interest, but is not considered to particularly elevate the significance of the house.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

Given the building date of 1924, 17 Threadneedle Street is typical of weatherboard and stucco-sheeted bungalows in its external appearance, and does not appear unusual for its time. It is a

relatively straightforward and generally intact example of a Bungalow in its early twentieth century Australian form, which demonstrates a range of Bungalow characteristics common by 1924. To the north it splits into simple wings; to the east it assumes the form and details of a Craftsman bungalow with a central and proportionally enlarged dormer (not unlike the United States East Coast examples); and to the south it develops an asymmetrical verandah-porch and walling dado in line with standard 1920s bungalows of the superimposed gable type.

Statement of Significance

The house at 17 Threadneedle Street, Balwyn, is of local architectural significance. Architecturally, it is a relatively straightforward and generally intact example of a Bungalow in its early twentieth century Australian form, which demonstrates a range of bungalow characteristics common by 1924. It is also generally conventional in its proportions and weighting, and typical of many Bungalow-type dwellings in the Camberwell-Boroondara area. The property is also of historical interest due to its association with its original owner palaeontologist, Frederick Chapman.

Grading Review

Downgraded from B to C. Given the later construction period attributed to this house (1924), from that originally indicated in the 1991 study (1907), 17 Threadneedle Street appears unexceptional for its time, and in comparison with other bungalows in the Boroondara area, should be regraded to C.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991. See also additional notes and rate books research information, provided by City of Boroondara, September 2006.

Specific:

¹ Town of Camberwell Rate Books; 1906-7, 2066, 2067; 1907-8, 2127; 1910-11, 1912-14, 2235.

² *Sands & McDougall Directory of Victoria*, 1940; Desmond, Ray *Dictionary of British and Irish Botanists and Horticulturalists*, p.125-6

³ Additional notes and rate books research information, provided by City of Boroondara, September 2006.

⁴ The following biographical details are taken from *Who's Who in Australia*, 1935, p.111; *Victorian Naturalist*, V60 (1943-6), p.152; and Desmond, Ray. *Dictionary of British and Irish Botanists and Horticulturalists*, p.125-6.

⁵ *Sands & McDougall Directory of Victoria*, 1944-45; D1950

⁶ Details sourced from the City of Camberwell Building Index, # 1524, dated 3 April 1930; 3828, dated 13 February 1934; 25619, an interior toilet, dated 1 October 1959; and a shower recess, #26378, dated 16 12 1960.

⁷ The additions are not shown on the MMBW Detail Plan of 1932, No. 150.

⁸ Details sourced from the City of Camberwell Building Index, #70909, dated 1 April 1982 (swimming pool) and 74618, dated 28 November 1983 (pergolas, also described as 'carport').

Name	<i>Banool</i>	Reference No	
Address	26 Victoria Avenue, Canterbury	Survey Date	
Building Type	Residence	Grading	C
Date	1899	Previous Grading	B



Extent of Overlay

Not recommended.

Intactness ☐ Good ☐ Fair ☒ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Banool was constructed in 1900 by Meyer & Mills to a design by Burke & Schreiber. The house was first occupied by Matthew Bagge, variously described as a civil servant and a registrar.¹

(G Butler, Camberwell Conservation Study 1991, amended by Lovell Chen, 2005)

Description & Integrity

Banool is diagonally sited against the north-east corner of Victoria and View Streets. Its street address is through a shingle-topped corner lich gate. Both the gate and the half-timbered parts of the main house were earlier painted in a striking black and white² but have since been repainted in softer colours including mustards, creams and off-whites. The lich gate appears original - in part at least - and has a hipped roof and an asymmetrical panelled gate flanked by two pairs of thick turned wooden posts and bracketed with curving cross struts.

The attic style house is constructed in red brick with a terracotta tile clad roof and is set back on axis, approached from a curving front path. The verandah is in brick footings with pedestal-mounted tuscan columns, exposed rafters and segmentally arched fascia spandrels. The roofs are hipped at the centre with several gabled wings, and a jerkin-headed lookout on axis with the front gate. The central dormer above the front door is an unsympathetic later addition. The red brick chimneys are an unusual form, being vertically strapped but asymmetrically, in line with the roof fall. These straps are crossed with three slender bands in moulded brickwork. The main gable is similarly unusual, having a curved bay directly underneath a half-timbered projecting tympanum, in curved leadlight glass. The soffit of the original gable projection is also notched distinctively. The roof has an assortment of terracotta finials, including a small gryphon, which all appear original.

The house had various alterations in the 1950s, including a workshop and toilet, renewed fence, and two carports (now demolished).³ Part of the original verandah was demolished and enclosed.⁴ The house had a new kitchen, bathroom, eating and dressing room area added in 1966-8, and a swimming pool coupled with a free-standing billiard room finished in brick and timber in 1969.⁵ This was turned into a car court and free-standing brick garage, games room, cabana, toilet, laundry building in 1984-8, and this is marked with a striking gate in welded iron⁶. More internal alterations were commenced in 1987.

In considering the issue of intactness (as viewed from the street frontages), the main change has been the introduction of an unsympathetic dormer window into the main roof form; this is awkwardly located against the chimney and below the lookout. Other changes have included the demolition of a section of the verandah and the construction of the brick 1980s additions on Victoria Avenue.

Historical Context

Not completed refer Recommendations.

Comparative Analysis

Banool's curved gable leadlight resembles that on notable houses in the British Queen Anne genre, but was also a popular motif in US free style design of the 1880s, both in its Shingle Style application and in urban free style houses such as those by Wilson Eyre in the Philadelphia region. The American expatriate Jefferson Jackson designed larger houses with similar composition and detailing in the northern harbourside suburbs of Sydney, and these were quite well known around Australia by 1900, being published in the building journals and elsewhere.

The house has been compared with John Edmund Burke's 1905 design for 7 Mangarra Road, Canterbury (q.v.). This has a similar lich gate and scale, but the house, though in Federation mode, is quite different in its detailing and approach, and has generally more conventional motifs. *Banool* is also one of several brick and weatherboard houses from the Federation period completed in Victoria Avenue, and is arguably the most inventive in its use of site and detailing.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Banool is typical in scale of a large number of brick and weatherboard houses built in the Canterbury area at this time. It retains its characteristic gate and lich-housing for the Federation period.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Banool is inventive and lively in its composition and array of elements, particularly the chimney detailing, the jerkin-headed attic bay and the curved bay window below the south-east gable. The lich gate is one of the fine surviving examples in the eastern suburbs. The composition is undermined, however, by the later dormer window in the main roof form. The 1980s additions read clearly enough as of later date.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to a C. The later dormer window in the main roof form detracts from the integrity and presentation of the building. While Graeme Butler has suggested that the dormer could be removed and the roof reconstructed, in its current form, the building is considered to be more appropriately graded C.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ Building Application 1899-1918, # 72, cited by G Butler, Camberwell Conservation Study 1991, vol. 4, p. 292; M Lewis, Index to Australian Architecture, reference to *Building Engineering & Mining Journal*, 31 March 1900, p.7; Electoral Roll, 1908 in View Street.

² The house was known by Conrad Hamann of Lovell Chen in the early 1970s. G Butler, Camberwell Conservation Study 1991, v. 4, p. 292, shows the house with its earlier black and white patterning.

³ Details sourced from the City of Camberwell Building Index, #19223 and 22065, dated 18 September 1956 and 29 January 1958 (workshop and toilet); #23624, dated 16 October 1958 (fence and a carport).

⁴ Detail sourced from the City of Camberwell Building Index, #23624, dated 16 October 1958. This may have been to make way for the carport added in the same job. See above.

⁵ Details sourced from the City of Camberwell Building Index, #39610, dated 16 September 1966 (kitchen, eating, bathroom and dressing room extension, plus two more carports); #45174, dated 31 January 1969 and 30 April 1969 (billiard room building). Drawings for these, by Chesney, Marsden and Gill and Robert W Gill respectively, sourced from the City of Camberwell Building Index. The swimming pool was given permit #42377, dated 6 February 1968. A third carport construction was approved: #48861, dated 29 March 1971, and this appears to have been replaced by the extended billiard room and cabana in 1983-4..

⁶ Details sourced from the City of Camberwell Building Index, #74523, dated 14 November 1983.

Name	House	Reference No	
Address	300 Warrigal Road, Burwood	Survey Date	25 September 2005
Building Type	Residence	Grading	C
Date	1929	Previous Grading	B



Extent of Overlay

Not applicable, refer recommendations

Intactness ☐ Good ☐ Fair ☒ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

John Day, an engineer, commissioned G. Karlberg to build a house on this site in 1929.¹ Day occupied the property until after 1952.² Additions estimated to cost £1,000 were made by builder J.P. Laphorne in 1957 for J.M. Taylor the owner-occupier.³ The timber addition comprised a sunroom.⁴

(G Butler, Camberwell Conservation Study 1991)

Description & Integrity

In 1991 Butler concluded that 'Construction drawings reveal that the house contained three bedrooms, a large living area, dining and linked kitchen, a circular entry hall and a rear piazza or courtyard facing north, as was typical with the Mission style. Spanish Mission revival in style, with stuccoed walls, Cordova tiled gabled and hipped roofs and a large extended porch cum porte-cochere, the house is set in spacious grounds with mature period landscape (including palms), surrounded by an original fence.'

At that time 300 Warrigal Road (originally Boundary Road) had been converted into a small private hospital.⁵ Since then it has been incorporated into *Delmont*, a much larger medical centre. The palms in the garden flanking Warrigal Road remain, but the rest of the garden has been turned into a car park and asphalted over. The original fence is gone. The house is now linked to a central office building immediately behind, and forms a linked frontage with at least five other buildings facing Warrigal Road, including a former block of flats. A neighbouring wing takes its architectural cues from 300's Spanish mission exterior, and two other blocks flank a bungalow further south down Warrigal Road. Clearly, no. 300 is intended as forming the main traditional signature for the hospital complex: Delmost Hospital has preserved No. 300's basic exterior, though its internal spaces appear substantially altered in a ward conversion and none of their former residential functions remain.

Before Delmont hospital began its alterations in 1993, No. 300 and its neighbour 298 underwent various works as they were being adapted for earlier hospital and medical roles.⁶

Externally, No. 300 was triple fronted with two superimposed gables facing Warrigal Road, where a masonry porch forms the second gable and originally led visitors through to a side front door across a tiled porch floor in front of a round-cornered dining room. This entry is still left in the preserved building. A passage and laundry form the third front, and a former bedroom wing added in 1969 forms a fourth front.⁷ The two gables facing Warrigal Road have patterns of relieving brick just below each apex, and the former entry porch has a segmental arch with two concave springing points giving a hint at Spanish ornateness. The two smaller east side windows have arched mouldings over flat lintels; there is a centrally placed niche under the main gable, and a longer window between it and the porch. The original stucco rendering may have been roughcast, but the current rendering is smooth. The house would have had spectacular views of the eastern orchards, foothills and the Dandenongs, and was formerly at the very edge of Melbourne's inter-war suburban development. But the fenestration, porch placement and set back from the road suggest that no special advantage was taken of this siting.

Historical Context

Not completed, refer recommendations.

Comparative Analysis

Not completed, refer recommendations.

Assessment Against Criteria

Not completed, refer recommendations.

Statement of Significance

Not completed, refer recommendations.

Grading Review

Downgrade to C. The extent of change, both to the house and its setting, that has occurred since the 1991 survey, is such that the building no longer warrants the B-grading.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

G Butler, Camberwell Conservation Study, 1991.

References

General: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ Details sourced from the City of Boroondara Building Index, # 108, dated 15 January 1929; Electoral Roll, 1938.

² *Sands & McDougall Directory of Victoria*, 1952.

³ Details sourced from the City of Boroondara Building Index, # 20625, dated 31 May 1957.

⁴ Details sourced from the City of Boroondara Building Index, # 20625, dated 31 May 1957.

⁵ Details sourced from City of Camberwell Building Index, #83546, dated 31 August 1987 (conversion to Class V Hosp (?) by owners). Previous to that 300 had other additions, including a swimming pool: #58962, dated 25 March 1976. It also had unspecified additions by AV Jennings: #20625, 1000 pounds, dated 31 May 1957, and #46527, \$8000, dated 22 December 1969. The latter was fairly substantial by 1969 values.

⁶ For the recent phase of hospital development around it, see the City of Camberwell Building index for 298 Warrigal Road, the bungalow remaining to the immediate south: #96877, dated 19 March 1993 (Delmont hospital conversion stages 1 and 2); #97156, dated 3 May 1993 (stages 3 and 4); #98146, dated 21 September 1993 (conversion to hospital ward space); #99401, dated 22 March 1994 (contract variation on #98146). The earlier additions and alterations are listed as #42856, dated 2 April 1968 ('hospital' conversion for Beauchamp nominees); #46788, dated 27 February 1970 (additional toilets); #92420, dated 20 March 1991 (unspecified).

⁷ Drawings sourced from the City of Camberwell Building Index, #46527, dated 22 December 1969.

Name	House	Reference No	
Address	64 (rear) Auburn Road, Hawthorn	Survey Date	6 January 2006
Building Type	Residence	Grading	C
Date	1910-11	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

In 1910-11, according to Hawthorn rate records, Mrs J S Merrilees of Burwood Road was the owner of a brick house of 12 rooms, 'unfinished' in Auburn Road, NAV 80 pounds.¹ This house stood on the west side of Auburn Road on the south corner of Liddiard Street² and is now known as No. 64 Auburn Road. Mrs. Merrilees' new house replaced an earlier weatherboard house of six rooms, which was owned by the Mungovan family in the 1890s and earlier.³ By 1912, Dr. John S Merrilees, physician, was listed as owner of the twelve-roomed brick house at Nos. 24-26 Auburn Road (NAV 120 pounds).⁴ Later, in the 1920s, Dr. Merrilees home became No. 64 Auburn Road.⁵ He was its owner still in the early 1930s when it was recorded as a ten-roomed house.⁶

The architect for the building is not known. Meredith Gould has speculated that the building may have been designed by the prominent residential practice of Ussher and Kemp; if so, this would have been a late example of the work of the practice, coming after the death of Beverley Ussher in 1908.

The 1960s flats visible in the 1992 Hawthorn Heritage Study photograph have recently been replaced with a new apartments, and the original house has been subdivided and additions constructed at attic level and to the west in works approved in 1998.⁷

(Meredith Gould, Conservation Architects, Hawthorn Heritage Study, 1992, additional research by Lovell Chen, 2005)

Description & Integrity

As constructed, the house at the rear of 64 Auburn Road, Hawthorn, was a substantial Federation-era double-storey Queen Anne villa of brick construction sited on a large allotment. The house has been surrounded and to a large degree subsumed by development, including a detached apartment development between the front of the house and Auburn Road and to the south, and extensive two-

storey additions to the house itself to the west. The only elevation clearly visible from the street is the north side elevation which fronts Liddiard Street.

The original roof form is predominantly hipped with flying gables over projecting bays. It has been altered by the recent construction of dormer windows along the western side of the roof; these are visible in general views to the building. The roof is finished with terracotta tile, exposed rafters, half timbering to gable ends and brick and roughcast rendered chimneys.

The walls display tuckpointed red face brick with a moulded string course at ground floor ceiling level and roughcast rendered finish above. The principal east elevation features a projecting bay with double height bay window, which is canted at ground floor level, boxed at first floor level, and finished with timber shingles which are now overpainted. A similar bay is located in the north elevation but this has been altered at ground floor level to accommodate a new entrance door. A small number of windows appear to be original; they contain grouped timber-framed casement sashes with coloured leaded glazing. Elsewhere, the windows have been replaced with new casement sashes. The original main entrance is obscured and a number of new entrances have been created, each of which contains a glazed timber-framed door set within a projecting bay.

The landscape surrounding the house has been completely renewed and the Liddiard Street frontage is fenced with a recent face brick and roughcast rendered wall with steel palisade gates.

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. Though originally a handsome and prominent Federation residence, the extent of alterations and additions which have occurred are such that the building is not considered now to warrant a B-grading. It could be said to meet the definition for C-graded buildings in the original Hawthorn Heritage Study of 1992, that is: ... places ... that make an architectural, historic, scientific or social contribution that is important within the local area. This includes ... some individually significant places that have been altered or defaced'.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould, Conservation Architects, Hawthorn Heritage Study, 1992.

References

General: Meredith Gould, Conservation Architects, Hawthorn Heritage Study, 1992; Meredith Gould, Conservation Architects, Hawthorn Heritage Study Review, 1994.

Specific:

¹ City of Hawthorn Rate Books, 1910-11 Glenferrie Ward, # 5792.

² City of Hawthorn Rate Books, 1910-11 Glenferrie Ward, # 5792.

³ City of Hawthorn Rate Books,, 1901-2 No. 4667; *Sands & McDougall Directory of Victoria*.

⁴ City of Hawthorn Rate Books, 1912-13 Glenferrie Ward, # 5826.

⁵ City of Hawthorn Rate Books, 1926-27 No. 7061

⁶ City of Hawthorn Rate Books, 1926-27, 1930-31, # 7083 (NAV 125 pounds).

⁷ City of Planning Permit Nos BOR 97/126, and BOR 99/00608.

Name	<i>Erasmus School (former Ardenne, Lymdale, Kilmaire School and Brigidine Convent and College)</i>	Reference No	
Address	43-45 Riversdale Road, Hawthorn	Survey Date	21 February 2006
Building Type	Educational, former Residence	Grading	C
Date	1874	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness ☐ Good ☒ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

Previously known as *Ardenne* then *Lymdale*, the tower house on the site in 1874 was designed by the architect, Frederick Wyatt, for Jules Renard, woolbroker, and later, Belgian consul. Wyatt's tender notice in the *Argus* was for the 'erection of a residence in Hawthorn for Jules Renard'.¹ During the 1870s *Lymdale* was occupied by two journalists, Lauchlan McKinnon in 1877 and Henry Gullett in 1878.² By 1886 the property was owned by the sharebroker, James Vickery,³ who during that decade had dealings with a number of prominent land boomers. In 1881, when Thomas Bent became the new Minister of Railways, there were rumours of patronage and J.B. Vickery and J. Straker were at the centre of a scandal involving Bent known as 'The Kensington Hill Job'. Bent had arranged that the Railways Department should pay Vickery and Straker 20,000 pounds for the right of removing a gravel hill on their land at Kensington. Two years later, the vendors transferred to Bent personally 101 acres of the land.⁴ When Premier James Munro became bankrupt for the second time, one of his creditors was J.B. Vickery.⁵

By 1901 the building had been added to at least twice (see *Melb Mansions* entry) and James Vickery was still listed as the occupant.⁶ Around this time the extensive property comprised the main house, conservatory, kitchen wing, wash house, tool sheds, coach house, stable, fowl yards, pigeon house, and tennis court, set amongst large areas of garden.⁷ By 1905 the property was occupied by Mr & Mrs. Paterson, and by 1910 by A R Daly, a solicitor.⁸ The property was acquired by the Brigidine Order in c.1923, and initially used as a convent, augmented by the Brigidine College by the late 1920s. Alterations were undertaken by the Catholic Church's preferred architect Augustus A Fritsch. As part of these developments the tower lost some decoration and over the following years, the school constructed new classrooms and acquired and incorporated further property in Lisson Street, including No. 83, the former *Austral* built in 1883 for William Shiels, MLA, Victorian Premier after James Munro,⁹

By 1940, the school was renamed Lyndale Girls College, and had become the Kilmaire College by 1949.¹⁰ This new name accorded with the names of other schools conducted by the Brigidine Order in Victoria – Kilbreda and Kildara in Mentone and Malvern respectively, and reflected the Order's origins in Ireland. In 1995, Kilmaire College became the Erasmus School.¹¹

(Meredith Gould, Conservation Architects, Hawthorn Heritage Study, 1992, additional research by Lovell Chen, 2005)

Description & Integrity

As constructed, the former *Ardenne* at 43-45 Riversdale Road, Hawthorn, comprised a double-storey Victorian mansion house. Of rendered brick construction, the Italianate-styled house comprised an asymmetrical U-shaped plan with double-fronted façade; a projecting bay contained a single-level canted bay window and the recessed bay was most likely screened by a double-height cast iron verandah (since replaced by the present c.1920s verandah). Located on the east side of the projecting bay was a three-storey tower and to the north (rear) were single-storey wings. It is unclear what, if anything, was added to the house in 1875 and 1888, however the double-storey verandah wing to the east appears to have been added in 1923. Numerous more recent red brick and concrete block classroom additions have greatly subsumed the northern and western sides of the main house, although an early single-storey kitchen wing remains in its overall form at the north-west corner. The original roof has a hipped form with bracketed eaves and is punctuated by rendered brick chimneys with moulded caps and the parapeted tower roof is surmounted by a recent crucifix. With the exception of a small section of north wall which is red brick, the walls display a rendered finish, most of which retain evidence of an early limewashed finish. The principal elevations also have moulded string courses and architraves. Fenestration is generally regular and where original openings remain unaltered they contain timber-framed double-hung sashes, many of which have non-original sunblinds. The original main entrance, located within the tower, is accessed via bluestone steps and a non-original terrazzo floor and contains an altered half-glazed panelled timber door with recent steel security door.

The original and adjoining grounds of the house have been filled with school-related buildings and facilities and a large circular driveway in what appears to be the general form and location of the original provides access from Riversdale Road. This has resulted in the loss of all outbuildings except the kitchen wing. The property boundaries are defined by various non-original stone, brick and steel fences.

Historical Context

As constructed, *Ardenne* was set within a precinct of large two-storeyed villa residences set in spacious grounds. *Ardenne* enjoyed a larger allotment than its neighbours, indicating its earlier date of construction. Its prominent tower also distinguished it from its neighbours, which today has been augmented by a crucifix.

Comparative Analysis

As a former mansion house given over to institutional use, and in its overall scale and Victorian styling *Ardenne*, is broadly similar to a number of other large residences in the general locale and municipal area. It is distinguished by a prominent tower and in this regard compares with the nearby 174 Power Street, Hawthorn (graded B3), and 21 Belmont Avenue, Kew (graded B), 90 Princess Street, Kew (B-graded) 50 Wellington Street, Kew (B-graded), all of which are either more intact, unusual or competent examples. While it originally occupied a prominent siting and expansive garden setting, the extensive additions and site development have obscured these former characteristics.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade to C. Though originally a handsome and prominent Victorian mansion residence, the extent of alterations and additions which have occurred are such that the building is not considered now to warrant a B-grading. It could be said to meet the definition for C-graded buildings in the

original Hawthorn Heritage Study of 1992, that is: ... places ... that make an architectural, historic, scientific or social contribution that is important within the local area. This includes ... some individually significant places that have been altered or defaced'.

Recommendations

Not recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Identified By

Meredith Gould, Conservation Architects, Hawthorn Heritage Study, 1992.

References

General: Meredith Gould, Conservation Architects, Hawthorn Heritage Study, 1992; Meredith Gould, Conservation Architects, Hawthorn Heritage Study Review, 1994.

Specific:

¹ *Argus* 26 March 1874(2).

² Gwen McWilliam, *Lisson Grove, Street Walk VI*, Hawthorn Historical Society, 1989.

³ *Ibid.*

⁴ N. Cannon, *The Land Boomers*, p.83.

⁵ *Ibid.* p.359.

⁶ *Sands & McDougall Directory of Victoria, 1901-1905.*

⁷ As detailed on MMBW Detail Plan No. 1482, City of Hawthorn, dated c.1903.

⁸ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1905 and 1925.

⁹ See research into 83 Lisson Grove, Meredith Gould conservation Architects, Hawthorn Heritage Study, 1992.

¹⁰ Victoria Peel et. al., *A History of Hawthorn*, 1993, p. 75.

¹¹ Pers. comm., 2 March 2006.