

# Report and Citations

## Assessment of Heritage Precincts in Kew

City of Boroondara

Prepared for

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**Appendix A Precinct Citations and Property Schedules**

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## 1.0 Introduction

This report provides an overview, including an outline of the methodology, of a study of proposed new Heritage Overlay precincts in Kew. The survey was undertaken by Lovell Chen Architects and Heritage Consultants during 2008, with the assessment completed in early 2009.

The study was undertaken in response to a project brief from the City of Boroondara, which called for an assessment of 13 potential new precincts in Kew and Hawthorn, nine of which were located in Kew. Council subsequently decided that this study would focus on the Kew precincts.

The initial stage of the project consisted of a pilot study (Yarra Boulevard precinct), followed by commencement of the investigation of the remaining potential heritage precincts. Of these, full assessments were completed for six precincts, including the pilot Yarra Boulevard precinct. A separate brief report has also been prepared for an area which has been recommended for addition to an existing precinct.

Prior to the commencement of the study a project methodological report and overview ('Methodology Report') was also prepared and issued to the City of Boroondara.

Note: As a result of Council's resolution on 8 April 2013, the following changes have been made:

- The properties at 88 and 90 High Street, Kew, have been removed from the recommended High Street South Residential Precinct.
- The properties at 9 Carnsworth Avenue, Kew, and 23 Holroyd Street, Kew, have been downgraded from contributory to non-contributory, but have been retained within the recommended Yarra Boulevard Precinct.

### 1.1 Initial Identification of Potential Precincts

The proposed heritage precincts included in this study, together with the other potential precincts identified in the City of Boroondara project brief, were initially identified in 2005/2006 by Lovell Chen during a review of B grade properties in Kew, Camberwell and Hawthorn, and C\* grade properties in Hawthorn (see overview of the review study below at Section 2.2).

During the course of these reviews of individual properties, which included site visits and streetscape inspections, a number of areas in Kew and Hawthorn were identified as having potential for consideration as Heritage Overlay precincts. This was based on the general observation of the historic architectural and built form qualities of the discrete areas, and the perceived comparatively high level of intactness of the properties as they presented to the street. The reports of the 2005/2006 studies subsequently recommended that a review and assessment of these areas be undertaken.

The areas had not previously been identified as discrete areas or potential precincts in any earlier heritage studies, although many individual properties within the potential areas had been given a heritage grading in earlier studies. For instance, the *Kew Urban Conservation Study* (Pru Sanderson Design Pty Ltd, 1988) identified gradings for many properties which are now within the proposed new precincts. The earlier gradings are identified in the Schedule of Properties for each of the precincts, included at Appendix A to this report.

It is also noted that the areas recommended for survey and assessment by Lovell Chen during the course of the B and C\* grade reviews, did not in all cases specify exact precinct boundaries. On that basis, the City of Boroondara described approximate boundaries for

each precinct prior to the commencement of the study, with the understanding that the boundaries would be refined, as appropriate, during the course of the study. The refinement did occur, in some cases excising areas/properties from the potential precincts, and in other cases incorporating additional adjacent areas/properties into the precincts.

It was also the case that some of the areas identified as potential precincts included sections of existing Heritage Overlay precincts, where it was thought that there might be potential to include these areas in the new precincts.

Further, some of the properties excluded from the original potential precinct areas are, for reasons explained at Section 4.1.1, recommended for further investigation as potential individual Heritage Overlays.

## 1.2 Initial Precincts for Review

The table below identifies the potential precincts in Kew, as per the study project brief, and at the commencement of the study. Note that not all of the potential precincts in the table were finally assessed as being of sufficient heritage significance to warrant a Heritage Overlay precinct control. This is explained further below at Section 4.1 ('Precincts Recommended for the Heritage Overlay') and Section 4.3 ('Precincts not Recommended'), including the findings of the study with regard to the potential precincts (and boundaries) at the outset of the study, and the final recommendations on the proposed precinct boundaries.

The table also identifies the approximate number of properties in each precinct, prior to the commencement of the study.

<b>Precinct</b>	<b>Approximate no. of properties**</b>	<b>Approximate boundaries</b>
<b>Kew</b>		
Yarra Street precinct, Kew (pilot study)	250	Yarra and Stawell Streets and the broader area north of Studley Park Road, south of Wills Street and west of Studley Avenue.
Pakington Street/Peel Street/Malmsbury Street precinct, Kew	650	Bounded by Eglington Street to the north, High Street to the south, Derby Street to the east and Princess Street to the west.
Miller Grove precinct, Kew	73	Bowen and Henry Streets and Miller Grove.
Howard Street precinct, Kew	25	Howard Street, Kew
Denmark Street/Foley Street/Barkers Road precinct, Kew	126	Includes both sides of Denmark Street between Barkers Road and High Street. Also includes Foley Street, the section of Barkers Road bounded by High Street and Power Street, and the northern side of Barkers Road between High Street and Denmark Street.
Edgecombe Street precinct, Kew	12	The western side of Edgecombe Street.
Fernhurst Grove precinct, Kew	5	33-41 Fernhurst Grove.
High Street precinct, Kew	100	Both sides of High Street from Barkers Road to the Kew Junction.

Precinct	Approximate no. of properties**	Approximate boundaries
Queen Street precinct, Kew	110	Bounded by Cotham Road, Gellibrand Street, Fenton and Stratford Avenues and Xavier College's northern boundary.

Table 1 Table of precincts for review. \*\*Note that the number of properties indicated in the middle column is approximate only and was subject to change as the boundaries were further defined.

## 2.0 Council Policies and Previous Heritage Studies

A number of heritage studies preceded this precinct study, including those undertaken for the former Cities of Kew and Hawthorn (as noted above). These studies were discussed in the aforementioned Methodology Report which was submitted to Council at the commencement of this study, and are not discussed in detail here. Again as noted above, none of the previous studies identified these potential precincts, but did grade many of the properties (see Appendix A to this report) which are now proposed to be included in the new heritage precincts. The existing gradings, along with other relevant Boroondara heritage policies, informed the assessment undertaken for this study.

### 2.1 Clause 22.05 (Heritage Policy)

The recent Amendment C66 to the City of Boroondara's Planning Scheme introduced a revised local Heritage Policy at Clause 22.05. A key feature of the revised policy is the inclusion of a Statement of Significance for each heritage precinct within the municipality.

The policy also updates the grading system which applies to heritage properties in Boroondara. 'Significant', 'contributory' and 'non-contributory' gradings have replaced the previous alphabetic gradings of A to E (in fact A-C for Kew, see Section 3.2 below). For individual properties within the six proposed new precincts in Kew and the properties identified for addition to an existing precinct, the previous (where formerly identified) and updated gradings are listed in the Schedule of Properties at Appendix A to this report.

A reference document to Clause 22.05, the *Schedule of Gradings in Heritage Precincts (2006)*, identifies the 'significant' and 'contributory' buildings in each existing Heritage Overlay precinct; the buildings identified as 'non-contributory' are not identified in the Schedule. This approach has been adopted with the Schedule of Properties at Appendix A.

The Amendment C66 Panel Report also discussed the issue of grading individual buildings within Heritage Overlay precincts, including by means of a Schedule of Properties, and endorsed this approach.

### 2.2 B and C\* Grade Building Reviews

The aforementioned review of B grade properties undertaken in 2005/2006 by Lovell Chen, involved 228 residential places identified as B grade properties in the earlier heritage studies for Kew (1988), Camberwell (1991) and Hawthorn (1993). The review of C\* grade (or 'keynote') properties related to Hawthorn only, and involved 116 properties. None of the properties at the time of the review were subject to Heritage Overlay controls.

The purpose of the review was to undertake a reassessment of the gradings, and relative level of significance, and from that confirm if the properties warranted individual inclusion in the Schedule to the Heritage Overlay.

A number of these buildings have also subsequently been included in the proposed new precincts in Kew.

### 2.3 Kew Junction Structure Plan Heritage Report

Another recent Council study of relevance is the *Kew Junction Structure Plan Heritage Report* (HLCD Pty Ltd, June 2006), which is a technical report prepared to inform the recommendations of the *Kew Junction Structure Plan* (Planisphere, draft, February 2008). The area subject to the *Structure Plan* is generally bounded by Molesworth Street (continuing this alignment along property boundaries to Disraeli Street) in the north; Disraeli Street, rear boundaries of the properties on the east side of Mary Street, and Glenferrie Road to the east; Barkers Road in the south; and Bowen, Howard and Studley Avenues in the west.

Some areas of the proposed precincts are located within the study area for the *Structure Plan*, however three of the finally recommended precincts are partly or entirely located within the area. The *Kew Junction Structure Plan Heritage Report* highlights the potential heritage listing of these areas.

### 3.0 Methodology

The following section outlines the actions taken to establish the nature, extent and significance of the heritage precincts subject to this study. The process involved a review of existing documentation, examination of the grading systems which had been applied in the past, physical survey of the potential precinct areas, historical research, comparative analysis, and assessment of heritage significance. The process also culminated in the revision of the proposed precinct boundaries, and a reduction in the number to six precincts from the nine potential precincts identified in Council's project brief. One of the potential precincts has been recommended for addition to an existing heritage overlay precinct.

These six precincts, and the area identified for addition to the existing heritage overlay, are considered to be of sufficient heritage significance to warrant inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

#### 3.1 Existing Documentation

Existing information relating to the proposed precincts was generally limited, given that the precincts as discrete areas had not been identified prior to 2005/2006. It is noted, however, that general information about the areas, and more specific information about particular buildings within the areas, was sourced from the earlier studies, and was supplemented by additional historical research and the results of the physical survey and investigation (see below).

#### 3.2 Existing Gradings

As noted above, the *Kew Urban Conservation Study* (Pru Sanderson Design Pty Ltd, 1988) identified gradings for many properties within the proposed new precincts. A summary of the definitions for the gradings, which are reproduced for relevant properties in the Schedule at Appendix A to this report, are as follows:

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

<b>Grading</b>	<b>Kew Urban Conservation Study</b>
B	Places that are integral to the cultural significance of the City of Kew as a whole, through their architectural integrity or historical associations.
C	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.

Table 2 Definition of pre-existing property gradings in Kew.

The City of Boroondara’s revised Heritage Policy has updated the grading system, with ‘significant’, ‘contributory’ and ‘non-contributory’ gradings now applying instead of the alphabetic gradings. The definitions are as follows:

‘Significant’ heritage places are individually important places of State, municipal or local cultural heritage significance. They can be listed individually in the Schedule to the Heritage Overlay at Clause 43.01 of the Boroondara Planning Scheme. They can also be places that, when combined within a precinct, form an important part of the cultural heritage significance of the precinct. They may be both individually significant and significant in the context of the heritage precinct.

‘Contributory’ heritage places are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important places of State, municipal or local cultural heritage significance, however when combined with other ‘significant’ and/or ‘contributory’ heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.

‘Non-contributory’ places are places within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent ‘significant’ or ‘contributory’ heritage places.

This study adopts the updated grading system, with individual properties within each precinct identified as being either ‘significant’ or ‘contributory’ in the Schedule of Properties attached to each precinct citation. Properties within precincts which are ‘non-contributory’ are not identified or listed in the Schedule.

As a general rule, the previous gradings of A and B in Kew are equivalent to the updated grading of ‘significant’, and the grading of C in Kew is equivalent to the grading of ‘contributory’; ungraded buildings are equivalent to ‘non-contributory’ places. However, the pre-existing gradings for individual properties given in the *Kew Urban Conservation Study* have not necessarily been converted automatically into the equivalent updated grading in the current study.

For instance, as a result of the physical survey and inspection of potential precinct areas, a B grade property (‘significant’) might now more reasonably be considered a C grade property (‘contributory’) to reflect alterations and changes to the properties (since 1988). Conversely, some previously ungraded or lowly graded properties might now be considered ‘contributory’ or even ‘significant’, having been revised upwards as a result of a re-appraisal of their heritage significance and architectural values. This is particularly the case for some properties of the postwar period, which were typically not graded or even assessed in earlier

municipal heritage studies (see for example some properties in the Yarra Boulevard precinct, Schedule of Properties).

### **3.3 Physical Survey**

The physical survey of each of the potential precincts was undertaken over a number of weeks in July and August 2008. As noted in the 'Introduction' to this report the boundaries of the potential precincts were not in all cases originally exactly specified (i.e. they were approximate) at the outset of the study. The understanding was that the boundaries would be refined, as appropriate, during the course of the study. This resulted in some cases in excising areas/properties from the potential precincts, and in other cases incorporating additional adjacent areas/properties into the precincts where the latter were inspected and assessed as contributing to the significance of the precinct.

Each building within each potential precinct was inspected from the street and photographed, largely to the extent of fabric visible from the main street frontage. The setting to the buildings, including visible gardens and the presentation of properties to their respective streets, was also photographed.

In many cases it was apparent that alterations and additions to buildings had occurred, and in addition to the consideration of grading as outlined above, an assessment was also made as to the impact of the change on the building's original form and appearance, and ability to contribute to the valued heritage character of the precinct. Where alterations were of a minor or limited nature to the most visible parts of buildings, or potentially of a more substantial nature but setback to the rears of properties where they have restricted visibility from the street, and hence limited visual impacts, then it was possible that the property was still 'contributory' or in some cases still 'significant'.

The issue of intactness is further discussed below at Section 3.6.4.

#### *3.3.1 Precinct Boundaries*

Another outcome of the physical survey was to clarify and/or revise the boundaries of the potential precincts and to determine if 'non-contributory' properties should be included within the precinct boundaries.

The citation for each precinct states why the precinct is important and identifies the important characteristics and contributory elements to this significance. The precinct boundary obviously needs to capture these characteristics and elements. In some cases, the precinct also captures infill developments ('non-contributory') or buildings that have been significantly altered and no longer make a contribution to the character of the precinct (i.e. also 'non-contributory').

Regarding the inclusion or exclusion of 'non-contributory' properties in precincts, their retention within a precinct typically depends on their location. They may be located within a row of (or adjoined on both sides by) contributory buildings, and/or in a particularly sensitive part of the precinct, and their retention would assist in managing the valued character of the precinct through controls over future development. Alternatively, where 'non-contributory' buildings are located on the edge or boundary of a precinct, or in a location which is less sensitive or important in terms of understanding or appreciating the precinct, then they may be excluded from the precinct.

As noted in the 'Introduction' at Section 1.1, some of the properties which have been excluded from the original potential precincts are recommended for further investigation as potential individual Heritage Overlays. This is explained below at Section 4.1.1.

### **3.4 Historical Research**

The history for each precinct was researched and written with reference to both primary and secondary sources. The histories provide general information on the development of each precinct and its associations. Individual buildings within the precincts were not researched however the estimated date of construction for each property is identified in the precinct Schedule of Properties. This is generally approximate and based on the assessment made during the physical survey and in some cases supplemented through reference to Sands and McDougall directories and Council's building card index. The research did not include reference to rate books.

The historical research undertaken for each precinct was based on the following sources:

- local histories (including D Rogers *A History of Kew*, and WD Vaughan *Kew's Civic Century*; see the 'Bibliography');
- subdivision and auction plans and notices;
- Melbourne and Metropolitan Board of Works (MMBW) plans (both the 160':1" scale series and the 40':1" scale series);
- Sands & McDougall Directories
- aerial photographs; and
- other historical images.

As noted below in regard to the Yarra Boulevard precinct, Lovell Chen undertook additional research into the involvement of architects known for their Modernist buildings within the precinct area. Refer to Appendix B for the resulting essay and references cited.

### **3.5 Comparative Analysis**

The process by which buildings or places are compared with other broadly similar examples in order to reach a conclusion about relative significance/importance is an important aspect of heritage assessments. However, for heritage precincts/geographical areas within a municipality, it is a process which can sometimes only be undertaken to a limited degree. Comparing precincts can be helpful in a contextual way, but not necessarily as a means of making direct and meaningful comparisons, or establishing relative significance.

Contextually, evaluating precincts against each other can serve to highlight distinctions and differences, as well as common factors. It can be useful to identify other precincts of similar periods, subdivision patterns, shared associations with transport developments, or with similarly consistent or varied built form development, but not necessarily to determine greater or lesser significance. In this way, the comparisons help to further 'flesh out' aspects of the distinguishing characteristics of the precincts.

Accepting this, the proposed precincts in Kew have been compared in this study to broadly comparable precincts in the City of Boroondara, and where it is helpful and enlightening, to areas outside the municipality (not all of which are Heritage Overlay areas/precincts). This occurred with the Yarra Boulevard precinct which has few readily comparable precincts within existing Heritage Overlay areas, including in Boroondara.

### **3.6 Assessment of Significance**

The primary consideration in assessing the heritage significance of each of the precincts in the study has been that of whether the precinct warrants the application of a Heritage Overlay. In this regard, the assessment methodology has been informed by accepted

heritage conservation practices and methodologies, by the heritage gradings of properties, and by the physical investigation of properties and streetscapes within the proposed precinct areas.

### 3.6.1 *The Burra Charter (Australia ICOMOS Burra Charter 1999)*

The Burra Charter establishes the concept of cultural significance and sets out a series of values which contribute to cultural significance:

*Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations (Article 1.2)

Acceptance of these Burra Charter values underpins the assessment process and use of the assessment criteria, and the criteria themselves are drawn from and make reference to these values.

### 3.6.2 *Choice of assessment criteria*

The VPP Practice Note 'Applying the Heritage Overlay' is a guiding document in the application of the Heritage Overlay. The Practice Note states that places to be included in the Schedule to the Heritage Overlay should include, *inter alia*

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

The Practice Note also requires the use of 'recognised heritage criteria':

Heritage criteria which could be adopted for the assessment of heritage places include those adopted by the Australian Heritage Commission or Heritage Victoria ... [or] those set out in the Department of Infrastructure's 1991 publication, Local Government Heritage Guidelines. These or other criteria may be acceptable. The most important thing is that the assessment of heritage places has been rigorous and that heritage controls are applied judiciously and with justification.

A modified version of the Heritage Council criteria has been used for this study. These criteria for the assessment of cultural heritage significance were adopted by the Heritage Council of Victoria in August 2008, and are a modified version of the HERCON model criteria which were generally accepted by the Advisory Committee report 'Review of Heritage Provisions in Planning Schemes' of August 2007. These criteria also meet the expectations of the Practice Note.

The Heritage Council criteria were modified to reflect the local context of the City of Boroondara (as opposed to the state context in which candidates for the Victorian Heritage Register are considered); the criteria used are as follows:

Criterion A - Importance to the course, or pattern, of the City of Boroondara's cultural history.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural history.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural history.

Criterion D – Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion E – Importance in exhibiting particular aesthetic characteristics.

Criterion F – Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Criterion G – Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H – Special association with the life or works of a person, or group of persons, of importance in City of Boroondara’s history.

### 3.6.3 *Application of the criteria*

The modified Heritage Council criteria have been applied in a consistent manner generally as described below. It is noted that the majority of precincts were found to be significant under criteria A and E only, while the Yarra Boulevard precinct was significant under criteria A, B, E and F.

*Criterion A - Importance to the course, or pattern, of the City of Boroondara’s cultural history.*

This criterion addresses the question of historical value as set down in the Burra Charter. In considering this criterion, all the precincts recommended for the Heritage Overlay in this study are considered to be of historical significance in the local context. The precincts contribute in a general sense to an understanding of the historical development of the municipality and provide reference points to the past. In assessing the precincts against this criterion, the approach has been to identify the origins of the precincts, the stimulus for development, any associations with a particular local phase of development, subdivision patterns, etc.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Boroondara’s cultural history.*

As noted above, this is not a criterion which commonly relates to heritage precincts. More typically, the distinctive physical qualities of a precinct are captured under other relevant criteria, in particular Criterion E. In this study, however, the Yarra Boulevard precinct was considered to be of such interest and distinction in the municipality, and of a relative level of uncommonness, that this criterion was relevant.

*Criterion C – Potential to yield information that will contribute to an understanding of the City of Boroondara’s cultural history.*

This criterion contemplates the potential for research and investigation, and is not generally applicable in the local planning context with regard to precinct areas.

*Criterion D – Importance in demonstrating the principal characteristics of a class of cultural places or objects.*

This criterion deals with the issue of representativeness, which is the extent to which a place or precinct could be considered to demonstrate the characteristics of a particular building typology or grouping of buildings. Its applicability to precincts is generally limited.

*Criterion E – Importance in exhibiting particular aesthetic characteristics.*

This criterion deals with aesthetic value as set down in the Burra Charter. In considering this criterion, all the precincts recommended for the Heritage Overlay in this study are considered to be of aesthetic significance in the local context. This value addresses the architectural design of the buildings, their distinguishing physical characteristics, the important attributes of their settings, and the streetscape values. In assessing precincts against this criterion, the approach has been to identify the distinctive built form and landscape characteristics, including building styles, materials, common features such as verandahs, typical heights, setbacks, gardens and fences.

*Criterion F – Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

This criterion was generally found to be of limited relevance in this study, other than for the Yarra Boulevard precinct. The latter is important for its collection of high quality and in some cases architecturally adventurous Modernist dwellings from the postwar period, including some major work by leading Melbourne architects of the era.

*Criterion G – Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

This study did not identify any precincts to which this criterion could be applied.

*Criterion H – Special association with the life or works of a person, or group of persons, of importance in City of Boroondara's history*

This study did not identify any precincts to which this criterion could be applied. While there may be buildings in the precincts which are associated with particular individuals of local or even wider note, such associations were not identified within the scope of this precinct study.

#### 3.6.4 *The issue of intactness*

The issue of intactness has traditionally been a key consideration in local heritage studies and has been one of the major factors influencing the ranking or grading of properties. The grading system in the 1988 Kew study, as identified above at Section 3.2, makes reference to intactness; for instance C grade buildings are distinguished from the higher gradings as they are 'in the main, severely altered examples of typical building types'.

Accepting the above, the updated gradings for Boroondara, also at Section 3.2, do not specifically reference intactness. However, given the emphasis in the Heritage Overlay on fabric and on the control of change to fabric, the issue of intactness remains important, and the approach in this study has been to use intactness as a moderating factor in assessing both the significance of potential precincts and that of individual properties within precincts, including their contributory value. As noted above, the latter process was informed by the degree to which previous works to heritage buildings had impacted on, or detracted from, the property's ability to contribute to the valued heritage character of the precinct.

For precincts themselves, and streets within precincts, the degree to which they retained a comparatively high level of intactness (or collection/group of intact buildings) helped to determine the precinct boundaries and whether in fact there were sufficient heritage properties to constitute a precinct at all.

### **3.7 Citations**

Individual citations have been prepared for each precinct recommended for inclusion in the Heritage Overlay. The format of the datasheets has been designed in order that all the relevant physical and historical information is included in a single document, as well as any comparative and stylistic analysis, the assessment against criteria and a statement of significance.

A Schedule of Properties for each precinct has also been compiled which includes the address of each property, whether the property is 'significant' or 'contributory' to the precinct (note properties identified as 'non-contributory' are not included in the schedule of properties), any former gradings, heritage listings or classifications and an approximate date of construction.

## **4.0 Findings & Recommendations**

### **4.1 Precincts Recommended for the Heritage Overlay**

The findings and recommendations in relation to the six proposed new precincts in Kew and the area recommended to be added to an existing heritage overlay precinct are outlined below. Maps are also included which illustrate the changes in the precinct boundaries from what was originally (and potentially) considered, to what was ultimately arrived at following the survey and assessment. Please note that these maps do not show any other existing Heritage Overlays in the areas they depict.

#### *4.1.1 Properties Excluded from the Proposed Precincts*

As noted above, some properties which were originally located in the potential precinct areas have been excluded from the proposed (refined) precinct boundaries, but are nevertheless recommended for further investigation as potential individual Heritage Overlays. The reason for their exclusion from the precincts is as follows:

- The properties remain in proximity to the proposed precincts, but do not share or relate to the valued heritage characteristics of the precinct; or
- The properties are now remote/separated from the refined precinct boundary, due to the excision of intervening infill or 'non-contributory' development.

The subject properties, in relation to each precinct surveyed, are identified below. Note also that, where applicable, the grading originally attributed to the property in the 1988 *Kew Urban Conservation Study* is identified. This individual grading has not necessarily been reviewed in the course of this study; determining (assessing) whether the property is 'significant', as per the updated grading system in the Boroondara Heritage Policy, and potentially therefore a candidate for an individual Heritage Overlay control, would occur when the property was further investigated for the individual control.

#### *4.1.2 Yarra Boulevard Precinct, Kew*

The Yarra Boulevard precinct, Kew, was selected as a pilot study to be undertaken prior to the survey and assessment of the remaining Kew precincts. The potential precinct concentrated on Yarra Street, Kew, and extended from Studley Park Road to Wills Street. It also included some areas already within the existing Barry Street precinct (HO143).

Following commencement of the project, Council requested that the potential precinct area be increased to include Milfay Avenue (to the west). As a result, the survey involved the inspection of approximately 265 properties within the potential precinct.

To assist in the assessment of the precinct Lovell Chen undertook additional research into the involvement of architects known for their Modernist buildings within the precinct area. Refer to Appendix B for the resulting essay.

### *Findings*

The original potential boundary of the Yarra Boulevard precinct and the recommended reduced boundary are illustrated below (Figure 1).

During the survey it became clear that the outer edges of the potential precinct were either developed at earlier stages and did not relate to the valued heritage characteristics of the precinct as centred around Yarra and Stawell Streets; or were more fragmented in terms of the valued built form of the precinct. As a result, the boundaries were realigned to focus more specifically on the area generally developed between 1940 and 1960 (with some earlier exceptions), and the north and south areas were excised.

Further, a number of properties to the north (of Molesworth Street) and east of the potential precinct (including along Stawell Street) were already included in the existing Barry Street precinct (HO143). These properties were also excised from the study area, on the grounds that it was more appropriate that they remain within HO143.

Conversely, some properties in Cameron Court included in HO143 were determined to have had a stronger relationship with the Yarra Boulevard precinct. These properties are recommended to be removed from HO143 and included within the recommended new Yarra Boulevard precinct.

A number of properties to the east side of Studley Avenue were not within the original potential precinct, but were identified and assessed during the survey and recommended for inclusion in the proposed precinct. Likewise, a number of properties on the north side of Molesworth Street at the west end were also recommended to be included within the precinct.

In addition to the above, and as per Section 4.1.1, a number of properties are located outside the proposed precinct area; these are recommended for further investigation with the possibility of being included as individual properties in the Schedule to the Heritage Overlay. These properties are:

- House, 51 Fellows Street, Kew (C grade)
- House, 52 Fellows Street, Kew (C grade)
- House, 56 Fellows Street, Kew (ungraded)
- House, 57 Fellows Street, Kew (C grade)
- House, 58 Molesworth Street, Kew (C grade)
- House, 64 Molesworth Street, Kew (C grade)
- House, 16 Redmond Street, Kew (ungraded)
- House, 85 Wills Street, Kew (C grade)

## Recommendations

1. It is recommended that the Yarra Boulevard precinct, Kew, as identified in the precinct citation, be included in the Schedule to the Heritage Overlay in the City of Boroondara Planning Scheme.
2. It is recommended that 27 Stawell Street be included in the existing HO143 (Barry Street precinct).
3. It is recommended that the properties to Cameron Court (with the exception of 4 Cameron Court) be removed from the existing HO143 precinct and included within the Yarra Boulevard Precinct.
4. It is recommended the individual buildings outside the proposed precinct boundary, as identified above, be investigated for potential inclusion as individual properties in the Heritage Overlay.

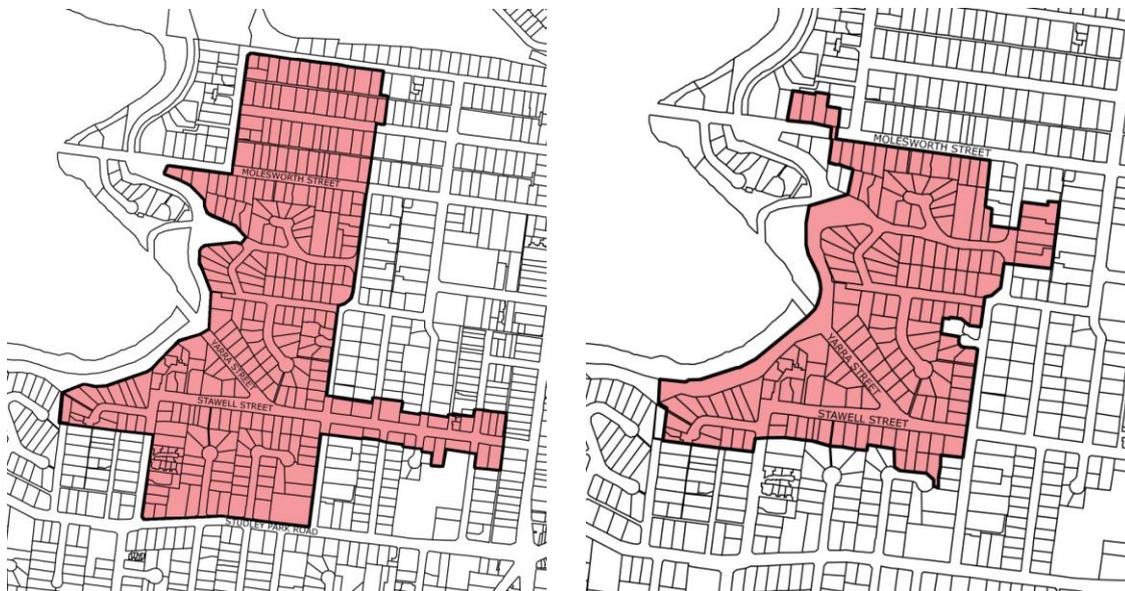


Figure 1 Yarra Boulevard Precinct potential boundary at outset of study (left); and the recommended proposed precinct boundary (right).

### 4.1.3 High Street South Residential Precinct, Kew

The High Street South Residential precinct, Kew, is a combination of two potential precincts: the High Street precinct and Miller Grove precinct. The combination of these two precincts involved the inspection of approximately 170 properties.

## Findings

The survey and assessment of the proposed High Street and Miller Grove precincts indicated that these two adjoining precincts were developed during the same period predominantly with large, detached villas.

As such, it was recommended to combine the two precincts (Figure 2). Further, a number of properties to Barkers Road have also been included within the recommended precinct. These properties were originally proposed to be included in the potential Denmark Street precinct (see below) but relate more specifically to the development and significance of the High Street South Residential precinct.

The central portion of High Street has been excised from the precinct, as has the area closest to Kew Junction. These areas have undergone redevelopment in the past few decades and do not relate strongly to the significance or valued heritage characteristics of the precinct. The removal of the central portion has also resulted in a disjointed precinct, although the two portions share the valued precinct characteristics and were developed during the same period.

In addition to the above, and as per Section 4.1.1, a number of properties are located outside the proposed precinct area; these are recommended for further investigation with the possibility of being included as individual properties in the Schedule to the Heritage Overlay. These properties are:

- Tram Depot, 73 Barkers Road, Kew (B grade)
- Shop, 2 High Street, Kew (A grade)
- House, 50 High Street, Kew (C grade)
- House/Shop, 114 High Street, Kew (C grade)



Figure 2 High Street South Residential Precinct potential boundary at outset of study (left); and the recommended proposed precinct boundary (right).

### *Recommendations*

1. It is recommended that the High Street South Residential precinct, Kew, as identified in the precinct citation, be included in the Schedule to the Heritage Overlay in the City of Boroondara Planning Scheme.
2. It is recommended the individual properties outside the proposed precinct boundary, as identified above, be investigated for potential inclusion as individual buildings in the Heritage Overlay.

#### 4.1.4 *Denmark Street Precinct, Kew*

The assessment of the Denmark Street precinct, Kew, involved the inspection of approximately 126 properties.

## Findings

The survey and assessment of the potential Denmark Street precinct resulted in the removal of portions of the precinct and the inclusion of some areas which were originally outside the potential precinct boundary (Figure 3).

The Barkers Road portion of the precinct was largely excised; some of the properties on the north side relate more specifically to the development and significance of the proposed High Street South Residential precinct (see above) where they are instead recommended for inclusion. The properties on the south side of Barkers Road are already within the existing HO220 (West Hawthorn Heritage Overlay precinct).

The Foley Street section of the precinct was extended at the north end to take in additional properties which share the valued characteristics of the precinct.

In addition to the above, and as per Section 4.1.1, the following property is located outside the proposed precinct area, but is recommended for further investigation with the possibility of being included as an individual property in the Schedule to the Heritage Overlay:

- 81-85 Denmark Street, Kew (ungraded)



Figure 3 Denmark Street Precinct potential boundary at outset of study (left); and the recommended proposed precinct boundary (right).

## Recommendations

1. It is recommended that the Denmark Street precinct, Kew, as identified in the precinct citation, be included in the Schedule to the Heritage Overlay in the City of Boroondara Planning Scheme.
2. It is recommended the individual property outside the proposed precinct boundary, as identified above, be investigated for potential inclusion as an individual building in the Heritage Overlay.

### 4.1.5 Queen Street Precinct, Kew

The assessment of the Queen Street precinct, Kew, involved the inspection of approximately 110 properties within the proposed precinct.

### Findings

The survey and assessment of the potential Queen Street precinct resulted in the removal of a large portion of the precinct on the south side of Wellington Street, and the addition of a small section of Fenton Avenue on the west side (Figure 4). Development on the south side of Cotham Road (largely commercial development) was also removed.

Whilst of interest, the commercial buildings to Cotham Road do not relate to the residential nature of the Queen Street precinct. These buildings could, however, be considered for further investigation as part of a potential Kew Junction/High Street retail Heritage Overlay precinct.

The properties south of Wellington Street are of a different era and style of development to those within the recommended precinct; they are also more fragmented (scattered) geographically and do not form strongly cohesive streetscapes.

The west side of Fenton Avenue was included in the recommended precinct as it was developed at the same time as the east side of Fenton Avenue, and shares the valued characteristics of the precinct.



Figure 4 Queen Street precinct potential boundary at outset of study (left); and the recommended proposed precinct boundary (right).

### Recommendations

1. It is recommended that the Queen Street precinct, Kew, as identified in the precinct citation, be included in the Schedule to the Heritage Overlay in the City of Boroondara Planning Scheme.
2. It is recommended that the commercial buildings in Cotham Road be further investigated as part of a potential Kew Junction/High Street retail Heritage Overlay precinct.

#### 4.1.6 Clutha Estate Precinct, Kew

The assessment of the Clutha Estate precinct, Kew, involved the initial inspection of approximately 12 properties. However, following a meeting with Council during the course of

the study, it was determined that the remainder of the original c. 1940 Clutha Estate, as bounded by Stevenson Street, Edgecombe Street, Studley Park Road and Carson Street, be inspected for potential inclusion in the precinct (Figure 5).

*Findings*

The survey and assessment of the full extent of the original c.1940 Clutha Estate resulted in a significant expansion of the original potential precinct boundary, to capture valued residential development primarily from the 1940s and 1950s.

*Recommendations*

- 1. It is recommended that the Clutha Estate precinct, Kew, as identified in the precinct citation, be included in the Schedule to the Heritage Overlay in the City of Boroondara Planning Scheme.



Figure 5 Clutha Estate Precinct potential boundary at outset of study (left); and the recommended proposed precinct boundary (right).

4.1.7 *Howard Street Precinct, Kew*

The assessment of the Howard Street precinct, Kew, involved the inspection of approximately 25 properties.

*Findings*

The survey and assessment of the potential Howard Street precinct resulted in the reduction of the precinct extent, including removal of residential development located on the east side of Howard Street (Figure 6). The group of predominantly 'Old English' style houses on the west side of Howard Street, however, hold together as a small precinct, which originally formed part of the Oakwood Estate.



Figure 6 Howard Street Precinct potential boundary at outset of study (left); and the recommended proposed precinct boundary (right).

*Recommendations*

1. It is recommended that the Howard Street precinct, Kew, as identified in the precinct citation, be included in the Schedule to the Heritage Overlay in the City of Boroondara Planning Scheme.

**4.2 Addition to existing Heritage Overlay**

*4.2.1 Fernhurst Grove Precinct, Kew*

The assessment of the potential precinct in the Fernhurst Grove area of Kew, involved the inspection of five properties.

*Findings*

The proposed Fernhurst Grove precinct area was assessed as being too limited in extent for recommendation as a Heritage Overlay precinct. The area is instead recommended for inclusion within the existing (adjoining) HO143 (Barry Street precinct) as the group of buildings relate to the valued heritage characteristics of that precinct.

*Recommendations*

1. It is recommended that the subject group of buildings in Fernhurst Grove, Kew, are included in the existing HO143 (Barry Street precinct).
2. It is recommended that the existing HO143 (Barry Street precinct) statement of significance, included in Clause 22.05 of the Boroondara Planning Scheme, should be modified to include the following (highlighted) dot point:

Barry Street Precinct, Kew, is an area of heritage significance for the following reasons:

- The place has an unusual concentration of highly graded buildings, many of which were designed by prominent Melbourne architects.

- The area is one of Melbourne’s best concentrations of large late Victorian and Federation house designs, in varied materials and often ably utilising the topography of the area. The precinct also has a number of distinctive designs of the interwar period.
- ***The eastern area of the precinct has some more modest dwellings on smaller blocks, including substantially intact development from the late nineteenth and early twentieth centuries.***
- Many of the streets are marked by original basalt kerbing and grading, and the area features mature gardens and street trees.



Figure 7 Fernhurst Grove Precinct: The area surveyed as part of the study.

### 4.3 Precinct not recommended

#### 4.3.1 Pakington/Peel Street Precinct, Kew

The assessment of the potential precinct in the Pakington/Peel Street area of Kew, involved the inspection of approximately 650 properties.

#### *Findings*

The proposed Pakington/Peel Street precinct is a large and diverse predominantly residential area comprising buildings of varying development eras and styles. There are many blocks of flats scattered throughout the area, coupled with houses from the Victorian/Federation/interwar periods. The survey found, however, that while there are small groups (pockets) of buildings which are of heritage interest, and of potential contributory value, these groups are too disjointed and/or too limited in extent to form a cohesive precinct. They are also generally too small to be considered as potential individual Heritage Overlay precincts.

Notwithstanding the above, a number of heritage properties are located in the area, and the Kew Primary School which abuts the originally identified area, which are recommended for further investigation with the possibility of being included as individual properties in the Schedule to the Heritage Overlay. These properties are:

- House, 18 Eglinton Street, Kew (ungraded)
- House, 40 Eglinton Street, Kew (C grade)
- House, 409 High Street, Kew (C grade)
- House, 10 Malmsbury Street, Kew (C grade)
- House, 31 Pakington Street, Kew (C grade)
- Kew Primary School, 20 Peel Street, Kew (pavilion only graded B)
- House, 110 Princess Street, Kew (C grade)
- House, 37 Walpole Street, Kew (C grade)
- Synagogue, 53 Walpole Street, Kew (ungraded)

### *Recommendations*

1. The Pakington/ Peel Street precinct, Kew, is not recommended to be included in the Schedule to the Heritage Overlay in the City of Boroondara Planning Scheme.
2. It is recommended the individual properties, identified above, be investigated for potential inclusion as individual buildings in the Heritage Overlay.

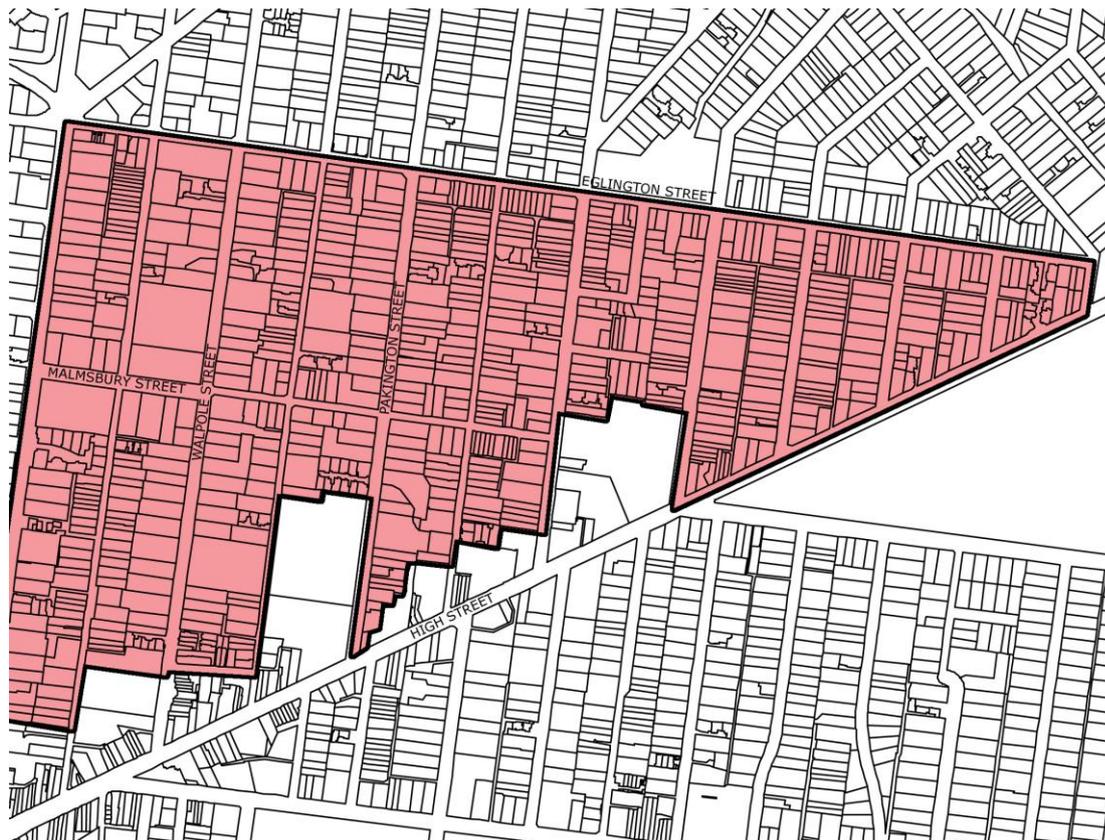


Figure 8 The Pakington/Peel Street study area as surveyed in this study.

#### **4.4 Other Recommendations**

In addition to the recommendations included above relating to the precincts in this study, the following recommendations are also made:

- The statements of significance for the six new proposed precincts should be included in Clause 22.05 Heritage Policy, at Cl. 22.05-5 and the statement of significance for the existing Barry Street precinct (HO143) should be modified as noted above.
- The report *Schedule of Gradings in Heritage Precincts (2006)*, which is a Reference Document at Clause 22.05 Heritage Policy, should be updated to include the properties included within the six new proposed precincts, and incorporating the gradings identified in the Schedule of Properties for each precinct.
- Properties with existing individual Heritage Overlays, which are now within the boundaries of the six new proposed precincts (other than those included in the Victorian Heritage Register) should have their individual Heritage Overlay controls removed.

## **5.0 Conclusion & Summary**

The assessment of new heritage precincts in Kew was undertaken by Lovell Chen Architects and Heritage Consultants during 2008, with the assessment completed in early 2009. Nine potential precinct areas were initially examined, with approximately 1300 individual properties.

Of these six new precincts are recommended for inclusion in the Schedule to the Heritage Overlay, containing approximately 450 properties. One of the precincts combines two of the original potential precincts:

- Yarra Boulevard precinct
- High Street South Residential precinct (combines potential High Street and Miller Grove precincts)
- Denmark Street precinct
- Queen Street precinct
- Clutha Estate precinct
- Howard Street precinct

The Fernhurst Grove precinct is recommended for addition to the existing Barry Street Precinct (HO143).

One of the original nine potential precincts, the Pakington/Peel Street precinct is not recommended for inclusion in the Heritage Overlay.

A number of individual properties which were originally located in the potential precinct areas have been excluded from the proposed (refined) precinct boundaries, or are in the areas where a precinct is no longer proposed, but are nevertheless recommended for further investigation as potential individual Heritage Overlays. These are listed above under Section 4.0.

In addition, some properties examined in this study are recommended to be added to existing Heritage Overlay precincts, and others are recommended to be removed from existing Heritage Overlay precincts, and added to the proposed new precincts. These recommendations are also identified above at Section 4.0.

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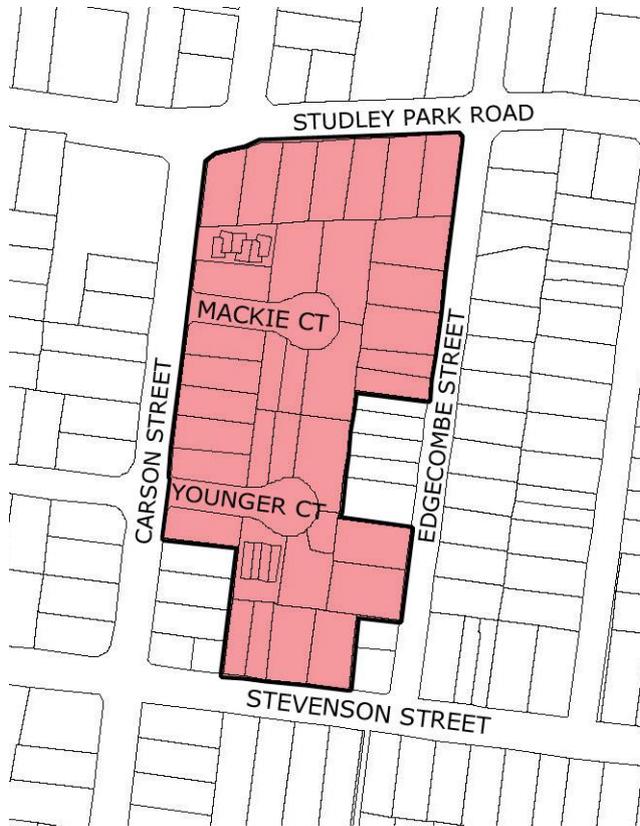
**APPENDIX A      INDIVIDUAL PRECINCT CITATIONS AND SCHEDULES**



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<b>Precinct</b>	Clutha Estate Precinct, Kew	<b>Reference No</b>	
<b>Streets</b>	Edgecombe Street, Carson Street, Stevenson Street, Studley Park Road, Younger Court and Mackie Court	<b>Survey Date</b>	20 August and 16 October 2008

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Clutha Estate Precinct: Heritage Overlay plan.



Sandra Court Flats, 6 Mackie Court (1940s; contributory). A near identical building is located in the corresponding position at 7 Younger Court (1940s; contributory).



21-23 Edgecombe Street duplex (1940s; contributory).



Clockwise from top left: 62 Stevenson Street (c.1956; significant); 8-11 Younger Court (1957; significant); 34 Carson Street (1940s; contributory); and 61 Studley Park Road (1940s; contributory).

# CLUTHA SUBDIVISION

AT 3 P.M. TO BE SOLD AT AUCTION IN A MARQUEE

By Order of Messrs. A. M. & W. Younger.

## SATURDAY 6TH APRIL 1940

### 40 MODERN ALLOTMENTS

RIGHT IN THE HEIGHTS OF  
**KEW**



AND TO MACKDOON

The Subdivision is planned for various types of buildings and the areas and rules are supplied to inform you what you are allowed to build. You may build a single house on any lot, or you may group lots for residence and tennis courts or more flats. There are no building restrictions other than those of the City of Kew. We have a letter from the Town Clerk of the City of Kew approving of the statements as suitable under the By-laws for the erection of buildings as follows:—

- 1 to 8, single dwelling or 2 flats;
- 9, 13, 14 to 17, 23 to 25, single dwelling;
- 28 to 31, pair of houses or 2 flats;
- 32, three flats;
- 33 to 39, pair of houses or 2 flats;
- 40, three flats;
- 10, pair of houses;
- 11, six flats;
- 12, five flats;
- 20, four flats;
- 21, five flats;
- 22, pair of houses.

**FOR FLATS**  
**FOR MAISONNETTES**  
**FOR VILLAS**  
**FOR BIG HOMES**  
**FOR PAIRS**

TRAMS  
 DIRECT TO COLLINS ST.

BUSES WILL RUN  
 DIRECT TO BOURKE ST.

ONLY 3 MILES from  
 COLLINS ST.

SAME DISTANCE from  
 COLLINS ST. as  
 HAWKSBURN or  
 WINDSOR RAILWAY  
 STATIONS.

NEARER TOWN than  
 LANSELL ROAD,  
 TOORAK.

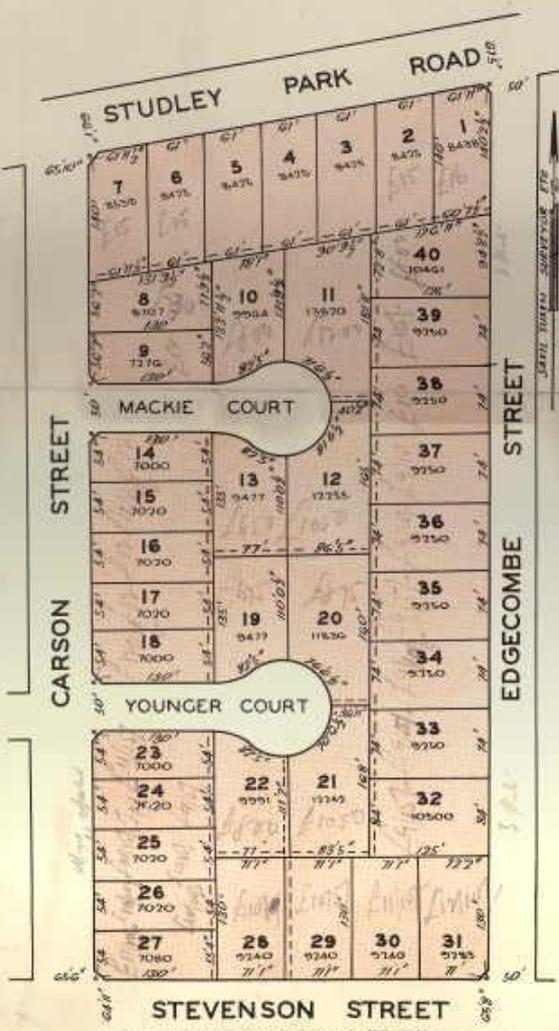
Clutha was held in the  
 Carson family for 85 years.

TITLE  
 CERTIFICATE.

**SOLICITORS**  
 Messrs. RIGBY & FIELDING,  
 80 MARKET ST., MELBOURNE.

**EASY TERMS**  
 £100 per lot Deposit  
 (£25 on signing, £75 in 7  
 days).  
 Balance in equal quarterly  
 payments over 3 years.  
 Interest at 5% per annum,  
 payable quarterly.

**MELBOURNE'S  
 GREATEST  
 SUBDIVISION  
 FOR 1940**



WITH SWEEPING VIEWS FROM MACKDOON TO THE SEA.

**AUCTIONEERS**  
**EDWARD HAUGHTON Pty. Ltd.**      **K. GARDNER & LANG Pty. Ltd.**  
 379 COLLINS STREET,      80 SWANSTON STREET,  
 MELBOURNE.      MELBOURNE.  
 Telephone: M 1888.      Telephone: Central 6140.



CLUTHA OVERLOOKS THE METROPOLIS



Clutha subdivision plan and advertising flyer, 1940.  
 Source: State Library of Victoria.

## History

The land on which this precinct developed was first sold during early land sales in the mid-nineteenth century. Allotment 76, measuring 126 acres and located south-west of the current intersection of Studley Park Road and High Street, was sold to John Bakewell on the 18 September 1851.<sup>1</sup> Most of the land bought by Bakewell was subdivided and resold by him during the early 1850s. The portion of land between Studley Park Road and a reserved road that became Stevenson Street, was sold to John Stevenson for £1713.15s in February 1854.<sup>2</sup>

The land fronting Studley Park Road subsequently became the location of large residential estates, such as *Mount Edgcombe* (originally *Mount Ephraim*) constructed in c.1868-9,<sup>3</sup> and *Clutha*, built in 1856 on a nine acre allotment for John Carson, who became Mayor of the Borough of Kew in 1863.<sup>4</sup>

*Clutha* remained in the Carson family until 1939, when it formed part of the estate of John Carson's descendant Miss Marion Mouat Carson.<sup>5</sup> The property was subsequently acquired by builders and developers, Alex M Younger and William Younger. They subdivided the property bounded by Edgcombe, Stevenson and Carson Streets and Studley Park Road, and formed Mackie and Younger Courts centrally, which provided access from Carson Street to the newly-created allotments at the centre of the subdivision.<sup>6</sup> The Clutha Estate was among one of the first subdivisions in the municipality to fully integrate courts into its initial subdivision plan. The east side of Edgcombe Street and the west side of Carson Street had been developed in preceding decades. A subdivision plan advertising the auction of 40 allotments on the *Clutha* estate on 6 April 1940 is held by the State Library of Victoria.<sup>7</sup>

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 (*Coombe*), which forms part of the precinct.<sup>8</sup>

The *Clutha* estate was progressively developed from 1940, with new houses under construction on the Studley Park Road, Carson and Edgcombe Street frontages by 1941. By 1943, directory listings were available for all addresses with the exception of Mackie Court. Building ceased after the government's prohibition on civilian building was enforced from 1942, with little change in listings until the 1950s when the remainder of the subdivision was developed.

## Description

The Clutha Estate precinct is bounded by Studley Park Road (north), Edgcombe Street (east), Stevenson Street (south) and Carson Street (west), and includes both Younger and Mackie Courts. The subdivided allotments from the *Clutha* Estate were sold during the 1940s and were subsequently developed for residential purposes, with the area demonstrating a variety of housing types and styles of this general era including detached and semi-detached houses, and duplex/maisonette and flat/unit dwellings.

The majority of the residences within the precinct were developed during the early 1940s, prior to the ban on civilian building, or during the late 1940s/early 1950s after the ban had been lifted. The buildings are typically two-storeys and constructed of cream or clinker brick with stucco, brick and/or wrought iron detailing and tiled pitched roofs. Given the generally consistent form, materials and setbacks of the dwellings it is possible, although not confirmed, that Alex M and William Younger designed and/or built many of the early maisonettes. Alex M Younger was a developer of note who, from the 1920s, had specialised in dividing Victorian mansions into flats and subdividing their associated land holdings for residential development. Ardoch Village in Dandenong Road, East St. Kilda, is an example.<sup>9</sup>

Two-storey, cream or clinker brick semi-detached maisonettes are scattered throughout the precinct, but with a concentration in Edgcombe Street. Detached brick residences of one or two-storeys and varying styles, but typically with Moderne detailing, are generally located along Carson Street and Studley Park Road. Of note are the two 'waterfall' front, cream brick flat blocks located in each of the Courts (7 Younger Court and 6 Mackie Court), and also development of the 1940s and 1950s,

## CLUTHA ESTATE HERITAGE PRECINCT CITATION

including a single storey detached residence in Stevenson Street (62 Stevenson Street), a block of split-level two storey flats in Mackie Court (3 Mackie Court) and the row of two-storey townhouses with full length glazing in Younger Court (8-11 Younger Court). The latter were designed by noted architect Neil Clerehan in 1954 and constructed in 1957.

The buildings typically have a uniform setback, with landscaped front gardens and some with side driveway access to a single garage to the rear. Some original garages and low brick front fences remain. Each of the streets is treed.

The bulk of the subdivision is highly intact and remains readable as a cohesive 1940s and later estate subdivision. Notwithstanding this, some infill development, with varying degrees of sensitivity, has occurred in the southern portion of the precinct, and other buildings have undergone minor alterations and additions.

### **Comparative Analysis**

With its generally 1940s-1950s origins the Clutha Estate precinct is a direct Kew counterpart to a number of existing heritage overlay precincts with similar period consistency in Camberwell and Hawthorn. The closest comparisons, with regard to period, are the Golf Links Estate (HO1) in Camberwell (interwar development); Riverside Estate and Environs (HO231) in Balwyn North (1940s to 1950s development); the Corsewall Close precinct (HO147; entirely apartments) and Fairview Park precinct (HO148) in Hawthorn (1930s and 1940s flats); and the Oswin Street precinct (HO157) in Kew East (although this area was developed principally as part of the State Bank housing scheme from the 1920s to 1940s). The Clutha Estate precinct's level of intactness is also comparably high when compared to existing precincts.

The Clutha Estate precinct's court layout was distinctive. Holly and Thorn streets in the Prospect Hill Road Precinct, Camberwell (HO 159) are earlier, but are conventional blunt-ended cul-de sacs and more circumstantial in being designs to fill out a deeper portion of that estate. Two subdivisions of a similar period in Hawthorn, Corsewall Close (HO 147) and the marginally earlier apartment development group around Clovelly Court (within the Grace Park and Hawthorn Grove precincts; HO152), are single-street developments that use the court as a shared driveway rather than as a component in a larger plan.

To the north of the Clutha Estate precinct is the Yarra Boulevard precinct which also dates from a similar period of development (between the 1940s and 1960s), albeit with a distinction in the form and style of the buildings. The architect-designed buildings of the Yarra Boulevard precinct are generally single detached houses which directly respond to, and utilise, their immediate (often steep) environs. The Yarra Boulevard precinct also covers a larger area which was subdivided over a longer period.

### **Assessment Against Criteria**

*Criterion A - Importance to the course, or pattern, of the City of Boroondara's cultural history.*

The Clutha Estate precinct is of historical significance as an example of the continuing pattern of subdivision of the large Victorian estates fronting Studley Park Road during the twentieth century. The subdivision of the nine acre Clutha estate in the first years of WWII (1940), into 40 allotments, made it one of the last subdivisions of the interwar period in Kew. Building ceased after the government's prohibition on civilian building was enforced from 1942, with the remainder of the subdivision generally developed in the 1950s. The subdivision is significant as a compact and homogenous cluster of housing, generally constructed between the 1940s and 1950s. It is a particularly intact example of an economical later subdivision pattern within Kew, which utilised small central courts to maximise the number and size of allotments. The Clutha Estate was also among one of the first subdivisions in the municipality to fully integrate courts into its initial subdivision plan, with the court layout being a distinctive characteristic, rather than the earlier linear form.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural history.*

Not applicable.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural history.*

Not applicable.

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places or objects.*

Not applicable.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The Clutha Estate precinct is of aesthetic significance as a compact microcosm of architectural styles from the 1940s to the 1950s, which retains a comparatively high level of intactness. The precinct includes detached and semi-detached houses, duplex/maisonette and flat/unit dwellings, and townhouses, which are typically two-storey and constructed of cream or clinker brick with stucco, brick and/or wrought iron detailing. Within the surrounding area, which was developed earlier, the precinct is readily understood as a 1940s subdivision through its cohesive building style, although development of the late 1950s is additionally of note. The aesthetic significance of the precinct is further enhanced by the uniformity of building setbacks, with some landscaped front gardens, original low brick fences and garages remaining.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history.*

Not applicable.

## **Statement of Significance**

*What is significant?*

The Clutha Estate precinct is a 1940s and later residential subdivision located on the south side of Studley Park Road. The precinct demonstrates a variety of housing types and styles of this general era including detached and semi-detached houses, and duplex/maisonette and flat/unit dwellings. The majority of the residences were developed during the early 1940s and subsequently during the late 1940s/early 1950s, and are typically two-storeys and constructed of cream or clinker brick with stucco, brick and/or wrought iron detailing and tiled pitched roofs. The buildings generally have uniform setbacks, with landscaped front gardens, original garages and original low brick front fences. The use of small central courts within the subdivision, to maximise the number and size of allotments, is also of note, with the court layout being a distinctive characteristic rather than the more common earlier linear form.

Specific buildings of individual and contributory significance which are important to the precinct are identified in the attached schedule.

*How is it significant?*

The Clutha Estate precinct is historically and architecturally significant to the City of Boroondara.

*Why is it significant?*

Historically, the Clutha Estate precinct is of significance as an example of the continuing pattern of subdivision of the large Victorian estates fronting Studley Park Road during the twentieth century. The subdivision of the nine acre Clutha estate in the first years of WWII (1940), into 40 allotments, made it one of the last subdivisions of the interwar period in Kew. Building ceased after the government’s prohibition on civilian building was enforced from 1942, with the remainder of the subdivision generally developed in the 1950s. The subdivision is significant as a particularly intact example of an economical later subdivision pattern within Kew, which utilised small central courts to maximise the number and size of allotments. The Clutha Estate was also among one of the first subdivisions in the municipality to fully integrate courts into its initial subdivision plan.

Architecturally, the Clutha Estate precinct is significant as a compact microcosm of architectural styles from the 1940s to the 1950s, which retains a comparatively high level of intactness. Within the surrounding area, which was developed earlier, the precinct is readily understood as a 1940s subdivision through its cohesive building style, although development of the late 1950s and early 1960s is additionally of note. The buildings are typically two-storey and constructed of cream or clinker brick with stucco, brick and/or wrought iron detailing. The aesthetic significance of the precinct is further enhanced by the uniformity of building setbacks, with some landscaped front gardens, original low brick fences and garages remaining.

**Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

External Paint Controls	No
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

**Identified By**

Lovell Chen, Assessment of Heritage Precincts in Kew, 2013.

**References**

*General:* Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988; Lovell Chen, Review of B-graded buildings in Kew, Camberwell and Hawthorn, January 2007 (revised June 2007 and November 2009).

*Specific:*

- <sup>1</sup> Parish of Boroondara, plan B 415(5), undated.
- <sup>2</sup> Rogers, Dorothy. *A History of Kew*, 1973, p.76.

- <sup>3</sup> Borough of Kew Rate Books 1869, #28, person rated H. Fisher, house and land, nav £54.
- <sup>4</sup> Rogers, Dorothy. *A History of Kew*, 1973, p.41.
- <sup>5</sup> Rogers, Dorothy. *A History of Kew*, 1973, pp. 41-2.
- <sup>6</sup> *Clutha* entry in the *Melbourne Mansions* database, which gives the *Age*, 19 December 1934, p. 4 as the source.
- <sup>7</sup> Batten & Percy Collection, State Library of Victoria.
- <sup>8</sup> Sands & McDougall Directory of Victoria, 1937-1944/5.
- <sup>9</sup> An account of Alex M Younger's (c. 1882 – c. 1953) activities in property development is recorded in Peterson, Richard, *A Place of Sensuous Resort: Buildings of St Kilda and Their People*, 2005, pp. 166-68.

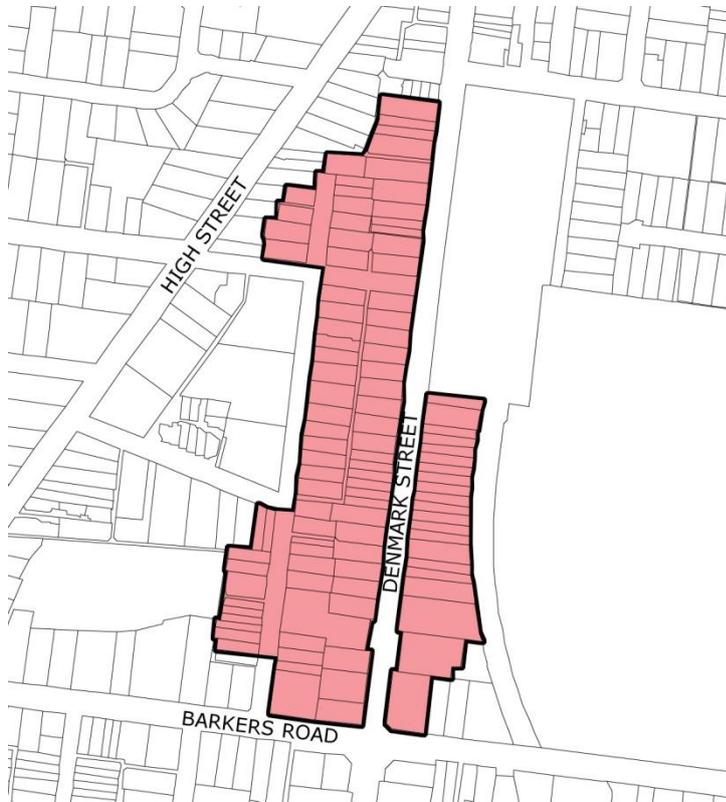
<b>Precinct</b>	Clutha Estate Precinct, Kew	<b>Reference No</b>		
<b>Number</b>	<b>Street Address</b>	<b>Current Grading</b>	<b>Previous Heritage control /listing</b>	<b>Approximate Construction Date</b>
26	Carson Street	Contributory	Ungraded	1940s
28	Carson Street	Contributory	Ungraded	1940s
30	Carson Street	Contributory	Ungraded	1940s
34	Carson Street	Contributory	Ungraded	1940s
38	Carson Street	Contributory	Ungraded	1940s
1-3	Edgecombe Street	Contributory	C grade	c. 1942
5-7	Edgecombe Street	Contributory	C grade	c. 1942
21	Edgecombe Street	Contributory	C graded	1941-42
23	Edgecombe Street	Contributory	C grade	1941-42
25-27	Edgecombe Street	Contributory	C grade	c. 1942
29-31	Edgecombe Street	Contributory	C grade	c. 1942
33	Edgecombe Street	Contributory	Ungraded	c. 1942
1	Mackie Court	Contributory	Ungraded	1940s
2	Mackie Court	Contributory	C grade	1940s
3	Mackie Court	Contributory	Ungraded	late 1950s
4	Mackie Court	Contributory	C grade	1940s
6	Mackie Court	Contributory	C grade	1940s
62	Stevenson Street	Significant	Ungraded	c.1956
66	Stevenson Street	Contributory	C grade	1940s
68	Stevenson Street	Contributory	C grade	1940s
55	Studley Park Road	Contributory	Ungraded	1940s
57	Studley Park Road	Contributory	Ungraded	1940s
59	Studley Park Road	Contributory	Ungraded	1950s
61-61a	Studley Park Road	Contributory	Ungraded	1940s
63	Studley Park Road	Contributory	Ungraded	1940s

<b>Number</b>	<b>Street Address</b>	<b>Current Grading</b>	<b>Previous Heritage control /listing</b>	<b>Approximate Construction Date</b>
65	Studley Park Road	Contributory	Ungraded	1940s
67	Studley Park Road	Contributory	Ungraded	1950s
1	Younger Court	Contributory	C grade	1940s
2	Younger Court	Contributory	Ungraded	1940s
3-5	Younger Court	Contributory	Ungraded	1940s
6	Younger Court	Contributory	C grade	1940s
7	Younger Court	Contributory	Ungraded	1940s
8	Younger Court	Significant	Ungraded	1957
9	Younger Court	Significant	C grade	1957
10	Younger Court	Significant	C grade	1957
11	Younger Court	Significant	C grade	1957

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<b>Precinct</b>	Denmark Street Precinct, Kew	<b>Reference No</b>	
<b>Streets</b>	Barkers Road, Denmark Street, Foley Street, O'Shaughnessy Street	<b>Survey Date</b>	20 August and 1 September 2008

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Denmark Street Precinct: Heritage Overlay plan.



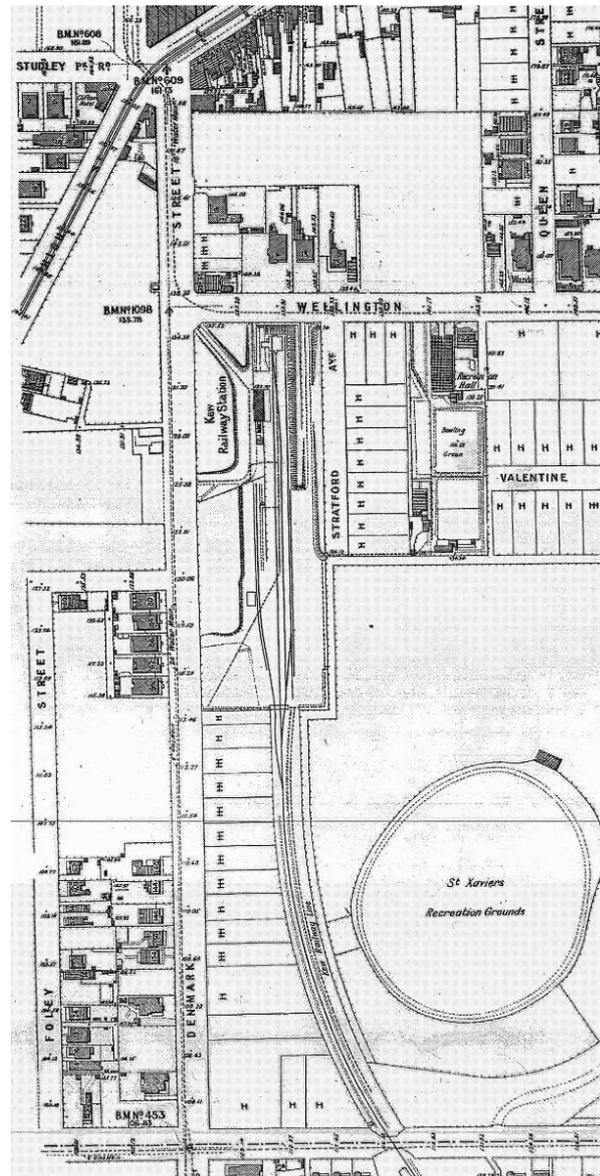
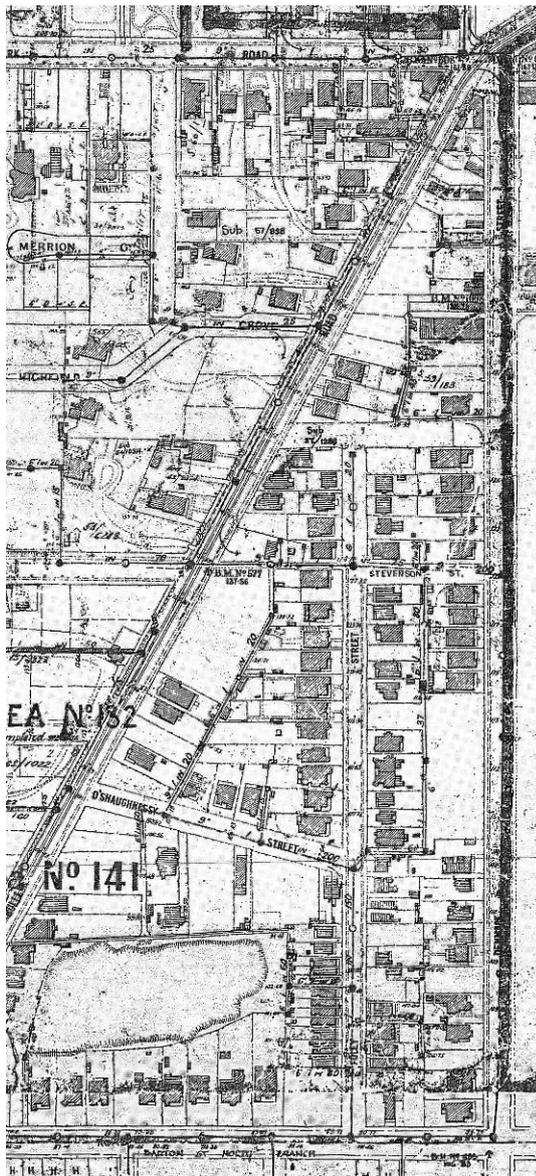
Denmark Street (east) streetscape showing semi-detached brick and render Federation style dwellings.



Clockwise from top left: 1 Denmark Street (1894; significant); 32 and 34 Denmark Street (mid-1910s; contributory); 51 Denmark Street (1880s; contributory); 41 Denmark Street (mid-1910s; significant).



Clockwise from top left: 55 Foley St (1880s; contributory); 29 Foley Street and 1 O'Shaughnessy Street (1890s; significant); 48 Foley St (1907; significant); 38 Foley St (mid-1900s; contributory).



The precinct is located on two separate MMBW plans: *from left* Plan 40 originally dated 1894 with later amendments, especially along Foley Street; Plan 65 dated 1933 (this plan does not show all development in Foley Street, presumably because Foley Street is detailed on Plan 40). Note the residential development indicated by 'H's on the east side of Denmark Street.





Auction advertisement and plan for select allotments, showing location of existing villas and the proposed alignment of the railway, 1887.  
 Source: Batten and Percy Collection, State Library of Victoria.



Auction advertisement and plan for select allotments in Foley and Denmark Streets, c. 1888.  
 Source: Batten and Percy Collection, State Library of Victoria.

## History

The land in which this precinct is located was first sold as two allotments during the early land sales in the mid nineteenth century. On the western side of Denmark Street, allotment 74 formed a 29 acre triangle between the diagonally aligned High Street (formerly Bulleen Road), Barkers Road and Denmark Street. This allotment was originally purchased by Charles Payne on 18 September 1851. To the east, allotment 73 bounded by Denmark Street, Barkers Road and Glenferrie Road (consisting of 69 acres) was sold to P Mornane on the same day.<sup>1</sup>

Payne sold allotment 74 to Patrick O'Shaughnessy during the early 1850s who proceeded to build the Kew Hotel on the peak of his block and farm the land to the south.<sup>2</sup> The former bullock track (now High Street) intersected with Denmark Street and Princess Street which were named in recognition of the Princess of Denmark, Alexandra, after her marriage to the Prince of Wales, Edward VII, in 1863.<sup>3</sup>

During the early 1870s, Mornane sold his allotment, known as *Mornane's Paddock*, to the Jesuit Fathers to build a boarding school as an extension to their St Patrick's School in East Melbourne.<sup>4</sup> The new boarding school, named St Francis Xavier College, was constructed over some six years and opened in 1878.<sup>5</sup> The Suburban Railway Company purchased a curved tract of land through the College grounds in 1886 for £5,100. The railway spur line to Kew was constructed on the land before terminating at the Kew Railway Station further north at the corner of Denmark and Wellington streets. The railway line opened in 1887.<sup>6</sup> The following year, Xavier College sold the parcel of land between the railway line and Denmark Street to the Queen's Investment Land Company for £16,250.<sup>7</sup> However, the Company would only pay £12,000 of the total purchasing price, and all the land, except four allotments, reverted back to the College. At the turn of the century, Xavier College re-purchased the four allotments and subdivided the land in 1911.<sup>8</sup> The subdivided allotments were sold and developed during the 1910s with semi-detached brick dwellings.

On the opposite side of Denmark Street, the eastern portion of O'Shaughnessy's land between Stevenson Street and Barkers Road appears to have initially been subdivided into 50 modest suburban allotments which were advertised for auction in May 1876.<sup>9</sup> This subdivision created a new street, Foley Street, 'commemorating the married name of one of O'Shaughnessy's daughters, one of the first white children born in Kew' and did not include provision for the intersecting O'Shaughnessy Street.<sup>10</sup> It appears that the allotments may have been divided up around an existing house, *Foley*, which is marked in the centre of the subdivision on the auction plan.<sup>11</sup> However, the MMBW plans indicate that the subdivided allotments on O'Shaughnessy's land were not occupied and developed as indicated on the 1876 auction plan, given the allotments shown on the MMBW plans were much smaller and more densely developed. This is especially the case with the houses on the west side of Foley Street which backed onto a clay pit. Subsequent auctions plans for portions of the estate date from the 1880s, dividing portions of the estate north and south of O'Shaughnessy Street, fronting High Street and to Foley Street and Barkers Road, indicate the piecemeal sale of a small number of allotments.<sup>12</sup>

The opening of the Kew Railway Station at the end of 1887 does not appear to have provided the anticipated stimulus for residential development in the immediate vicinity as might have been expected. The subsequent economic 'bust' during the 1890s meant that a number of allotments in the area remained vacant for some years. The ensuing development during the more prosperous years of the early twentieth century occurred very rapidly after this time. For example, listings in the *Sands & McDougall Directory of Victoria* for 1912 indicate there were two newly-constructed houses on the east side of Denmark Street, but by the following year there were 13, and by 1915, there were 19, roughly the number today.<sup>13</sup> By this time the adjoining railway service to the city via Hawthorn had become a well-used resource, indicating the impact the railway had in more prosperous times, on the infilling of the precinct.

The southern section of Foley Street was developed with small timber and brick detached cottages, whereas the northern section of the street was developed later, predominantly with more substantial brick and weatherboard villas on larger sized allotments.<sup>14</sup> The smaller allotments to the south of the street, specifically on the west side, were presumably cheaper as they backed onto a large clay pit, which later served as a municipal rubbish dump.

The western side of Denmark Street was developed with predominantly brick detached dwellings of the Victorian and Federation periods; the exception being a large gap to Denmark Street, which was subsequently developed with semi-detached dwellings during the later 1910s. The eastern side of Denmark Street was predominantly developed with semi-detached brick dwellings backing onto the railway line.

## **Description**

The Denmark Street precinct extends north along Denmark Street towards Wellington Street and south to Barkers Road, including almost all residential properties in Denmark Street. The precinct also includes Foley Street, including all properties on the east side of the street and a portion of the residential properties on the west side of the street. The precinct also includes the property at 1 O'Shaughnessy Street and 115 Barkers Road.

Generally, the key characteristics of the precinct include the prevailing single storey nature of the valued residential development, with some attic storey dwellings; the predominant use of brick construction; a prevalence of semi-detached dwellings (although not exclusively); prominent verandahs and porches with decorative cast-iron lace or timber fretwork; and terracotta tiled hipped and pitched roofs with visible chimneys. The brick buildings are interspersed with weatherboard villas and cottages.

The east side of Denmark Street is almost entirely developed with a continuous row of asymmetrical semi-detached, red brick and roughcast render dwellings, book-ended to the north and south by red brick detached dwellings, which are contemporary with the semi-detached buildings. These dwellings were all constructed during the 1910s, after the land had been sold by Xavier College. The west side of Denmark Street is more varied, with detached Victorian and Federation villas, constructed of brick and weatherboard, and numbers of asymmetrical, semi-detached Federation dwellings similar to those opposite. A row of fine double-fronted polychrome brick (two over-painted) Victorian dwellings are situated south of the intersection with Stevenson Street. Similar to the development in nearby High Street, side and diagonal porch/entrance elements and single stage corner towers are prominent elements in the streetscape.

Foley Street, whilst generally contemporary with the development along Denmark Street, is representative of a range of dwelling types including small, single fronted cottages and more substantial brick villas. The southern section of the street is varied in its allotment size and as such, supports single-fronted brick and double-fronted weatherboard cottages on the western side. A number of larger double fronted brick Victorian villas are located in the northern section of the street, interspersed with double-fronted brick and weatherboard Federation style dwellings with prominent fretwork and timber verandah detailing.

The comparatively high concentration of asymmetrical variants on Federation houses located in Foley and Denmark Streets, both in the twin-wing and central recessed porch types are common but usually more scattered in Kew. The high proportion of single storey buildings, intact to their street presentation, presents an imposing streetscape visible from the Power Street-Barkers Road intersection on the Hawthorn side and the approach down Denmark Street from Kew Junction.

There has been some alteration and replacement of original elements to the principal elevations of dwellings within the precinct, including verandah alterations, infilling of porches, overpainting or rendering of brick and, in some cases, more substantial double storey additions to the rear. Further, a number of infill buildings have been constructed, especially in Foley Street which have some impact on the heritage character of the streetscape.

The linear subdivision plan and similar sized allotments characterise the area and are typical of its period of subdivision during the late nineteenth and early twentieth centuries. More specifically, the streetscape along Denmark Street is characterised by uniformity in allotment sizes and front and side setbacks to both sides of the street. The presentation of the houses, however, is typically interrupted by the high solid fencing used as a sound and privacy barrier to Denmark Street. The original small

front gardens have generally been converted for use as off-street car parking in more recent times. The Foley Street streetscape is similar, but the lower fencing allows for greater visibility and appreciation of the building stock within the street.

### **Comparative Analysis**

The Denmark Street precinct's combination of Victorian and Federation residential development is comparable with a number of existing heritage overlay areas within the City of Boroondara, including the Barry Street precinct (HO143) in Kew; Glenferrie Hill (HO149), Grace Park and Hawthorn Grove (HO152), and West Hawthorn (HO220) precincts in Hawthorn; the Prospect Hill Road precinct (HO159) in Camberwell; and the Maling Road Shopping Centre and Residential environs precinct (HO145) in Canterbury. Similar to these precincts, the development of the Denmark Street precinct reflects aspects of the speculation and railway boom which surrounded new transportation links, such as the arrival of the Kew Railway Station and tramways, albeit later development in the case of the Denmark Street precinct.

The Denmark Street precinct is also distinguished by the variety of housing styles, typified by diagonally planned Federation houses and bungalows, in contrast to the Victorian houses, and the comparatively high number of lively and varied asymmetrical pairs of semi-detached houses in both Foley and Denmark Streets. Fretworked and vigorously figured valances and timber arches are also a distinctive characteristic of the precinct's Federation houses.

### **Assessment Against Criteria**

*Criterion A - Importance to the course, or pattern, of the City of Boroondara's cultural history.*

The Denmark Street precinct is of historical significance as an example of the gradual pattern of subdivision and development in this area of Kew from the mid-1870s until the first decades of the twentieth century. The precinct demonstrates some of the principal characteristics of residential subdivision spread over this period, including a variety of building types and styles from the Victorian and Federation eras. The linear subdivision plan and similar sized allotments also characterise the area and are typical of its period of subdivision during the late nineteenth and early twentieth centuries. Both single- and double-fronted brick Victorian villas represent the first scattered 'wave' of development, with weatherboard Federation villas to Foley Street and brick detached and semi-detached Federation brick villas to Denmark Street being of the second 'wave', comprehensively infilling vacant land as economic times improved in the years surrounding the turn of the century. The precinct is also of note in that the opening of the Kew Railway Station in 1887 does not appear to have stimulated local residential development in the immediate vicinity which, following the subsequent economic 'bust' of the 1890s did not gain new momentum until the more prosperous years of the early twentieth century.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural history.*

Not applicable.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural history.*

Not applicable.

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places or objects.*

Not applicable.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The Denmark Street precinct is of aesthetic significance for its variety of building types and styles from the Victorian and Federation eras. Important characteristics include the prevailing single storey nature of residential development, with some attic storey dwellings; brick construction; semi-detached dwellings; prominent verandahs and porches with decorative cast-iron lace or timber fretwork; and terracotta tiled hipped and pitched roofs with visible chimneys. Brick buildings are interspersed with weatherboard villas and cottages; diagonally planned Federation houses and bungalows, with fretworked and vigorously figured valances and timber arches, also contrast with the Victorian houses. A comparatively high number of lively and varied asymmetrical pairs of semi-detached houses are located in both Foley and Denmark Streets. The aesthetic significance of the precinct is further enhanced by a uniformity of building setbacks and front gardens, albeit some have been converted for car parking; and where found, low timber picket or brick fences which provide for views of facades.

*Criterion F – Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

*Criterion G – Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

*Criterion H – Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history.*

Not applicable.

## **Statement of Significance**

*What is significant?*

The Denmark Street precinct is an area which was gradually subdivided and developed between the late nineteenth and early twentieth centuries in the years leading up to World War I. The precinct developed slowly at first, however, in the years surrounding the turn of the century, residential development increased and the sale, by Xavier College, and subdivision of the land to the east side of Denmark Street in 1913 resulted in the rapid construction of a streetscape largely comprising semi-detached paired asymmetrical brick villas. The west side of Denmark Street is more varied, with detached Victorian and Federation villas, constructed of brick and weatherboard, and numbers of asymmetrical, semi-detached Federation dwellings similar to those opposite. Foley Street, whilst generally contemporary with the development along Denmark Street, is representative of a range of dwelling types including small, single fronted cottages and more substantial brick villas. The initial slow and piecemeal development of the precinct was concentrated at the southern end close to Barker's Road where only a smattering of Victorian brick cottages were constructed, interestingly distant from the Kew shopping centre.

The linear subdivision plan and similar sized allotments characterise the area and are typical of its period of subdivision during the late nineteenth and early twentieth centuries. More specifically, the streetscape along Denmark Street is characterised by uniformity in allotment sizes and front and side setbacks to both sides of the street.

Specific buildings of individual and contributory significance which are important to the precinct are identified in the attached schedule.

*How is it significant?*

The Denmark Street precinct is historically and architecturally significant to the City of Boroondara.

*Why is it significant?*

Historically, the Denmark Street precinct is significant as an example of the gradual pattern of subdivision and development in this area of Kew from the mid-1870s until the first decades of the twentieth century, for mostly modest residential allotments on the fringes of the Kew retail area. The precinct demonstrates some of the principal characteristics of residential subdivision spread over this period, including a variety of building types and styles from the Victorian and Federation eras. Both single- and double-fronted brick Victorian villas represent the first scattered 'wave' of development, with weatherboard Federation villas to Foley Street and brick detached and semi-detached Federation brick villas to Denmark Street being of the second 'wave', comprehensively infilling vacant land as economic times improved in the years surrounding the turn of the century. The years leading up to World War I saw the rapid infilling of vacant allotments, with those to Denmark Street capitalising on the railway service and closeness to the city. The precinct is also of note in that the opening of the Kew Railway Station in 1887 does not appear to have stimulated local residential development in the immediate vicinity which, following the subsequent economic 'bust' of the 1890s did not gain new momentum until the more prosperous years of the early twentieth century.

Architecturally, the Denmark Street precinct is significant for its variety of building types and styles from the Victorian and Federation eras. Important characteristics include the prevailing single storey nature of residential development, with some attic storey dwellings; brick construction; semi-detached dwellings; prominent verandahs and porches with decorative cast-iron lace or timber fretwork; and terracotta tiled hipped and pitched roofs with visible chimneys. Brick buildings are interspersed with weatherboard villas and cottages; diagonally planned Federation houses and bungalows, with fretwork and timber arches, contrast with Victorian houses. A comparatively high number of lively and varied asymmetrical pairs of semi-detached houses are located in both Foley and Denmark Streets; those concentrated on the east side of Denmark Street in particular, are a defining characteristic of the precinct. The aesthetic significance of the precinct is further enhanced by the broad uniformity of building setbacks; feature verandahs/porches and turret elements; front gardens; and where available, generally low timber picket or brick fences.

**Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

External Paint Controls	No
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

**Identified By**

Lovell Chen, Assessment of Heritage Precincts in Kew, 2013.

## References

*General:* Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988; Lovell Chen, *Review of B-graded buildings in Kew, Camberwell and Hawthorn*, January 2007 (revised June 2007 and November 2009).

*Specific:*

- <sup>1</sup> Parish of Boroondara, plan B 415(5), undated.
- <sup>2</sup> Rogers, Dorothy. *A History of Kew*, 1973, p. 37.
- <sup>3</sup> Barnard, FGA. *Jubilee History of Kew: Its origin and progress 1803-1910*, 1910, p. 67.
- <sup>4</sup> Barnard, FGA. *Jubilee History of Kew: Its origin and progress 1803-1910*, 1910, p. 100.
- <sup>5</sup> Barnard, FGA. *Jubilee History of Kew: Its origin and progress 1803-1910*, 1910, p. 100.
- <sup>6</sup> Rogers, Dorothy. *A History of Kew*, 1973, p. 41.
- <sup>7</sup> Rogers, Dorothy. *A History of Kew*, 1973, p. 142.
- <sup>8</sup> Rogers, Dorothy. *A History of Kew*, 1973, p. 142.
- <sup>9</sup> Auction advertisement for part of Section 74, Parish of Boroondara, Batten and Percy Collection, State Library of Victoria.
- <sup>10</sup> Barnard, FGA. *Jubilee History of Kew: Its origin and progress 1803-1910*, 1910, p. 37.
- <sup>11</sup> Auction advertisement for part of Section 74, Parish of Boroondara, Batten and Percy Collection, State Library of Victoria.
- <sup>12</sup> Auction advertisements for portions of the O'Shaughnessy Estate, dated 27 October 1883 and 17 September 1887, Batten and Percy Collection, State Library of Victoria.
- <sup>13</sup> Pattern of development drawn from listings in the *Sands & McDougall Directory of Victoria*, 1911 to 1918.
- <sup>14</sup> MMBW Plan no. 40, Municipality of Kew, scale 160':1", dated c. 1904.

Precinct	Denmark Street Precinct, Kew		Reference No	
Number	Street Address	Current Grading	Previous Heritage control /listing	Approximate Construction Date
115	Barkers Road	Contributory	C grade	c. 1900
1	Denmark Street	Significant	HO294; B grade	1894
2	Denmark Street	Significant	HO295; B grade	c. 1912
3	Denmark Street	Contributory	C grade	c. 1880
5	Denmark Street	Contributory	C grade	mid-1900s
8	Denmark Street	Significant	HO296; B grade	1912-13
10	Denmark Street	Contributory	C grade	late 1910s
12	Denmark Street	Contributory	C grade	late 1910s
13	Denmark Street	Contributory	C grade	1880s
14	Denmark Street	Contributory	C grade	late 1910s
16	Denmark Street	Contributory	C grade	late 1910s
17	Denmark Street	Contributory	C grade	1890s
18	Denmark Street	Contributory	C grade	early 1910s
20	Denmark Street	Contributory	C grade	mid-1910s
22	Denmark Street	Contributory	C grade	mid-1910s
23	Denmark Street	Contributory	C grade	mid-1900s
24	Denmark Street	Contributory	C grade	mid-1910s
25	Denmark Street	Contributory	C grade	mid-1900s
26	Denmark Street	Contributory	C grade	mid-1910s
27	Denmark Street	Contributory	C grade	mid-1900s
28	Denmark Street	Contributory	C grade	mid-1910s
29	Denmark Street	Contributory	C grade	mid-1900s
30	Denmark Street	Contributory	C grade	mid-1910s
31	Denmark Street	Contributory	C grade	mid-1910s
32	Denmark Street	Contributory	C grade	mid-1910s
33	Denmark Street	Contributory	C grade	mid-1910s
34	Denmark Street	Contributory	Ungraded	mid-1910s
35	Denmark Street	Contributory	C grade	mid 1910s
36	Denmark Street	Contributory	C grade	mid-1910s
37	Denmark Street	Contributory	C grade	mid-1910s
38	Denmark Street	Contributory	C grade	mid-1910s
39	Denmark Street	Contributory	C grade	mid-1910s

<b>Number</b>	<b>Street Address</b>	<b>Current Grading</b>	<b>Previous Heritage control /listing</b>	<b>Approximate Construction Date</b>
40	Denmark Street	Contributory	C grade	mid-1910s
41	Denmark Street	Significant	C grade	mid-1910s
42	Denmark Street	Contributory	Ungraded	mid-1910s
43	Denmark Street	Contributory	C grade	late 1880s
44	Denmark Street	Contributory	C grade	late 1900s
45	Denmark Street	Contributory	C grade	late 1880s
46	Denmark Street	Contributory	C grade	late 1910s
47	Denmark Street	Contributory	C grade	1880s
49	Denmark Street	Contributory	C grade	1880s
51	Denmark Street	Contributory	C grade	1880s
55	Denmark Street	Contributory	C grade	1900s
57	Denmark Street	Contributory	C grade	early 1910s
59	Denmark Street	Contributory	C grade	early 1910s
61	Denmark Street	Contributory	C grade	early 1910s
63	Denmark Street	Contributory	C grade	late 1890s
65	Denmark Street	Contributory	C grade	mid-1910s
69	Denmark Street	Significant	C grade	1910s
71	Denmark Street	Contributory	C grade	mid-1900s
73	Denmark Street	Contributory	C grade	mid-1900s
75	Denmark Street	Contributory	C grade	late 1910s
77	Denmark Street	Contributory	C grade	late 1910s
4	Foley Street	Contributory	C grade	1880-90s
5	Foley Street	Contributory	C grade	1890s
6	Foley Street	Contributory	C grade	1880-90s
7	Foley Street	Contributory	C grade	1890s
8	Foley Street	Contributory	C grade	1880-90s
11	Foley Street	Contributory	C grade	1880s
13	Foley Street	Contributory	C grade	1880s
20	Foley Street	Contributory	Ungraded	1920s
22	Foley Street	Contributory	C grade	1890s
24	Foley Street	Contributory	C grade	1890s
25	Foley Street	Contributory	C grade	1890s
27	Foley Street	Contributory	C grade	1890s

<b>Number</b>	<b>Street Address</b>	<b>Current Grading</b>	<b>Previous Heritage control /listing</b>	<b>Approximate Construction Date</b>
29	Foley Street	Significant	C grade	1890s
30	Foley Street	Contributory	C grade	mid-1900s
32	Foley Street	Contributory	C grade	mid-1900s
34	Foley Street	Contributory	C grade	mid-1900s
38	Foley Street	Contributory	C grade	mid-1900s
40	Foley Street	Contributory	C grade	mid-1900s
42	Foley Street	Contributory	C grade	mid-1900s
46	Foley Street	Contributory	C grade	mid-1900s
48	Foley Street	Significant	HO302; B grade	1907
52	Foley Street	Contributory	C grade	mid-1900s
54	Foley Street	Contributory	C grade	mid-1900s
55	Foley Street	Contributory	C grade	late 1880s
56	Foley Street	Contributory	C grade	1890s
57	Foley Street	Contributory	C grade	late 1890s
58	Foley Street	Contributory	C grade	mid-1900s
59	Foley Street	Contributory	C grade	mid-1900s
60	Foley Street	Contributory	C grade	mid-1900s
61	Foley Street	Contributory	C grade	mid-1900s
62	Foley Street	Contributory	C grade	mid-1900s
64	Foley Street	Contributory	C grade	mid-1900s
66	Foley Street	Contributory	C grade	mid-1910s
68	Foley Street	Contributory	C grade	mid-1910s
1	O'Shaughnessy Street	Significant	C grade	1890s

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<b>Precinct</b>	High Street South Residential Precinct, Kew	<b>Reference No</b>	
<b>Streets</b>	High Street, Barkers Road, Bowen Street, Henry Street, Miller Grove	<b>Survey Date</b>	14 August and 1 September 2008

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High Street South Residential Precinct: Heritage Overlay plan.



74 High Street (mid-1900s; significant)

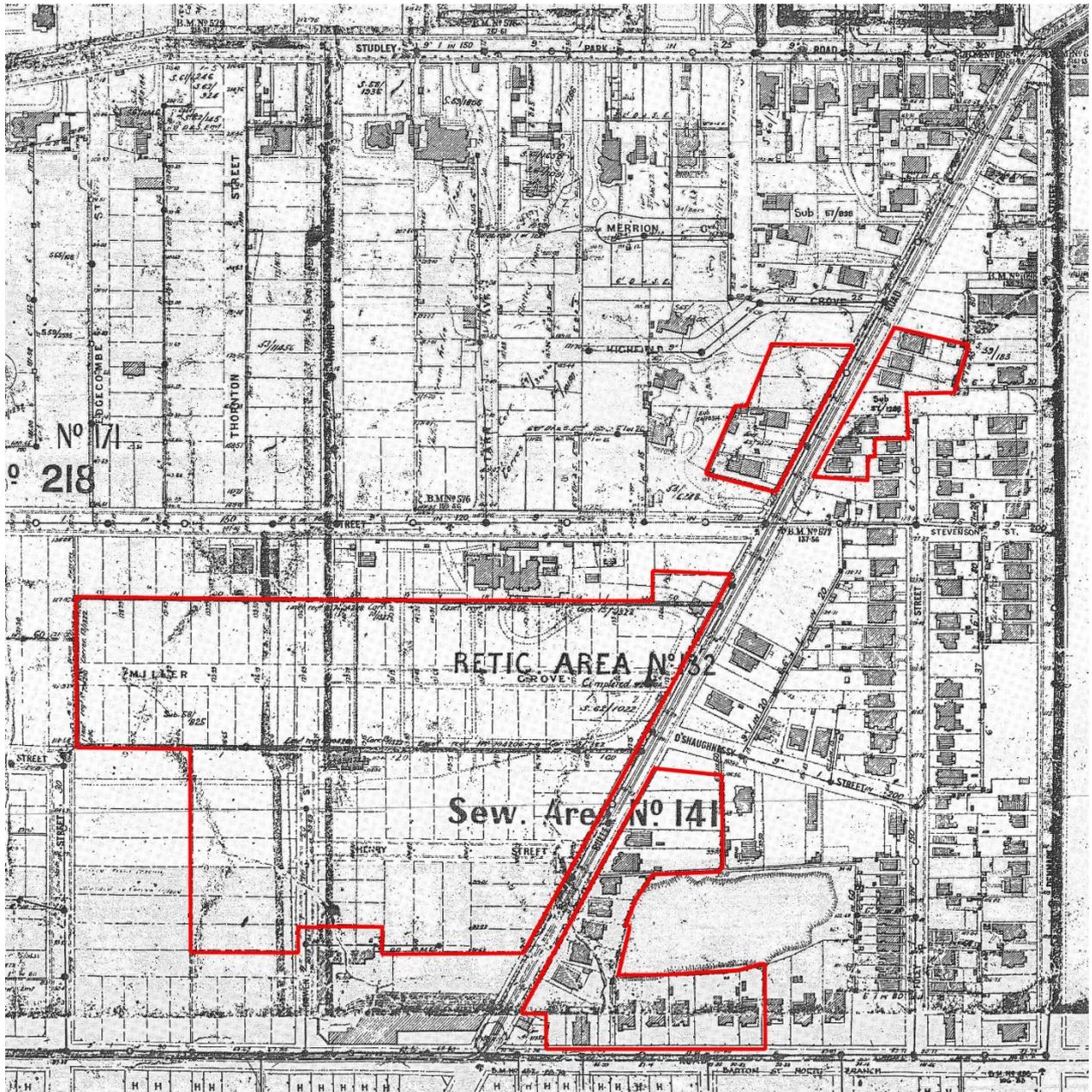


Clockwise from top left: 6 High Street (c. 1914; significant); 18 High Street (c. 1910s; significant); 73 High Street (1906; significant); and 86 High Street (1880s; contributory).



Clockwise from top left: 10 Henry Street (c. 1925; contributory); 16 Bowen Street (c. 1920; contributory); 4 Miller Grove (c. 1914; contributory); 24 Miller Grove (1913-14; significant).

HIGH STREET SOUTH HERITAGE PRECINCT CITATION



MMBW plan number 40 dating from 1894, overlaid with further development and allotment boundaries to the early decades of the twentieth century. The red line represents the approximate High Street South Residential precinct boundary.

## History

Originally a bullock track, High Street was formed during the 1850s when the subdivision of land either side of the thoroughfare to Bulleen formalised the diagonal alignment of the street between Barkers Road and Kew Junction. The Kew portion of the street, an extension of Church Street through Hawthorn, has variously been known as Kew Road, Bulleen Road, Red Lion Street, Government Road and High Street South, the latter coming into use during the 1920s.<sup>1</sup>

The land on either side of High Street was first sold as three large allotments as part of the early Boroondara land sales in 1851. On 18 September 1851 Charles Payne purchased allotment 74, consisting of 29 acres in the triangle formed between High Street, Denmark Street and Barkers Road. John Bakewell purchased allotments 75 (32 acres) and 76 (126 acres) stretching from the current Studley Park Road to Barkers Road, and High Street to Hodgson Street.<sup>2</sup> During the early 1850s, Payne sold his triangular allotment to Patrick O'Shaughnessy, who proceeded to build the Kew Hotel on the peak of his block and farm the land at the rear.<sup>3</sup> Similarly, Bakewell subdivided his land and sold off smaller allotments during the 1850s, most notably a large portion of allotment 76 which was subsequently acquired by Stephen Henty.<sup>4</sup>

Miller Grove, Bowen and Henry Streets were cut through land which had originally formed the Henty family's large Victorian estate, *Findon*, and the associated Findon paddock to the south. *Findon* was constructed as Stephen Henty's town house in 1856.<sup>5</sup> In 1867 the estate was mortgaged to prominent financier and member of the Legislative Council, Henry 'Money' Miller.<sup>6</sup> The house was subsequently occupied by Miller from 1871 until his death in 1888.<sup>7</sup> FGA Barnard notes in his *Jubilee History of Kew* that *Findon* passed to one of Miller's daughters on his death and on publication of the book (1910) had 'not been occupied for many years, but the grounds have been kept up'.<sup>8</sup> The *Findon* estate, including the Findon paddock to the south, was subdivided in 1913,<sup>9</sup> and Henry Street and Miller Grove were named after the former owner of the estate, and Bowen Street presumably named after Dr Aubrey Bowen, the ophthalmic surgeon, who married Jane, one of Henry Miller's daughters.<sup>10</sup>

The MMBW plan of c. 1904 (with a later overlay of 1933) shows the alignment of Miller Grove, Henry and Bowen Streets without residential development around the turn of the century.<sup>11</sup> The plan also indicates that the southern end of High Street was largely undeveloped at this time, with only five residences situated on the eastern side of the street, presumably due to the clay hole on adjoining land (which was later used as a rubbish tip and acquired by the Council in 1911).<sup>12</sup> The area underwent more concentrated development during the early twentieth century with a number of Federation style dwellings constructed along the Barkers Road frontage and the eastern side of High Street. In his *Jubilee History of Kew of 1910*, FGA Barnard commented that on the eastern side of High Street near Barkers Road there 'had recently sprung up a number of modern villas of varying designs...'.<sup>13</sup>

The development of the subdivided Miller Grove area and the remaining vacant allotments along High Street occurred during the late 1910s and 1920s with modest villas and bungalows. The desirability of the area for suburban residential uses was presumably aided by the replacement of the former horse tramway (established 1887) along High Street with an electric tramway in 1915 and the area's proximity to Kew Junction. Unlike other areas of suburban development, including in Boroondara, construction of dwellings in Kew during the early twentieth century tended to occur in the form of single buildings or small pockets, rather than in a wholesale manner as streets or large estates, although the *Findon* estate development within the precinct is in contrast to this.<sup>14</sup>

## Description

The High Street South Residential precinct is a precinct with two parts – the larger area is located to the south of High Street close to the intersection of Barkers Road and the other area is located further north along High Street. The larger precinct includes all properties in Miller Grove and Henry Street, the majority of residential properties in Bowen Street and extends along the both the east and west sides of High Street (including properties between numbers 4 and 28 on the east and properties

between numbers 9 and 39 on the west side) and the north side of Barkers Road (including properties between numbers 81 to 101). The northern section is a small group of properties in High Street which includes numbers 63 to 73 on the west side and 72 to 98 on the east side. The area was gradually developed during the Victorian, Federation and interwar periods for residential purposes.

Buildings within the precinct are typically single and attic storey, double-fronted detached villas. A few larger double-storey villas, terraces and semi-detached dwellings are scattered throughout. Characteristics of the precinct include the predominant use of brick and roughcast render including in the construction of double-fronted Federation-style villas with prominent, decorative verandahs/porches and pitched terracotta tiled roofs.

In terms of Victorian development, the precinct comprises a number of single-storey brick Victorian villas, which are generally double fronted, and are dispersed throughout the precinct. These dwellings are indicative of the earlier phase of ribbon development along High Street prior to the 1890s Depression. As the century turned and economic conditions improved, much of the intervening allotments were occupied by Edwardian or Federation villas, fairly evenly divided between brick and timber villas and duplex pairs. Many of the timber residences featured notched weatherboards.

Interwar development in the precinct, in the form of bungalows and attic-storey houses, is primarily found in Henry Street, Bowen Street and the west end of Miller Grove, and their streetscape character therefore differs from that of High Street. Again, brick construction predominates, although not exclusively. These streetscapes also display more generous building setbacks and front gardens.

There is some later housing stock and non-contributory development, especially near the corners of Stevenson Street, which is likely to have replaced earlier housing stock. The allotments to Barkers Road generally are larger than those to High Street, and thus the houses – all brick villas – are of a grander scale.

### **Comparative Analysis**

The High Street South Residential precinct compares with the Prospect Hill Road Precinct (HO159) in Camberwell and the Grace Park and Hawthorn Grove precinct (HO152) in Hawthorn, in that it reflects subdivision and development of the area during the Victorian (pre-1890s) and Federation (1890-1920s) eras, with the majority of the dwellings dating from the Federation period into the later 1910s and 1920s. The period of the precinct also complements the dwellings within the West Hawthorn precinct (HO220) to the south-east. The High Street South Residential precinct is distinguished, however, in generally having more varied building plans and massing.

The houses within the High Street South Residential precinct constructed during the Victorian and Federation periods are generally typical examples of modest suburban villas in polychrome brick and other materials, although the Federation houses have consistently vigorous diagonal compositions expressed in both plan and roof form, and lively ornament as in fretworked verandah frieze detail. The alignment of High Street assists this and is particularly distinctive in the precinct context. The street has a long row of sharply angled frontages, so that the houses present substantial side as well as frontal elevations to the street, and utilise angled return verandahs and stepped-back massing.

The relative intactness of residential development to High Street, where it is closest to the adjoining early twentieth century retail development (i.e. the shopping centre to the south, outside the precinct) is higher than is typically found in similar areas in Boroondara. Elsewhere in the municipality, such as at Camberwell Junction, the shopping centres show residential heritage loss at the intersection of residential and retail areas.

The 1920s (interwar) bungalows and attic-storey houses located in the precinct, primarily in Henry Street, Bowen Street and the west end of Miller Grove, typify examples scattered more widely throughout Kew and the Harp Road area, and here they avoid the signature weatherboard of Camberwell, Surrey Hills, Glen Iris and areas of South Hawthorn. The occurrence of juxtaposed front gable 1920s bungalows is also higher here than elsewhere in Boroondara, where the simpler transverse roof type is often more common (as in the Mont Albert Road area of Surrey Hills, Glen Iris

or the Sunnyside Estate in Camberwell South). The precinct also has a high concentration of transitional houses, located between the Federation and 1920s bungalow modes, to a degree not seen elsewhere in Boroondara.

### **Assessment Against Criteria**

*Criterion A - Importance to the course, or pattern, of the City of Boroondara's cultural history.*

The High Street South Residential precinct is of historical significance as an example of the gradual pattern of subdivision and development of Kew from the mid-1870s through to the first decades of the twentieth century. The precinct, particularly along High Street, demonstrates a common pattern in the area, with some initial development in the later Victorian period, generally close to Kew Junction, followed by a downturn in the 1890s due to the economic 'bust', and then new development in the years after the turn of the century when economic conditions improved. In contrast, development to the west of High Street, including that of the former *Findon* estate, more readily exemplifies the residential subdivision of large nineteenth century estates in the early decades of the twentieth century. Three new streets (Miller Grove, Bowen Street and Henry Street) were formed after *Findon* was sold for subdivision in 1913, resulting in a linear-form subdivision of medium sized allotments which were developed during the late 1910s and 1920s. The electrification of the tram service on High Street in 1915 also contributed. Despite the drawn out history of development, unifying characteristics of the Victorian and Federation era dwellings, and the later interwar development, include the generally consistent use of brick and uniformity of allotment sizes. The generally free-standing houses on generous sized allotments also reflect on the apparent affluence of the original residents and the desirability of the area.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural history.*

Not applicable.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural history.*

Not applicable.

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places or objects.*

Not applicable.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The High Street South Residential precinct is of aesthetic significance for incorporating a variety of building types and styles from the Victorian and Federation eras, and interwar period. Dwellings of single and attic storeys, including double-fronted detached villas and some larger double-storey villas, are found in the precinct together with terraces and semi-detached dwellings. Brick and roughcast render are common materials, while double-fronted Federation-style villas stand out due to their prominent, decorative verandahs/porches, including some with highly ornamented timber fretwork, and pitched terracotta tiled roofs. The diagonal alignment of High Street in particular, with dwellings on sharply angled frontages, has encouraged vigorous diagonally-oriented designs which are notable for their consistent orientations, views of side elevations, and entrance and verandah ornamentation. Conversely, the 1920s bungalows in the west of the precinct display a comparatively high occurrence of juxtaposed front gables, rather than the simpler transverse roof type more common elsewhere in Boroondara.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

## HIGH STREET SOUTH HERITAGE PRECINCT CITATION

*Criterion G – Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

*Criterion H – Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara’s history.*

Not applicable.

## **Statement of Significance**

### *What is significant?*

The High Street South Residential precinct developed gradually between the late nineteenth and the first decades of the twentieth century. The development of the area generally relates to the initial horse tramway along High Street in the nineteenth century, followed by the introduction of the electric tram and the subdivision of the Findon Estate in the early twentieth century. The proximity to Kew Junction is also important. Of note are the high number of reasonably intact Victorian and Federation era dwellings, and the interwar dwellings in the western area of the precinct.

Buildings within the precinct are typically single and attic storey, double-fronted detached villas. A few larger double-storey villas, terraces and semi-detached dwellings are scattered throughout. Characteristics include the predominant use of brick and roughcast render, and Federation-style villas with prominent, decorative verandahs/porches and pitched terracotta tiled roofs. Interwar housing, in the form of bungalows and attic-storey residences, is primarily found in Henry Street, Bowen Street and the west end of Miller Grove.

Specific buildings of individual and contributory significance which are important to the precinct are identified in the attached schedule.

### *How is it significant?*

The High Street South Residential precinct is historically and architecturally significant to the City of Boroondara.

### *Why is it significant?*

Historically, the High Street South Residential precinct is significant for demonstrating the gradual pattern of subdivision and development of Kew from the mid-1870s through to the first decades of the twentieth century. The development on High Street followed a common pattern in the area, with initial development in the later Victorian period, generally close to Kew Junction, followed by a downturn in the 1890s economic ‘bust’, and then new development in the improving years after the turn of the century. Conversely, development to the west of High Street, including that of the former *Findon* estate, more readily exemplifies the residential subdivision of large nineteenth century estates in the early decades of the twentieth century. New streets (Miller Grove, Bowen Street and Henry Street) and medium sized allotments were created from a linear-form subdivision in 1913, which were subsequently developed during the late 1910s and 1920s. Despite the drawn out history of development, unifying characteristics of the Victorian and Federation era dwellings, and the later interwar development, include the generally consistent use of brick and overall uniformity of allotment sizes. The generally free-standing houses on generous sized allotments also reflect on the apparent affluence of the original residents and the desirability of the area.

Architecturally, the High Street South Residential precinct is significant for incorporating a variety of building types and styles from the Victorian and Federation eras, and interwar period. Dwellings of single and attic storeys, including double-fronted detached villas and some larger double-storey villas, are found in the precinct together with terraces and semi-detached dwellings. Brick and roughcast render are common materials, while double-fronted Federation-style villas stand out due to their

prominent, decorative verandahs/porches, including some with highly ornamented timber fretwork, and pitched terracotta tiled roofs. The diagonal alignment of High Street, with dwellings on sharply angled frontages, has encouraged construction of vigorous diagonally-oriented designs with views of side elevations, and entrance and verandah ornamentation. Conversely, the 1920s bungalows in the west of the precinct display a comparatively high occurrence of juxtaposed front gables, rather than the simpler transverse roof type more common elsewhere in Boroondara.

**Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

External Paint Controls	No
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

**Identified By**

Lovell Chen, Assessment of Heritage Precincts in Kew, 2013.

**References**

*General:* Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988; Lovell Chen, *Review of B-graded buildings in Kew, Camberwell and Hawthorn*, January 2007 (revised June 2007 and November 2009).

*Specific:*

- <sup>1</sup> Lay, Max. *Melbourne Miles: the story of Melbourne’s Roads*, 2003, p. 127.
- <sup>2</sup> Parish of Boroondara, plan B 415(5), undated.
- <sup>3</sup> Rogers, Dorothy. *A History of Kew*, 1973, p.37.
- <sup>4</sup> Rogers, Dorothy, *A History of Kew*, pp. 63 and 76.
- <sup>5</sup> Rogers, Dorothy, *A History of Kew*, p. 63.
- <sup>6</sup> Rogers, Dorothy, *A History of Kew*, p. 63.
- <sup>7</sup> Rogers, Dorothy, *A History of Kew*, pp. 64-65.
- <sup>8</sup> Barnard, FGA. *Jubilee History of Kew: Its origin and progress 1803-1910*, 1910, p. 37.
- <sup>9</sup> LP 6041, Lot 33, Cited in G Butler & Associates, *Kew B-graded places study (draft)*, 2001; MMBW detail plan number 1297, Borough of Kew, c. 1903.
- <sup>10</sup> Rogers, Dorothy. *A History of Kew*, p. 65. The Aubrey Bowen wing of the Royal Victorian Eye and Ear Hospital is named for Dr Bowen.

- <sup>11</sup> MMBW plan number 40, Collingwood and Kew, c. 1904 with 1933 overlay.
- <sup>12</sup> Vaughan, W D. *Kew's Civic Century*, 1960, p. 188.
- <sup>13</sup> Barnard, FGA. *Jubilee History of Kew: Its origin and progress 1803-1910*, 1910, p. 37.
- <sup>14</sup> Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, p. 4/12.

<b>Precinct</b>	High Street South Precinct, Kew		<b>Reference No</b>	
<b>Number</b>	<b>Street Address</b>	<b>Current Grading</b>	<b>Previous Heritage control /listing</b>	<b>Approximate Construction Date</b>
81	Barkers Road	Contributory	C grade	1910s
83	Barkers Road	Significant	HO270; B grade	c. 1887
85	Barkers Road	Significant	HO270; B grade	c. 1887
87	Barkers Road	Contributory	C grade	mid-1900s
89	Barkers Road	Contributory	C grade	mid-1900s
91	Barkers Road	Contributory	C grade	c. 1900
93	Barkers Road	Contributory	C grade	c. 1900
95	Barkers Road	Contributory	C grade	mid-1900s
99	Barkers Road	Contributory	Ungraded	c. 1900
101	Barkers Road	Contributory	C grade	c. 1900
5	Bowen Street	Contributory	HO275; B grade	1915
6	Bowen Street	Contributory	C grade	c. 1920
8	Bowen Street	Contributory	C grade	c. 1920
7	Bowen Street	Contributory	HO276; B grade	1917
9	Bowen Street	Contributory	C grade	1920s
12	Bowen Street	Contributory	C grade	c. 1920
13	Bowen Street	Contributory	C grade	c. 1918
15	Bowen Street	Contributory	C grade	c. 1920
16	Bowen Street	Contributory	C grade	c. 1920
22	Bowen Street	Contributory	Ungraded	c. 1918
24	Bowen Street	Contributory	Ungraded	c. 1918
5	Henry Street	Contributory	C grade	c. 1920
7	Henry Street	Contributory	C grade	c. 1920
8	Henry Street	Contributory	C grade	c. 1915
10	Henry Street	Contributory	C grade	c. 1925
4	High Street	Contributory	C grade	c. 1910
6	High Street	Significant	HO310; B grade	c. 1914
8	High Street	Contributory	C grade	c. 1880s
9	High Street	Contributory	C grade	1920s
10	High Street	Significant	C grade	c. 1910s
11	High Street	Contributory	C grade	c. 1920
12	High Street	Significant	C grade	c. 1910s

<b>Number</b>	<b>Street Address</b>	<b>Current Grading</b>	<b>Previous Heritage control /listing</b>	<b>Approximate Construction Date</b>
15	High Street	Contributory	C grade	c. 1920s
16	High Street	Significant	C grade	c. 1910s
18	High Street	Significant	C grade	c. 1910s
19	High Street	Contributory	C grade	c. 1920
21	High Street	Contributory	C grade	c. 1920s
25-27	High Street	Contributory	C grade	c. 1915
26	High Street	Contributory	Ungraded	mid-1900s
28	High Street	Contributory	C grade	mid-1900s
29	High Street	Contributory	C grade	c. 1920s
33	High Street	Contributory	C grade	c. 1910s
35	High Street	Significant	HO311; B grade	1914
39	High Street	Contributory	C grade	c. 1920
63	High Street	Contributory	C grade	1870s
67	High Street	Contributory	C grade	1890s
69	High Street	Contributory	Ungraded	late 1910s
72	High Street	Contributory	C grade	mid-1900s
73	High Street	Significant	HO312; B grade	1906
74	High Street	Significant	C grade	mid-1900s
84	High Street	Contributory	C grade	1880s
86	High Street	Contributory	C grade	1880s
4	Miller Grove	Contributory	C grade	c. 1914
5	Miller Grove	Contributory	C grade	c. 1920
6	Miller Grove	Contributory	C grade	c. 1920s
7	Miller Grove	Contributory	C grade	c. 1920
9	Miller Grove	Contributory	C grade	c. 1920
10	Miller Grove	Contributory	C grade	c. 1922
15	Miller Grove	Contributory	C grade	c. 1922
16	Miller Grove	Contributory	C grade	c. 1918
17	Miller Grove	Contributory	Ungraded	c. 1922
18	Miller Grove	Contributory	C grade	c. 1920
20	Miller Grove	Contributory	C grade	c. 1920
23	Miller Grove	Contributory	C grade	c. 1915
24	Miller Grove	Significant	HO322; B grade	1913-14

<b>Number</b>	<b>Street Address</b>	<b>Current Grading</b>	<b>Previous Heritage control /listing</b>	<b>Approximate Construction Date</b>
25	Miller Grove	Contributory	C grade	c. 1914
26	Miller Grove	Significant	HO323; B grade	1917
27	Miller Grove	Contributory	C grade	c. 1914
28	Miller Grove	Significant	HO324; B grade	1915
30	Miller Grove	Contributory	C grade	1920s
31	Miller Grove	Contributory	C grade	c. 1917
33	Miller Grove	Contributory	C grade	c. 1914
34	Miller Grove	Contributory	C grade	c. 1917
36	Miller Grove	Contributory	C grade	c. 1920
39	Miller Grove	Contributory	C grade	c. 1917
42	Miller Grove	Contributory	C grade	c. 1916
44	Miller Grove	Contributory	C grade	c. 1919

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<b>Precinct</b>	Howard Street Precinct, Kew	<b>Reference No</b>	
<b>Streets</b>	Howard Street	<b>Survey Date</b>	20 August 2008

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Howard Street Precinct: Heritage Overlay plan.



21 Howard Street (1935-36; significant).



Clockwise from top left: 11 Howard Street (c. 1936; contributory); 13 Howard Street (c. 1936; contributory); 17 Howard Street (1935-36; contributory); 15 Howard Street (c. 1935; contributory).



Clockwise from top left: 19 Howard Street (1935-36; significant); 21 Howard Street (1935-36; significant); 25 Howard Street (c. 1934; significant); 23 Howard Street (c. 1934; significant).

## History

The land which forms this precinct was first sold during the early land sales in the mid nineteenth century. Allotment 76, measuring 126 acres and located south-west of the intersection of Studley Park Road and High Street, was sold to John Bakewell on the 18 September 1851.<sup>1</sup> Most of the land bought by Bakewell was subdivided and resold by him in the 1850s. The portion of land between Studley Park Road and a reserved road that became Stevenson Street was sold to John Stevenson for £1713.15s in February 1854.<sup>2</sup>

The west side of Howard Street, upon which the precinct is sited, was formerly the site of the house *Oakwood* and its grounds, which were subdivided in c. 1933.<sup>3</sup> The home was the residence of George Lush (1846-1932), a merchant and philanthropist, who owned the property from c. 1888 until 1932. However, the houses to the south end of Howard Street appear to have been constructed earlier than this date and indicate that a portion of the estate to Stevenson Street may have been developed several years earlier.<sup>4</sup> This is borne out by an examination of the MMBW detail plan for this western portion of Kew, dated 1904.<sup>5</sup> The latter shows the *Oakwood* estate divided into three portions, from east to west, as fenced paddocks. The southernmost of these paddocks accounts for roughly one third of the land holding, approximating the allotments 1-7 Howard Street. In 1933 *Oakwood*, at that time numbered 45 Studley Park Road, was occupied by Mrs Matilda Lush, presumably the widow of George Lush. The subdivision of the remainder of the *Oakwood* estate took place that year with the house presumably demolished shortly after. By the following year the *Sands & McDougall Directory of Victoria* annotated the land to Studley Park Road between Howard and Thornton streets with 'house being built' and by 1936, two allotments, numbered 43 and 45 occupied the Studley Park Road frontage of the estate.<sup>6</sup> To Howard Street, the subdivision initiated the construction of a cohesive group of eight interwar houses – numbered 11 to 25 Howard Street - on generous allotments, extending back to Thornton Street behind.

The adoption of the traditional linear form of subdivision was dictated by the comparatively narrow width of the estate allotment, bounded by pre-existing streets to both its east and west – Howard and Thornton Streets respectively. The 'court' model, seen in a modest form in the 'Iona' estate (Berkeley Court) and in a substantial form in the 'Clutha' estate, both to the immediate west of this precinct, was not practicable. The subdivision of the *Oakwood* estate was therefore dictated by its surroundings, resulting in a modest number of allotments.

An examination of the listings in the *Sands & McDougall Directory of Victoria* during the mid-1930s indicates that the eight properties comprising the precinct were constructed within a five year period.<sup>7</sup>

## Description

The Howard Street precinct consists of eight allotments located on the west side of Howard Street, which were subdivided from the grounds of the house *Oakwood* in 1933 and built upon in the period to 1937. The allotments are all large in size and regularly shaped, with rear boundaries extending west to Thornton Street.

With one exception, the residences of the precinct are constructed in the Old English building style, typically featuring half timbered gables and steeply pitched tiled roofs. All houses, bar one are two storey. The houses are all of brick and several have decorative brickwork or stone trim and dressings. In the case of 13 and 17 Howard Street, the impact of these style characteristics has to a minor degree been muted by over-painting.

15 Howard Street eschews the Old English style in favour of a two storey Moderne residence of rendered brick with clinker and specialty brick elements including capping, several of which have been over-painted. The presently white painted finish limits its visual divergence from the Old English style houses which flank it, with which it otherwise shares broad characteristics of scale and siting.

The buildings all have a uniform setback from the street with large landscaped front gardens, several of which are original or of long-standing planting and landscaping. All have side driveway access which leads to a garage at the rear of the house, or in some cases to car accommodation at the side

of the house. The majority of the properties retain their original low brick and/or stone front fences with those to 23 and 25 Howard Street sharing the same fence form and design.<sup>8</sup>

The residences are all largely intact to their more visible elevations, with the alterations that have taken place being mostly modest and sympathetic. The precinct remains readable as a cohesive 1930s subdivision.

### **Comparative Analysis**

The houses which comprise 11-25 Howard Street are a contiguous row of exemplar dwellings in the later interwar style. They were built in unusually quick succession over approximately five years while, in comparative terms, other Boroondara interwar subdivisions tended to develop more slowly, with sometimes lengthy gaps during the Great Depression and at the end of the period, World War II.

In terms of architectural interest and skilful design and execution, these houses broadly compare with significant examples in Camberwell such as 92 Mont Albert Road (1926) by Barlow and Hawkins, or 660 Riversdale Road (1938). Closer to this area, 12 Tara Avenue (1938-39; HO348), is a similarly well-crafted house adopting the Old English style, and has the distinction of being built as the subsequent residence for the first owners of 19 Howard Street. Howard Street's Old English style and its variants also compare with examples in Camberwell's Golf Links Estate (HO1) and Holyrood Estate and Environs (HO228) Heritage Overlay precincts, and with the Reid Estate (HO192) Heritage Overlay precinct in Balwyn.

The plunging, hyper-picturesque front gables to 19, 23 and 25 Howard Street relate to Camberwell builder-designed houses such as 125 Highfield Road (1933), and counterparts in the Holyrood Estate and Golf Links precincts. Several of the houses in this precinct also mix Old English and Georgian treatments, a hallmark of the Reid Estate in Balwyn.

### **Assessment Against Criteria**

*Criterion A - Importance to the course, or pattern, of the City of Boroondara's cultural history.*

The Howard Street precinct is of historical significance as an example of the pattern of subdivision of the large Victorian-era estates fronting Studley Park Road, Kew during the twentieth century, and as a highly readable 'essay' in the interwar Old English domestic style of architecture. The latter style was much favoured in this general period in affluent pockets of Boroondara. The houses in the precinct were also constructed in unusually quick succession over a five year period, a concentrated burst of building activity expressing this popular building style.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural history.*

Not applicable.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural history.*

Not applicable.

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places or objects.*

Not applicable.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Aesthetically, the Howard Street precinct is significant as an intact precinct in which seven of the eight original property owners commissioned houses adopting the Old English style, with individual dwellings providing evidence of differing but still related architectural approaches. These range from

the elaborate full-blown 'Gingerbread House' attic style of 19 Howard Street; to variations employing decorative brickwork and dramatic pitched roof forms, such as 21, 23 and 25 Howard Street; and also to those with more traditional floor plans and forms but utilising half timbering, clinker brickwork and decorative stone trim to imbue the residences with an Old English flavour, such as with 11, 13 and 17 Howard Street.

The aesthetic significance of the precinct is further enhanced by the uniform property street setbacks and large landscaped front gardens, several of which are original or of long-standing planting and landscaping. The retention of original low brick and/or stone front fences adds to this aspect of significance. While the building at 15 Howard Street adopts a Modern style in rendered brick, the siting and scale of the building are consistent with those in the Old English style.

*Criterion F – Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

*Criterion G – Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

*Criterion H – Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history.*

Not applicable.

## **Statement of Significance**

*What is significant?*

The Howard Street precinct is a component of the 1933 subdivision of the former *Oakwood* estate, and one of a succession of subdivisions of former large estates fronting the south side of Studley Park Road, Kew. The subdivision in this case provided a small number of deep allotments which predominantly had brick dwellings in the popular Old English style built upon them, typically featuring half timbered gables and steeply pitched tiled roofs. All houses bar one are two storey and several have decorative brickwork or stone trim and dressings. The buildings also have uniform street setbacks; large landscaped front gardens, several of which are original or of long-standing; and the majority retain original low brick and/or stone front fences. The residences are all largely intact to their more visible elevations, and the precinct remains readable as a cohesive 1930s subdivision.

Specific buildings of individual and contributory significance which are important to the precinct are identified in the attached schedule.

*How is it significant?*

The Howard Street precinct is historically and architecturally significant to the City of Boroondara.

*Why is it significant?*

Historically, the Howard Street precinct is important for its demonstration of the continuing pattern of subdivision of the formerly large estates on the south side of Studley Park Road, Kew during the interwar years, and as a highly readable 'essay' in the Old English domestic style of architecture. The latter style was much favoured in this general period in affluent pockets of Boroondara. The houses in the precinct were also constructed in unusually quick succession over a five year period, a concentrated burst of building activity expressing this popular building style.

Architecturally, the Howard Street precinct is significant as an intact precinct in which seven of the eight original property owners commissioned houses adopting the Old English style, with individual dwellings providing evidence of differing but still related architectural approaches. These range from

the elaborate full-blown 'Gingerbread House' attic style of 19 Howard Street; to variations employing decorative brickwork and dramatic pitched roof forms, such as 21, 23 and 25 Howard Street; and also to those with more traditional floor plans and forms but utilising half timbering, clinker brickwork and decorative stone trim to imbue the residences with an Old English flavour, such as with 11, 13 and 17 Howard Street. While the building at 15 Howard Street adopts a Modern style in rendered brick, the siting and scale of the building are consistent with those in the Old English style.

The aesthetic significance of the precinct is further enhanced by the uniform property street setbacks and large landscaped front gardens, several of which are original or of long-standing planting and landscaping. The retention of original low brick and/or stone front fences adds to this aspect of significance.

**Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

External Paint Controls	No
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

**Identified By**

Lovell Chen, Assessment of Heritage Precincts in Kew, 2013.

**References**

*General:* Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988; Lovell Chen, Review of B-graded buildings in Kew, Camberwell and Hawthorn, January 2007 (revised June 2007 and November 2009).

*Specific:*

- <sup>1</sup> Parish of Boroondara, plan B 415(5), undated.
- <sup>2</sup> D Rogers, *A History of Kew*, 1973, p.76.
- <sup>3</sup> Cited in G Butler, G Butler & Associates, Kew B-graded places study (draft),2001, AP 37618 Registrar General's Office; Central Plans.
- <sup>4</sup> This is borne out by an examination of listings for Howard Street in the *Sands & McDougall Directory of Victoria*, for the 1920s and 1930s. There are listings for houses at 1-5 Howard Street from 1927.
- <sup>5</sup> MMBW Detail Plan no. 40 Collingwood & Kew, Scale 1" = 40', dated 1904, State Library of Victoria.
- <sup>6</sup> Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, 1930 - 1936.

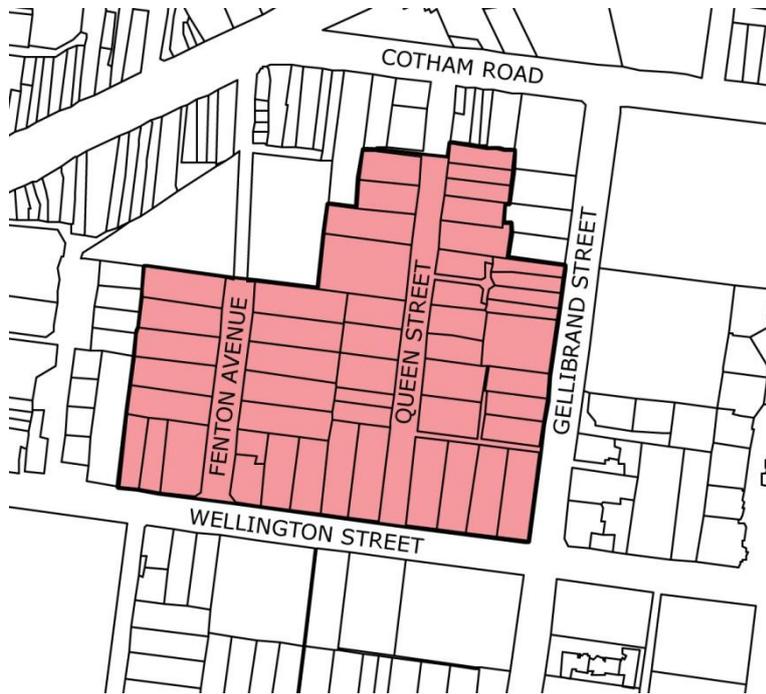
- <sup>7</sup> Based on an examination of listings for Howard Street in the *Sands & McDougall Directory of Victoria*, for the years 1932-1940.
- <sup>8</sup> 13 Howard Street has a high rendered brick fence and non-original iron gates; the existing dwarf brick fence to 19 Howard Street was constructed in 1960. Details of the latter were sourced from the City of Kew Building Index #995, dated 14 November 1960.

<b>Precinct</b>	Howard Street Precinct, Kew	<b>Reference No</b>		
<b>Number</b>	<b>Street Address</b>	<b>Current Grading</b>	<b>Previous Heritage control /listing</b>	<b>Approximate Construction Date</b>
11	Howard Street	Contributory	C grade	c. 1936
13	Howard Street	Contributory	C grade	c. 1936
15	Howard Street	Contributory	C grade	c. 1935
17	Howard Street	Contributory	C grade	1935-36
19	Howard Street	Significant	HO316; B grade	1935-36
21	Howard Street	Significant	C grade	1934
23	Howard Street	Significant	C grade	c. 1934
25	Howard Street	Significant	C grade	c. 1934

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<b>Precinct</b>	Queen Street Precinct, Kew	<b>Reference No</b>	
<b>Streets</b>	Fenton Avenue, Gellibrand Street, Queen Street, Wellington Street	<b>Survey Date</b>	12 and 14 August 2008

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Queen Street Precinct: Heritage Overlay plan.



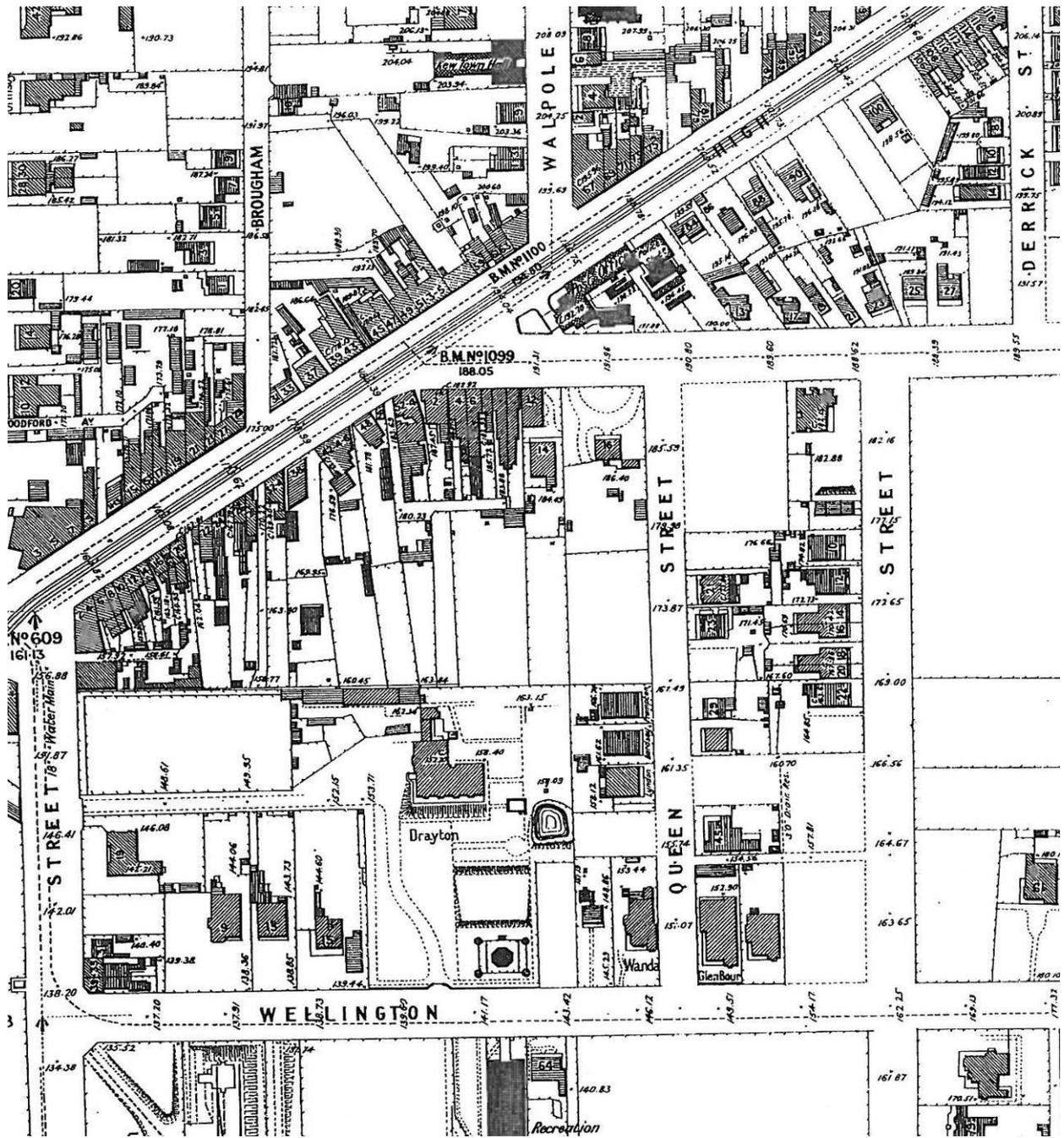
Queen Street, looking south.



Clockwise from top left: 6 Queen Street (1880s; contributory); 11 Queen Street (mid-1900s; contributory); 11 Wellington Street (1942-43; significant); 9 Fenton Avenue (1930s; contributory).



Clockwise from top left: 25 Wellington Street (1894-95; significant); 31 Wellington Street (c. 1911; significant); 23 Gellibrand Street (1890s; contributory); 29-31 Gellibrand Street (1888-89; significant).



MMBW plan number 65 showing the development of the precinct area to c. 1902.  
Source: Maps Collection, State Library of Victoria.

## History

The land comprising this precinct was first sold to Charles White on 16 October 1851.<sup>1</sup> The 74 acres of allotment 80 were located between the present day Denmark Street, Cotham Road, Glenferrie Road and the northern property boundary of Xavier College. This allotment appears to have been rapidly subdivided by White, with three lots of the land sold to John Quick in 1854.<sup>2</sup> Other purchasers are thought to have included Thomas Mitchell and John Padbury.<sup>3</sup>

The area south of Cotham Road and north of Wellington Street was gradually subdivided and developed for residential purposes during the late nineteenth and early twentieth centuries. The area was in close proximity to the Kew Junction shopping strip and the Kew Railway Station at Denmark Street (line opened 1887), although these facilities did not initially provide the anticipated stimulus for residential development as might have been expected. However, subdivision and development of the smaller suburban allotments followed the 1890s depression, in the economically more prosperous years after the turn of the century. The popularity of the train line and the desirability of the area for residential purposes also encouraged development.

The MMBW plan of c. 1902 shows the earlier Victorian era residences scattered along Queen, Gellibrand and Wellington Streets, constructed of brick and weatherboard.<sup>4</sup> Some of the brick buildings survive today. The MMBW detail plan of 1903 indicates that the area was undergoing further development during the early years of the twentieth century with a number of additional Federation dwellings included on this plan, the first of a number to be constructed along Queen and Gellibrand Streets.<sup>5</sup>

The MMBW plan also shows the mansion and grounds of *Drayton*, later *Glenarbor* (west of Queen Street) which was acquired by the Kew Council as part of a project instigated during the 1920s to widen High Street between Cotham Road and Denmark Street.<sup>6</sup> The commencement of the street widening project was delayed for many years, and presumably, following the demolition of *Glenarbor*, included the construction of Fenton Avenue in c. 1937 to connect into an existing laneway off High Street.<sup>7</sup> The subdivision and residential development of Fenton Avenue in the late 1930s and early 1940s followed.

During the second half of the twentieth century some of the buildings in the precinct were altered and/or added to, and other original buildings demolished and replaced with infill development.

## Description

The Queen Street precinct is generally bounded by the rear boundary of the commercial buildings fronting Cotham Road (north), Gellibrand Street (east), Wellington Street (south) and the rear (west) boundary of the properties to Fenton Avenue (west). The area was gradually developed during the Victorian, Federation and late interwar periods for residential purposes.

Buildings within the precinct are typically single-storey detached and semi-detached residences, with some two-storey terraces and larger villas scattered throughout. Generally, the key characteristics of the precinct include the use of brick and weatherboard construction in various styles, with some rendered and part rough cast dwellings interspersed; pitched and hipped roof forms; front verandahs; and uniform building setbacks within small front gardens.

Specifically, Queen Street is characterised by detached single-storey brick and block-fronted weatherboard Victorian villas, and brick and weatherboard detached and semi-detached Federation style villas. The exceptions are the individually significant double storey residence at 16 Queen Street and the late 1930s rendered brick duplex block at 10 Queen Street (now a single residence). Some buildings have undergone generally sympathetic visible alterations and additions, while some later 1980s infill development detracts from the cohesive character/appearance of the streetscape.

Gellibrand Street is more mixed in character, with the individually significant pairs of two-storey brick terraces important features of this portion of the street. The remainder of the streetscape has scattered largely intact Victorian and Federation brick, rough-cast and weatherboard villas.

The north side of Wellington Street is similarly mixed in character, including Victorian, Federation and interwar styles. The dwellings are all constructed of brick with pitched and hipped roof forms, and prominent verandahs to the earlier buildings. The buildings also appear largely intact to their original street presentation. The bulk of the individually significant buildings in the precinct are concentrated on the prominent Wellington Street corner sites, including two single-storey Victorian brick villas at 23 and 25 Wellington Street, flanking the entrance to Queen Street and a prominent two-storey Federation style house at 31 Wellington Street, on the corner of Gellibrand Street. The interwar brick duplex at 11 Wellington Street, on the corner of Fenton Avenue, acts as a 'signpost' to the late interwar development in that street.

In contrast to the rest of the precinct, Fenton Avenue is characterised by (originally) single-storey tapestry brick and render, double-fronted late interwar brick villas. Some of this character has been diminished by some large-scale first-floor additions but none of the houses have been wholly replaced.

The streetscape presentation of the precinct is characterised by uniform setbacks, forming small front gardens generally with low timber picket or brick fences. Carports and garages are not a visible feature within the precinct, and only a few residences to Queen, Gellibrand and Wellington Streets have driveway access or off-street parking to the front of the properties, although each property in Fenton Avenue has a driveway (original garages are located to the rears of properties).

### **Comparative Analysis**

The stylistic mixture of the Queen Street precinct, with its Victorian, Federation and late interwar housing, generally compares with the Glenferrie Hill precinct (HO 149) in Hawthorn and the western (residential) portion of the Maling Road Shopping Centre and Residential Environs Precinct (HO145) in Canterbury. The Barry Street precinct (HO143) in Kew; the Balwyn Road Residential precinct (HO264) in Canterbury; and the West Hawthorn (HO220) and Harcourt Street (HO151) precincts in Hawthorn; also compare with the Queen Street precinct in their mixture of construction periods and building styles. These existing precincts, however, tend to differ from the Queen Street precinct in the variation of property sizes, with some having concentrations of smaller dwellings, and others with larger villas and mansions.

In all of these precincts, the interwar housing is largely concentrated in one area or street, similar to Fenton Avenue within the subject precinct, which is a later subdivision. Fenton Avenue's interwar character is also enlivened with rich detailing and a variety of Art Deco elements. It compares with the Corsewall Close interwar streetscape in Hawthorn (HO 147).

The precinct has a variety of detached and terrace housing. Among detached houses, the Federation era and bungalow designs are generally exemplar rather than distinctive designs, and the terraces are also typical of their genre.

### **Assessment Against Criteria**

*Criterion A - Importance to the course, or pattern, of the City of Boroondara's cultural history.*

The Queen Street precinct is of historical significance as an example of the gradual pattern of subdivision and residential development in Kew from the late 1880s, within the original Kew township area. The close proximity to the Kew Junction shopping strip and the Kew Railway Station at Denmark Street, which was opened in 1887, aided the subsequent development of the precinct and the desirability of the location into the twentieth century. The precinct contains dwellings which represent a variety of building types and styles, from the Victorian, Federation and late interwar periods, which are generally intact to their original streetscape presentation. The precinct is further distinguished through retaining largely intact late interwar development in Fenton Avenue, which was associated with the subdivision, from c. 1937, of the former *Drayton* estate. This attribute of the precinct is important for demonstrating the continuing development of Kew into the middle years of the twentieth century.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural history.*

Not applicable.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural history.*

Not applicable.

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places or objects.*

Not applicable.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The Queen Street precinct is of aesthetic significance for exhibiting a varied aesthetic character, which derives from its Victorian, Federation and later interwar residential development. The precinct's rich variety comes from the mix of building types and styles, including generally single-, but also some double-storey buildings and a mix of detached, semi-detached/duplex, and terrace houses. The buildings are brick or weatherboard, with some render and part rough-cast dwellings interspersed, with pitched or hipped roof forms. Front verandahs and porches set within a small front garden are features of the dwellings. Fenton Avenue's interwar character is also consistent, with richly detailed brick treatments and a variety of Art Deco elements. The aesthetic significance of the precinct is further enhanced by the uniformity of building setbacks and front gardens, with generally low timber picket or brick fences. Garages, carports and off-street car parking are not prevalent in the precinct, except in Fenton Avenue, where these features relate to the street's era of development.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history.*

Not applicable.

## **Statement of Significance**

*What is significant?*

The Queen Street precinct is an area which was gradually developed and subdivided between the late nineteenth century and the late interwar period, in association with the development of the Kew Railway Station and the Kew Junction shopping strip which enhanced the desirability of the location. The precinct has mixed Victorian, Federation and late interwar housing, with a variety of detached and terrace housing. The earlier dwellings are predominantly located in Gellibrand and Queen Streets, and the north-east section of Wellington Street. The houses here are generally either later Victorian (1880s or later continuations of its Italianate style) or Federation (asymmetrically and usually diagonally composed houses of the period 1890-1919). Some interwar housing appears in Gellibrand and Wellington Streets, but most late interwar development is concentrated in Fenton Avenue, a later subdivision.

Specific buildings of individual and contributory significance which are important to the precinct are identified in the attached schedule.

*How is it significant?*

The Queen Street precinct is historically and architecturally significant to the City of Boroondara.

*Why is it significant?*

Historically, the Queen Street precinct is of significance as an example of the gradual pattern of subdivision and residential development in Kew from the late 1880s, within the original Kew township area. The close proximity to the Kew Junction shopping strip and the Kew Railway Station at Denmark Street, which was opened in 1887, aided the subsequent development of the precinct and the desirability of the location into the twentieth century. The precinct contains dwellings which represent a variety of building types and styles, from the Victorian, Federation and late interwar periods, which are generally intact to their original streetscape presentation. The precinct is further distinguished through retaining largely intact late interwar development in Fenton Avenue, which was associated with the subdivision, from c. 1937, of the former *Drayton* estate. This attribute of the precinct is important for demonstrating the continuing development of Kew into the middle years of the twentieth century.

Architecturally, the Queen Street precinct is of significance for exhibiting a varied aesthetic character, which derives from its Victorian, Federation and later interwar residential development. The precinct's rich variety comes from the mix of building types and styles, including generally single-, but also some double-storey buildings and a mix of detached, semi-detached/duplex, and terrace houses. The buildings are brick or weatherboard, with some render and part rough-cast dwellings interspersed, with pitched or hipped roof forms. Front verandahs and porches set within a small front garden are features of the dwellings. Fenton Avenue's interwar character is also consistent, with richly detailed polychrome brick and a variety of Art Deco elements. The aesthetic significance of the precinct is further enhanced by the uniformity of building setbacks and front gardens, with generally low timber picket or brick fences. Garages, carports and off-street car parking are not prevalent in the precinct, except in Fenton Avenue, where these features relate to the street's era of development.

**Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

External Paint Controls	No
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

**Identified By**

Lovell Chen, Assessment of Heritage Precincts in Kew, 2013.

## References

*General:* Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988; Lovell Chen, *Review of B-graded buildings in Kew, Camberwell and Hawthorn*, January 2007 (revised June 2007 and November 2009).

*Specific:*

- <sup>1</sup> Parish of Boroondara, plan B 415(5), undated.
- <sup>2</sup> Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, p.4/4.
- <sup>3</sup> Rogers, Dorothy. *A History of Kew*, 1973, p.117.
- <sup>4</sup> MMBW plan number 65, Kew, dated c. 1902, Maps Collection, State Library of Victoria.
- <sup>5</sup> MMBW detail plan number 1580, Borough of Kew, dated 1903, Maps Collection, State Library of Victoria.
- <sup>6</sup> Refer Vaughan, WD. *Kew's Civic Century*, 1960, pp. 50-56.
- <sup>7</sup> The *Sands & McDougall Directory of Victoria* lists Fenton Avenue for the first time in 1937.

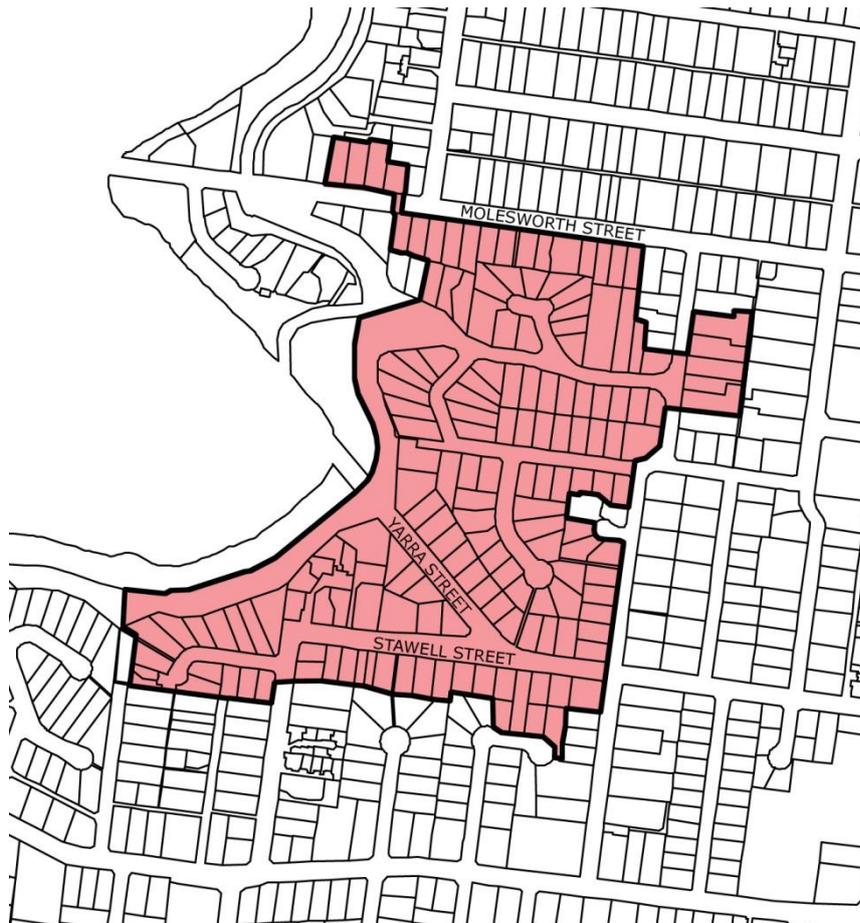
Precinct	Queen Street Precinct, Kew		Reference No	
Number	Street Address	Current Grading	Previous Heritage control /listing	Approximate Construction Date
1	Fenton Avenue	Contributory	C grade	1930s
2	Fenton Avenue	Contributory	C grade	Late 1930s
3	Fenton Avenue	Contributory	C grade	1930s
6	Fenton Avenue	Contributory	C grade	1930s
7	Fenton Avenue	Contributory	C grade	1930s
9	Fenton Avenue	Contributory	C grade	Late 1930s
10	Fenton Avenue	Contributory	C grade	1930s
15	Gellibrand Street	Contributory	C grade	1910s
19	Gellibrand Street	Contributory	C grade	1910s
21	Gellibrand Street	Contributory	C grade	1900s
23	Gellibrand Street	Contributory	C grade	1890s
25	Gellibrand Street	Significant	H0305; B grade	1888-89
27	Gellibrand Street	Significant	H0305; B grade	1888-89
29	Gellibrand Street	Significant	H0305; B grade	1888-89
31	Gellibrand Street	Significant	H0305; B grade	1888-89
1	Queen Street	Contributory	C grade	mid-1900s
2	Queen Street	Contributory	C grade	mid-1900s
3	Queen Street	Contributory	C grade	mid-1900s
4	Queen Street	Contributory	C grade	mid-1910s
5	Queen Street	Contributory	C grade	1880s
6	Queen Street	Contributory	C grade	1880s
7	Queen Street	Contributory	C grade	1890s
8	Queen Street	Contributory	C grade	1890s
9	Queen Street	Contributory	C grade	1890s
10	Queen Street	Contributory	C grade	1930s
11	Queen Street	Contributory	C grade	mid-1900s
12	Queen Street	Contributory	C grade	1920s
13	Queen Street	Contributory	C grade	mid-1910s
15	Queen Street	Contributory	C grade	mid-1910s
16	Queen Street	Significant	H0335; B grade	1893
17	Queen Street	Contributory	C grade	mid-1910s
21	Queen Street	Contributory	C grade	1910s

<b>Number</b>	<b>Street Address</b>	<b>Current Grading</b>	<b>Previous Heritage control /listing</b>	<b>Approximate Construction Date</b>
23	Queen Street	Contributory	C grade	c. 1903
24	Queen Street	Contributory	C grade	mid-1900s
26	Queen Street	Contributory	C grade	mid-1900s
7	Wellington Street	Contributory	C grade	1930s
9	Wellington Street	Contributory	C grade	1930s
11	Wellington Street	Significant	HO358; B grade	1942-43
1/15	Wellington Street	Contributory	C grade	late 1930s
17	Wellington Street	Contributory	C grade	late 1930s
19	Wellington Street	Contributory	C grade	early 1940s
23	Wellington Street	Significant	HO359; B grade	c. 1888
25	Wellington Street	Significant	HO360; B grade	1894-95
27	Wellington Street	Contributory	C grade	late 1890s
29	Wellington Street	Contributory	C grade	1900s
31	Wellington Street	Significant	C grade	c. 1911

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<b>Precinct</b>	Yarra Boulevard Precinct, Kew	<b>Reference No</b>	
<b>Streets</b>	The Belvedere; Cameron Court; Carnsworth Avenue; Dunlop Avenue; Fenwick Street; Holroyd Street; Milfay Avenue; Molesworth Street; Stawell Street; Studley Avenue; White Lodge Court; Yarra Boulevard; Yarra Street; Yarravale Road	<b>Survey Date</b>	4, 7, 9 15 July 2008

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Yarra Boulevard Precinct: Heritage Overlay plan.



Intersection of Yarravale Road (left) and The Belvedere (right).



Looking north to White Lodge Court from Yarravale Street.



Looking south-west from Milfay Avenue.



From left: 1 Carnsworth Avenue (1954, significant); 14 Fenwick Street (1966, significant).



Clockwise from top left: 3 Yarra Street (1965, significant); 18 Yarra Street 32 (1960, significant); 10 White Lodge Court (1958, significant); and 7 White Lodge Court (1956, significant).



Clockwise from top left: 42 Studley Avenue (1956, significant); 44 Studley Avenue (1930s, significant); 29 Holroyd Street (1950s, significant); and 35 Molesworth Street (1966, significant).



Construction of Yarra Street, c. 1956.  
Source: City of Boroondara Library.



1945 aerial photograph showing street layout prior to the intense development of the area during the 1950s and 1960s.  
Source: Land Victoria Aerial Photography Library.



1956 aerial photograph showing the area during the predominant period of development. Note that Yarra Street had not been constructed at this time.  
Source: Land Victoria Aerial Photography Library.

## History

The area which forms the Yarra Boulevard precinct is located in the north-west of Kew, to the east of the bend in the Yarra River which largely lies to the south of Molesworth Street. The land was first sold as two allotments during the mid-1840s, both of which extended from the Yarra River to Princess Street: Thomas Wills purchased allotment 61 (50 acres) on 8 December 1847 and F Fenwick and E Bell purchased allotment 79 (113 acres), (south of Wills' allotment) on 18 September 1851.<sup>1</sup>

Fenwick and Bell quickly subdivided and sold their land off as smaller estates fronting Studley Park Road to notable men such as Richard Davis Ireland and (Sir) William Stawell (*D'Estaville*, 1857).<sup>2</sup> Despite the relatively early subdivision, the 1904 MMBW plan indicates that only a few of the allotments had been developed by that time (*Mona, Cradley*).<sup>3</sup>

Wills took longer to subdivide his allotment, and offered nearly 70 lots for sale as part of the Mount Pleasant Estate in 1881.<sup>4</sup> This estate created Molesworth, Wills (now Studley Avenue), Barry, A'Beckett and Conran (now Holroyd) streets. The estate's remoteness in the western portion of Kew and the lack of transportation meant that the sale of the lots was largely unsuccessful. During the latter part of the nineteenth century, subdivision to the west of Sir William Stawell's *D'Estaville* resulted in the extension of Conran Street (now Holroyd Street), Barry Street and Studley Avenue (previously Wills Street), and the creation of Sir William Street.<sup>5</sup>

Despite these attempts at subdivision, the majority of the area remained undeveloped into the first decades of the twentieth century; a peculiarity when compared with the rest of the suburb. The lack of development can at least in part be attributed to the undulating topography of the land and the lack of transportation links and access points. However, the construction of the Yarra Boulevard (in 1931-33) during the Great Depression, as part of the Government's relief work ('sustenance' work) for the unemployed promoted an interest in this previously remote area of Kew.<sup>6</sup> As a result, a number of new subdivisions followed. These included the Boulevard Estate (consisting of 30 allotments bounded by Holroyd Street, previously Conran Street, Studley Avenue, Yarravale Road and The Belvedere) which was auctioned on 1 June 1940;<sup>7</sup> and the New Boulevard Estate, subdivided during the 1940s, which created allotments along Milfay Avenue, Fenwick Street and The Boulevard.<sup>8</sup>

The prohibition on civilian building during World War II halted development of the area, as indicated by a 1945 aerial photograph showing that only Milfay Avenue, and a few houses to Holroyd Street and Stawell Street, had been constructed by this time. In the years following World War II, the area had its major phase of development. Between 1950 and the early 1960s, a series of striking Modernist residences, many of which were architect-designed, were built along with the construction of Yarra Street.<sup>9</sup> The area's steep topography and drainage easements presented a challenge for land-owners and architects alike, often resulting in unique designs which responded to the particular challenges and requirements of the sites. A number of these residences were also recorded by photographers at the time, including Lyle Fowler, Peter Wille and Wolfgang Sievers, during and just after their construction.

The area attracted professional people and their families, including those who were prominent in law, education and public administration; architecture; science and medicine; the arts and media; and business. Sir Zelman Cowen, later Governor-General, was amongst the more prominent residents. Further, a high proportion of central and eastern European émigrés were also attracted to the area, who settled in Melbourne just before or following World War II.

The relatively secluded nature of the area within Boroondara, and its gradual subdivision between the late nineteenth and mid twentieth centuries, enabled the development of a variety of dwelling styles between the 1920s and the 1970s, although the predominant character of the area is reflected in the postwar Modernist detached houses.

## Description

The Yarra Boulevard Precinct is situated in the north-west corner of the Boroondara municipality, adjacent to the Yarra River. It is generally bounded on the west side by the Yarra Boulevard, on the

## YARRA BOULEVARD HERITAGE PRECINCT CITATION

north side by properties within Molesworth Street, on the east side by properties within Studley Avenue, and on the south side by properties within Milfay Avenue, Fenwick Street and Stawell Street. The precinct's hilly topography has influenced the irregular street layout and evolution of the built form. The western section of the precinct rises to a cliff edge along most of its length adjacent to the Yarra River, save for two troughs where Yarra Street and Yarravale Road join the Yarra Boulevard. Elsewhere the terrain undulates steeply in various directions. Several roadways run down valleys, along ridgelines, or rise and drop to cul-de-sacs as they follow changing contours and the irregular drainage easements. This is in marked contrast to the more conventionally rectilinear layout of many streets outside the precinct.

The varied terrain is also reflected in median strips built the full lengths of Stawell and Yarra streets, separating each side of the street into different levels (ie. higher and lower sides of streets). These median strips are landscaped with native shrubs, bushes and trees and feature full-length cyclone wire and pipe fences with concrete posts at regular intervals. Kerbs and channelling include rough-dressed bluestone blocks in earlier streets. Concrete kerbs and channels are used in Stawell and Yarra streets, Cameron Court, Carnsworth Avenue and White Lodge Court. The footpaths throughout are of concrete, as are the majority of driveway crossovers. Some grass nature strips are planted with native and exotic street trees, the most dominant being the mature plane trees in Fenwick Street, and the mature and juvenile oak trees in Holroyd Street and Yarravale Road.

The precinct is residential in nature, apart from the small kindergarten building in Stawell Street. Most buildings are single free-standing dwellings although there are also flat and unit developments, the latter largely dating from the 1940s to 1960s. The allotments are generally large, with varied or irregular plans due to the non-rectilinear, irregular street layout. Streetscapes throughout are marked by the detached siting of the houses, and by often generous front and side setbacks. This has allowed for extensive gardens, landscaped in response to sites, and often featuring terracing over a number of levels; stone retaining walls and rockeries; flights of shallow stone stairs or paved paths; low stone or, more rarely, brick front fences; and native and exotic plantings and trees. The landscaping and plantings often accompanied the original construction of the houses and were therefore intended to be complementary.

The significant and contributory buildings within the precinct vary in their era of construction but most date from the 1940s to the 1960s, with some also from the earlier interwar period and the later era of the 1970s. These dates reflect the comparatively late subdivision and take-up of land in the precinct. Few original houses have been demolished and replaced, and the intactness and condition of the building stock in the precinct is generally good. Alterations are mostly modest and sympathetic, although to some properties the construction of an extra level to the top of the original building has had a substantial impact. Generally, new building activity (infill development) has respected the scale and setbacks of existing houses, and is typically not visually discordant or intrusive. Some newer double garages and retaining walls have an undesirably high level of streetscape presence. Other garages on street boundaries are contemporary with the associated original house, and some retain their original garage doors.

Construction generally commenced on the outskirts of the precinct during the interwar period, with these houses predominantly located in the vicinity of Milfay Avenue and the higher south side of Stawell Street, as well as parts of Molesworth Street and Studley Avenue. Interwar buildings were also constructed in Holroyd Street, on the main centre ridge through the precinct, and on the high south side of Yarravale Road. The architectural styles of these earlier houses range from picturesque Old English styled dwellings (1930s-1941), to the elegantly proportioned quasi-Georgian buildings (1920s-1941), to the streamlined horizontality of Moderne facades (1940-41), and to more austere structures with solid forms and modest detailing (1940-41). Most demonstrate a considered approach to their design resulting in individually distinctive buildings. Each is constructed of brick, sometimes left exposed, sometimes painted over to present a neutral façade. Roofs are hipped or gabled, often steeply pitched. Detailing is generally appropriate to the style of each building.

After World War II, houses were built on allotments in the steeper inner parts of the precinct. They were also carefully designed and sited on these sometimes more difficult lots, but demonstrate a more

contemporary response to the natural setting, including retaining more native vegetation, often enhanced by complementary garden design and plantings. Many utilised the hilly topography to advantage, gaining multiple views from different building elevations across and beyond the precinct, especially westward toward the Yarra River valley. Further, due to the topography and the irregular allotments, many of the buildings have varied orientations to the street. Side elevations, and unusually rear elevations are in some instances visible from within the Precinct.

These postwar houses typically depart from historic styles in appearance and form, focussing on a 'Modern' architecture which expressed its structure, used contrasting materials and textures, and was simply detailed.

While there are also a few examples of the typical hip-roofed, cream brick, asymmetrically fronted 1950s 'suburban' villa, a majority of postwar and 1960s/1970s era houses in the precinct have a cubic form, in combinations of one, two and occasionally three storeys with either flat or skillion roofing. In many the ground floor is essentially an under-croft or base plinth accommodating an enclosed garage or open carport, the entry, and secondary areas. The main living and sleeping areas positioned above then utilise the abundant natural light and exploit the views. Sometimes the first floor rests on exposed beams and the upper floor oversails the lower, giving the impression that such houses hover above their sites. Other designs, mostly where the entry is below street level, are more cubed with the front façade of the lower and upper level in the same plane. Many of the 1950s-1960s dwellings demonstrate an assured resolution of their form and overall appearance, using combined brick, steel and timber construction, often with stone elements incorporated in the lowest level. Their upper levels generally include wrought or perforated metal balustrades, wide overhanging eaves, accentuated rafters, pergolas or slatted sunshades, and full height windows facing north.

Many of these houses were designed by notable architects and architectural firms of the era. These include, but are not limited to Theodore Berman, Chancellor and Patrick, Ernest Fooks, Anatol Kagan, McGlashan and Everist, Romberg and Boyd, and Bernard Slawik. Further, noted landscape designers of the mid-twentieth century area also believed to have been involved in some of the residential developments, including Ellis Stones.

### **Comparative Analysis**

The Yarra Boulevard precinct generally has few readily comparable precincts within existing Heritage Overlay areas, including in the City of Boroondara. There are comparable pockets or areas of postwar residential development outside the municipality, in Beaumaris-Black Rock, Toorak-South Yarra, Ivanhoe, Eltham and parts of the Mornington Peninsula, notably Mt Eliza and Mt Martha. These areas are known for their stock of quality postwar housing, which was often architect-designed and experimental in siting and form, and sometimes located in bushland and hilly terrain. The Yarra Boulevard precinct, however, is generally distinguished in this context through having a comparatively high concentration of well preserved postwar development within a discrete area, again in a hilly and treed landscape, but further distinguished by the river siting and irregular street layout; these attributes also distinguish the precinct in its inner-suburban location. In contrast in Boroondara, comparably hilly areas of Hawthorn (Creswick Street, Coppin and Isabella Groves) and west Kew (Hodgson, Laver and Young streets) maintained a more regular linear street layout and have a spread or greater diversity of housing stock that is more commonly found elsewhere in Boroondara and Melbourne.

Many of Melbourne's major architects active between the 1940s and 1960s designed houses within the Yarra Boulevard precinct, as identified above. They imbued the Modernist work of this precinct with richness and variety in form that, again, helps to distinguish the precinct within Melbourne's other concentrations of architectural Modernism. In general, the precinct provides an excellent cross section, and representation, of often major work by leading architects in Melbourne during the postwar period.

### **Assessment Against Criteria**

*Criterion A - Importance to the course, or pattern, of the City of Boroondara's cultural history.*

The Yarra Boulevard precinct was subdivided in phases between the 1880s and the mid-twentieth century. The earlier subdivisions generally failed due to the remoteness of the area and the lack of transportation links, but following the construction of Yarra Boulevard during the Great Depression, the later subdivisions were more successful. The prohibition on civilian building during World War II generally halted construction within the new subdivisions, however, and as a result it was not until the postwar period that the area was substantially developed. This aspect of the history of the precinct resulted in the valued Modernist residential development which so distinguishes the area today. The hilly topography, combined with the different and later stages of subdivision of the area, also produced a more curvilinear and cul-de-sac streetscape pattern, with often irregular building allotments. This was in contrast to the grid-based or rectilinear subdivision patterns and more conventionally shaped allotments more commonly found elsewhere in Kew.

The precinct is of historical significance for demonstrating a distinct phase of Modernist and architect designed residential development within Kew, and the wider metropolitan region, largely dating from the period of the 1940s to 1960s, complemented by some residential development dating from the earlier interwar period and the late 1960s-1970s. During these years, the precinct was closely developed with houses that adapted to the natural setting and topography, whilst also representing a move in architectural styles towards simplified and in some case experimental Modernist designs and away from the more conservative house designs found elsewhere in the municipality. This aspect of the precinct's history reflected both the period of development, and also the willingness of property owners to embrace new and innovative residential design, a trend which has continued into more recent times. The precinct is also important for its association with the work of many prominent and highly regarded architects and the construction of the Yarra Boulevard by sustenance workers during the 1930s.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural history.*

The Yarra Boulevard precinct contains the municipality's most intense concentration of notable architect-designed postwar dwellings. An unusually high number of Melbourne's major domestic architects and architectural practices, active from the 1940s to the 1960s, are represented in the precinct. These include (the list is not exhaustive) Theodore Berman, Chancellor and Patrick, Ernest Fooks, Anatol Kagan, McGlashan and Everist, Romberg and Boyd, and Bernard Slawik.

The concentration of well-preserved postwar Modernist houses is also arguably distinctive in the wider metropolitan context.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural history.*

Not applicable.

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places or objects.*

Not applicable.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The Yarra Boulevard precinct exhibits strong aesthetic characteristics deriving from its high concentration of predominantly postwar residential development, complemented by earlier interwar and late 1960s-1970s development, set within an irregular, median-strip divided curvilinear street layout. The intactness of the more visible components of the dwellings to their original form and fabric is comparatively high, and alterations where evident generally adopt a sympathetic approach. There are few infill buildings. The design of many of the dwellings including the postwar development, and the streetscape layout, also responds to the hilly topography and natural setting of the area,

## YARRA BOULEVARD HERITAGE PRECINCT CITATION

creating a distinctive aesthetic character for residential development within the City of Boroondara. Noted landscape designers, such as Ellis Stones, are also believed to have been involved in some of the residential developments.

*Criterion F – Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

The Yarra Boulevard precinct is of importance for its richness and variety of Modernist dwellings, including some major works by leading Melbourne architects of the postwar period. Many of the residences display a high degree of sensitivity to site and topography, and ingenuity in their architectural approach, including to the design and orientation of buildings. This has resulted in a high concentration of significant dwellings.

*Criterion G – Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

*Criterion H – Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara’s history.*

Not applicable.

## **Statement of Significance**

*What is significant?*

The Yarra Boulevard precinct in the north-west of Kew was subdivided in phases between the 1880s and the mid-twentieth century. The earlier subdivisions generally failed due to the remoteness of the area and the lack of transportation links, but later subdivisions were more successful following the construction of the Yarra Boulevard in the 1930s. However, during World War II the prohibition on civilian building generally halted construction within the new subdivisions, and as a result it was not until the postwar period that the precinct area was more fully developed. This has resulted in the precinct having an unusually high concentration of postwar Modernist dwellings, many of them architect-designed. This valued Modernist residential development distinguishes the area today, including within metropolitan Melbourne. The hilly topography, combined with subdivision in stages, also produced a more curvilinear and cul-de-sac streetscape pattern, with often irregular building allotments, in contrast to the grid-based or rectilinear subdivision patterns and more conventionally shaped allotments of other areas of Kew.

The precinct contains numerous individually significant and contributory buildings of the postwar period, as well as a number from the interwar period and late 1960s-1970s. Specific buildings of individual and contributory significance which are important to the precinct are identified in the attached schedule.

*How is it significant?*

The Yarra Boulevard precinct is historically and architecturally significant to the City of Boroondara, and the wider metropolitan region.

*Why is it significant?*

Historically, the precinct is significant for its association with a phase of Modernist and architect designed residential development, which occurred largely between the 1940s and 1960s, complemented by some residential development dating from the earlier interwar period and the late 1960s-1970s. During these years, the precinct was closely developed with houses that adapted to the natural setting and hilly topography. The move towards the simplified Modernist mode of dwelling, and in some cases experimental approach, also represented a move away from the more conservative house designs found elsewhere in the municipality. This aspect of the precinct’s history reflected both

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the period of development, and also the willingness of property owners to embrace new and innovative residential design, a trend which has continued into more recent times. The precinct is accordingly also important for its association with many prominent architects and architectural practices of the postwar era; these include, but are not limited to, Theodore Berman, Chancellor and Patrick, Ernest Fooks, Anatol Kagan, McGlashan and Everist, Romberg and Boyd, and Bernard Slawik.

A number of houses on the outer edges of the precinct which date from the interwar period, and precede the predominant postwar development are also significant in that they help demonstrate the gradual subdivision of the area. In addition, the precinct has historical significance for its association with the sustenance employment schemes of the Great Depression, which resulted in the construction of the Yarra Boulevard.

Architecturally, the Yarra Boulevard precinct is significant for its high concentration, richness and diversity of Modernist residential dwellings, complemented by examples of interwar and late 1960s-1970s residential development, set within an irregular, median-strip divided curvilinear street layout. The overall intactness of the more visible components of the dwellings is comparatively high, and alterations generally adopt a sympathetic approach. Many of the residences also display a high degree of sensitivity to site and topography, and ingenuity in their architectural approach, including to the design and orientation of buildings. This has created a distinctive aesthetic character for residential development within this area of the municipality. The concentration of well-preserved postwar Modernist houses is also arguably distinctive in the wider metropolitan context.

The landscaped character of the precinct is significant. This is demonstrated in the garden settings to many of the houses which were often sympathetic to the Modernist architecture and reflected a contemporary response to the area's topography and natural setting, as well as site-sensitive planting schemes and approach. Noted landscape designers, such as Ellis Stones, are also believed to have been involved in some of the residential developments. The adaptation of street layout and house siting to the unusually hilly Melbourne terrain is additionally significant, including the irregular, median-strip divided curvilinear street layout.

### Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

External Paint Controls	No
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

### Identified By

Lovell Chen, Assessment of Heritage Precincts in Kew, 2013.

## References

*General:* Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988; Lovell Chen, *Review of B-graded buildings in Kew, Camberwell and Hawthorn*, January 2007 (revised June 2007 and November 2009).

*Specific:*

- <sup>1</sup> Parish of Boroondara, plan B 415(5), undated.
- <sup>2</sup> D Rogers, *A History of Kew*, 1973, pp. 44 and 119.
- <sup>3</sup> MMBW Detail Plan No. 1351, Borough of Kew, dated 1903.
- <sup>4</sup> Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, pp. 4/7-4/8.
- <sup>5</sup> D Rogers, *A History of Kew*, 1973, p. 44; MMBW Plan No. 40, Collingwood and Kew, dated 1904 (with 1933 overlay).
- <sup>6</sup> M Lay, *Melbourne Miles: The story of Melbourne's Roads*, 2003, pp. 178-9.
- <sup>7</sup> The Boulevard Estate, auction advertisement, Batten & Percy Collection, State Library of Victoria, image number ma000110.
- <sup>8</sup> The New Boulevard Estate auction advertisement catalogue entry, Batten and Percy Collection, State Library of Victoria.
- <sup>9</sup> Refer Philip Goad, *A Guide to Melbourne Architecture*, 1999, p. 274; and the City of Boroondara Building Card Index.

Precinct		Yarra Boulevard Precinct, Kew			Reference No
Number	Street Address	Current Grading	Previous Heritage control /listing	Approximate Construction Date	Architect
3	Belvedere	Contributory	C grade	1954*	Peter & Dione McIntyre*
11	Belvedere	Contributory	Ungraded	1950	John & Phyllis Murphy
12	Belvedere	Contributory	Ungraded	1950s	Not known
13	Belvedere	Significant	C grade	1956*	Anatol Kagan & Associates*
8	Cameron Court	Contributory	HO143	1959	ON Coulson
1	Carnsworth Avenue	Significant	C grade	1954	Not known
2	Carnsworth Avenue	Contributory (subject to a site visit)	Ungraded	1964	Millar & Barnard Brown
3	Carnsworth Avenue	Significant	Ungraded	1963*	Moore & Hammond
4	Carnsworth Avenue	Contributory	Ungraded	1955	Not known
5	Carnsworth Avenue	Contributory (subject to a site visit)	Ungraded	1952*	Yunken Freeman Brothers Griffiths and Simpson*
6	Carnsworth Avenue	Contributory	Ungraded	1964	Harry Ernest & Associates
7	Carnsworth Avenue	Contributory	Ungraded	1950	Not known
8	Carnsworth Avenue	Significant	C grade	1954	Anatol Kagan
10	Carnsworth Avenue	Contributory	C grade	1955*	Office of John Scarborough*
14	Carnsworth Avenue	Contributory	C grade	1955*	Geoffrey F Danne
19	Dunlop Avenue	Contributory	Ungraded	1963	Not known
23	Dunlop Avenue	Contributory	Ungraded	1955-57	Robin Boyd*
14	Fenwick Street	Significant	Ungraded	1966	Jon D Walters & Associates

\* Denotes information provided by the Studley Park Modern group and Simon Reeves.

All other information was collated by Lovell Chen from Council's building records.

Number	Street Address	Current Grading	Previous Heritage control /listing	Approximate Construction Date	Architect
12	Holroyd Street	Contributory	C grade	Early 1940s	Not known
14	Holroyd Street	Contributory	Ungraded	1940s/1950s	Not known
15	Holroyd Street	Significant	Ungraded	1958*	Harry Ernest
18	Holroyd Street	Contributory	Ungraded	1930s/1940s	Not known
20	Holroyd Street	Contributory	Ungraded	1946	Not known
21	Holroyd Street	Contributory	Ungraded	1950s/1960s	Not known
27	Holroyd Street	Contributory	Ungraded	1950	Not known
28	Holroyd Street (also known as 2 Belvedere)	Significant	HO313	1941	Not known
29	Holroyd Street	Significant	C grade	1958*	Anatol Kagan*
31	Holroyd Street	Significant	C grade	1961*	Kurt Elsner
33	Holroyd Street	Contributory	Ungraded	1949	Not known
1	Milfay Avenue	Contributory	Ungraded	1949	Not known
4	Milfay Avenue	Contributory	Ungraded	1959*	King & Hodson
7	Milfay Avenue	Contributory	C grade	Early 1940s	Not known
8	Milfay Avenue	Contributory	C grade	1940-41	Not known
9	Milfay Avenue	Contributory	Ungraded	Early 1940s	Not known
14	Milfay Avenue	Contributory	Ungraded	1939 converted to two units 1960	John Colburn
16-18	Milfay Avenue	Contributory	Ungraded	1940s	Not known
20	Milfay Avenue	Contributory	C grade	1940s	Not known
22	Milfay Avenue	Contributory	Ungraded	1940s	Not known
31	Molesworth Street	Contributory	Ungraded	1920s/1930s	Not known
35	Molesworth Street	Significant	Ungraded	1967*	Romberg & Boyd
43	Molesworth Street	Contributory	Ungraded	1930s/1940s	Not known
49	Molesworth Street	Contributory	Ungraded	1955	Not known
51	Molesworth Street	Contributory	C grade	1962*	Anatol Kagan*

\* Denotes information provided by the Studley Park Modern group and Simon Reeves.

All other information was collated by Lovell Chen from Council's building records.

Number	Street Address	Current Grading	Previous Heritage control /listing	Approximate Construction Date	Architect
53	Molesworth Street	Contributory	Ungraded	1961*	M Atherton*
55	Molesworth Street	Contributory	Ungraded	1950	Geoffrey Nichols
59	Molesworth Street	Significant	Ungraded	1956-57	Robin Boyd*
66a	Molesworth Street	Significant	Ungraded	1970	Charles Duncan
70	Molesworth Street	Contributory	Ungraded	1940s	Not known
72	Molesworth Street	Contributory	Ungraded	1958*	Anatol Kagan*
28	Stawell Street	Contributory	Ungraded	1953	Not known
29	Stawell Street	Contributory	Ungraded	1950	Not known
31	Stawell Street	Contributory	Ungraded	1956-7*	Rowland Chipperfield
31a	Stawell Street	Contributory	Ungraded	1959	George Campbell
32	Stawell Street	Contributory	Ungraded	1951	Not known
36	Stawell Street	Significant	HO124; A grade	1952	Anatol Kagan & Associates*
40	Stawell Street	Contributory	C grade	1930s/1940s	Not known
40a	Stawell Street	(access required to confirm grading)	Ungraded	1959?	Not known
41	Stawell Street	Contributory	Ungraded	1930s	Not known
42	Stawell Street	Contributory	C grade	1930s/1940s	Not known
45	Stawell Street	Contributory	Ungraded	1940s	Not known
46	Stawell Street	Contributory	C grade	1930s	Not known
48	Stawell Street	Contributory	Ungraded	1930s/1940s	Not known
49	Stawell Street	Contributory	Ungraded	1966*	Ernest Fooks
50	Stawell Street	Contributory	C grade	1970s	Daryl Jackson*
50a	Stawell Street	Significant	C grade	1930s/1940s	Not known
15	Studley Avenue	Contributory	Ungraded	1951	Not known
25	Studley Avenue	Contributory	Ungraded	1963	Harry Ernest &

\* Denotes information provided by the Studley Park Modern group and Simon Reeves.

All other information was collated by Lovell Chen from Council's building records.

Number	Street Address	Current Grading	Previous Heritage control /listing	Approximate Construction Date	Architect
					Associates
27	Studley Avenue	Contributory	Ungraded	1952	AK Lines & MacFarlane
29	Studley Avenue	Significant	HO143; B grade	1964	Theodore Berman
36	Studley Avenue	Contributory	Ungraded	1930s/1940s	Not known
38	Studley Avenue	Contributory	Ungraded	1940s/1950s	Not known
40	Studley Avenue	Contributory	Ungraded	1953	Kurt Popper
42	Studley Avenue	Significant	Ungraded	1956	Not known
44	Studley Avenue	Significant	Ungraded	c.1940s	Not known
45	Studley Avenue	Contributory	Ungraded	1953	Not known
1	White Lodge Court	Significant	Ungraded	1956-57*	Arthur Pretty*
7	White Lodge Court	Significant	Ungraded	1956	Not known
9	White Lodge Court	Contributory	Ungraded	1964	Drayton & Colman
10	White Lodge Court	Significant	Ungraded	1958	Harry Ernest
11	White Lodge Court	Significant	Ungraded	1951*	Anatol Kagan & Associates
2	Yarra Street	Contributory	Ungraded	1960	C Victor Dumbrell
3	Yarra Street	Significant	Ungraded	1965	Harry Ernest & Associates
4	Yarra Street	Contributory	Ungraded	1961	C Victor Dumbrell
5	Yarra Street	Contributory	Ungraded	1955*	Geoffrey Danne
6	Yarra Street	Contributory	Ungraded	1962	Walter Embleton
7	Yarra Street	Contributory	Ungraded	1964*	Oscar Gimesy
8	Yarra Street	Contributory	C grade	1962	Not known
12	Yarra Street	Significant	Ungraded	1966*	Chancellor & Patrick
14	Yarra Street	Contributory	Ungraded	1966*	McIntyre, McIntyre &

\* Denotes information provided by the Studley Park Modern group and Simon Reeves.

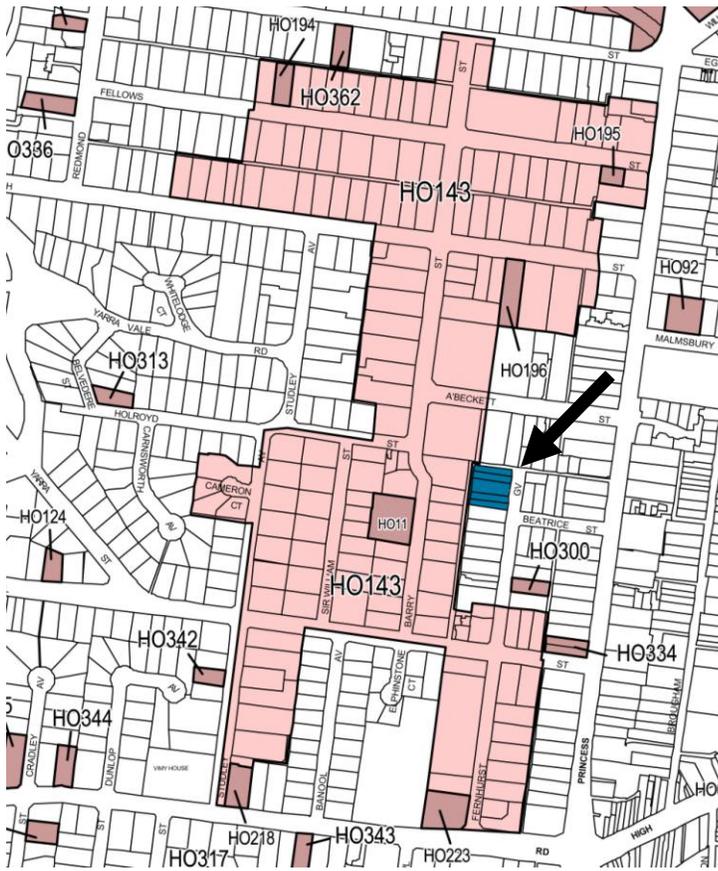
All other information was collated by Lovell Chen from Council's building records.

Number	Street Address	Current Grading	Previous Heritage control /listing	Approximate Construction Date	Architect
					Associates
18	Yarra Street	Significant	Ungraded	1961*	McGlashan & Everist
20	Yarra Street	Contributory	B grade	1958	Gerd and Renate Block
1	Yarravale Road	Contributory	Ungraded	1951*	RM & MH King*
3	Yarravale Road	Contributory	Ungraded	1946	Not known
5	Yarravale Road	Contributory	Ungraded	1959*	Not known
9	Yarravale Road	Contributory	Ungraded	1959*	Peter & Dione McIntyre*
11	Yarravale Road	Contributory	Ungraded	1948	Not known
15	Yarravale Road	Contributory	Ungraded	1957	Not known
17	Yarravale Road	Contributory	Ungraded	1940s/1950s	Not known
21	Yarravale Road	Contributory	Ungraded	1952-53*	Marcus Martin
26	Yarravale Road	Significant	Ungraded	1959*	Chancellor & Partrick
28	Yarravale Road	Contributory	Ungraded	1955*	Anatol Kagan & Associates
34	Yarravale Road	Contributory	Ungraded	1959	Grounds, Romberg & Boyd*

\* Denotes information provided by the Studley Park Modern group and Simon Reeves.

All other information was collated by Lovell Chen from Council's building records.

**Precinct** Addition to HO143 Barry Street Precinct



Map of properties to be added to the Barry Street Precinct (HO143)



33 (left) and 35 (right) Fernhurst Grove, Kew.



37 Fernhurst Grove, Kew.



39 (left) and 41 (right) Fernhurst Grove, Kew.

## History and description

The group of buildings to the north-west end of Fernhurst Grove (previously Albert Street) appear to have been constructed in stages for J Burke, who is listed as the owner of a completed house at 42 Albert Street (33-35 Fernhurst Grove), and vacant allotments at 44 (37 Fernhurst Grove) and 46 (39-41 Fernhurst Grove) Albert Street in 1891-92.<sup>1</sup> By the 1893-94 rate cycle, houses had been constructed on both of Burke's vacant allotments and subsequently sold and tenanted.

The house at 37 Fernhurst Grove is a single-storey double fronted symmetrical Italianate villa of bichrome brick construction. The flanking buildings at 33-35 and 39-41 Fernhurst Grove are pairs of semi-detached, single-storey and single fronted dwellings of bichrome brick to match. It is presumed that the flanking buildings were designed to appear as single residences, mirroring the overall scale, form and detail of the central building. Each of the buildings retain their decorative cast iron verandahs (the cast iron detailing to 37 Fernhurst Grove is more ornate than that of the flanking buildings) and their rendered chimneys. The roof cladding has been replaced on all buildings.

The buildings form an intact and cohesive group of Italianate villas which were constructed during the early 1890s.

## Recommendation

Recommended for inclusion as part of the Barry Street Precinct (HO143) in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

The statement of significance identified in Clause 22.05 should be modified to include the following (highlighted) dot point:

Barry Street Precinct, Kew, is an area of heritage significance for the following reasons:

- The place has an unusual concentration of highly graded buildings, many of which were designed by prominent Melbourne architects.
- The area is one of Melbourne's best concentrations of large late Victorian and Federation house designs, in varied materials and often ably utilising the topography of the area. The precinct also has a number of distinctive designs of the interwar period.
- ***The eastern area of the precinct has some more modest dwellings on smaller blocks, including substantially intact development from the late nineteenth and early twentieth centuries.***
- Many of the streets are marked by original basalt kerbing and grading, and the area features mature gardens and street trees.

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

**Schedule of properties**

<b>Name</b>	<b>Address</b>	<b>Existing Heritage listings</b>	<b>Previous Grading (1988)</b>	<b>Precinct Grading (2010)</b>	<b>Date/level of intactness/other comments</b>
	33 Fernhurst Grove	-	C grade	Contributory	c. 1890 Good
	35 Fernhurst Grove	-	C grade	Contributory	c. 1890 Good
	37 Fernhurst Grove	-	B grade (downgraded to a C grade in the Review of B- graded Buildings)	Contributory	c. 1892 Good
	39 Fernhurst Grove	-	C grade	Contributory	c. 1893 Good
	41 Fernhurst Grove	-	C grade	Contributory	c. 1893 Good



**APPENDIX B      YARRA BOULEVARD PRECINCT ESSAY**



# Proposed Yarra Boulevard Heritage Precinct, Kew

## Architectural Essay

Prepared for

City of Boroondara

August 2010

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## **1.0 Introduction**

This essay provides a general discussion and overview of the architectural development of the proposed Yarra Boulevard Heritage Overlay Precinct, Kew.

The precinct consists almost entirely of detached housing with some small unit blocks. Apart from the Studley Park Kindergarten (31 Stawell Street), there are no purpose-built institutional buildings within the precinct.

Where dates of construction of individual properties are cited below, these are generally approximate and based on the assessment made during the physical survey and investigation of the precinct area, in some cases supplemented through reference to Sands and McDougall directories and the City of Boroondara's Council's building card index. Dates are also taken in some instances from previous studies.<sup>1</sup>

### *Exclusions*

This essay generally does not comment on buildings within the proposed precinct which are of more recent origin (post-1980), or on buildings which have been heavily modified.

## **1.1 Topography & Setting**

The precinct is situated between two ridge areas along the Yarra River; one around Redmond and Molesworth streets to the north, the other an irregular boundary to the north of Studley Park Road on the south of the precinct. In between these two ridges, and forming the core of the precinct, is a hilly area centred on two small valleys corresponding to Yarra Street and Yarravale Road, and a rise between them around The Belvedere and Carnsworth Avenue, flanked by escarpments over the Yarra Boulevard.

The topography, including the steep-hilled terrain and irregular street layout, allow many of the houses to utilise - or at least settle into - hollows, pockets, hillsides, valleys and escarpments. The landscaping and vegetation, including native plantings and mature eucalypts, also enhance the elevated or lower-level settings of the houses, in some cases screen the buildings at ground level, or provide for glimpses of houses through the canopies of trees.

## **2.0 Phases of Development & Design Genres**

The proposed Yarra Boulevard Precinct encompasses the following phases of building development:

- (i) Interwar, particularly 1930s<sup>2</sup> development within the precinct. Genres include Streamlined Moderne; Tudor and French Provincial; Georgian revival; and a modified fusion of undecorated Modern Movement designed houses.
- (ii) Immediate postwar, 1945-55: the next large-scale phase of development within the precinct. This includes some standard hipped-roof housing and continuations of pre-war brick Tudor and French Provincial modes, but is primarily concentrated on two broad genres adapted for (although not always using) flat or low-pitched roofing. These genres included dwellings with a 'straight' or 'mainstream' undecorated architectural Modernist approach; and dwellings with basically modern but decoratively enriched designs, influenced by New Empiricism and contemporary regionalist movements. The designers of this second decorative genre were still broadly Modernist in their use of flat or low-pitched roof rooms, conspicuous use of industrialised materials and structure, modern internal planning and the use of carport areas.

- (iii) Mid-1950s and 1960s: this period extends on the two Modernist genres referred to above: the 'straight' or 'mainstream' approach and the more decorative, 'enriched' Modernist approach. The former embraces increasingly bold structural expression, while the latter is a more gradual development incorporating the increasing expression of metal and concrete.
- (iv) Post-1960s: this period reflects the long term effect of Post-Modernism, in the increase in specific historical and regional referencing, and in the changes to basic suburban forms in the area. It also includes a wave of additions, enlargements and demolitions prompted both by the increasing age of existing buildings in the precinct, and the growing demand for larger houses.

## **2.1 Interwar: Bungalows, 1920-1930**

A major phase of subdivision occurred in the general area in the 1920s, albeit much of it outside the recommended precinct boundary, in areas covered by Wills, Fellowes and Molesworth Streets, and in parts of Studley Park Road, Studley Avenue, Coombs Avenue, Hume Street and Fenwick Street. The houses built in this period were bungalows of various types, described in contemporary real estate terms as Californian Bungalows. More usually, these houses were an amalgam of various informal house modes besides those of California. The style was affected by both American east and west coast houses of the 1900s, the east coast type imparting simple transverse gabling and enlarged single or dual dormers.<sup>3</sup> They became a suburban staple in Australia between World War I and the Great Depression, primarily through the *credit foncier* finance system.

Another recurring bungalow detail within Kew has a large circular corner bay intersecting the wall at a corner. An example within the precinct is at 41 Stawell Street (contributory), which also incorporates a low-level garage into its northern wing (a comparatively rare device in the bungalow period). As in Hawthorn or Glen Iris, sunken or embedded hillside garages were more usually separate from the house and linked by garden steps winding upwards through a terraced garden. This element recurs in the area during the later interwar period and the 1950s, but is not widespread in Australian usage until the late 1950s and the 1960s.

## **2.2 Interwar: Tudor & French Provincial modes, 1925-1942**

Within the precinct area, a third general subdivision began around 1939-40, which prompted designs of late interwar eclecticism. The most striking were a series of Tudor and French Provincial variants, asymmetrically composed and eclectic in detailing and demeanour.

The Tudor style utilised steep-pitched roofing, double fronted massing, half-timbered effects and leadlight window components. In contrast, French Provincial while utilising a similarly steep-pitched roof, relied on conspicuous L-shaped massing, engaged entry towers with conical roofs at the angle of each L, and casually patterned or often dramatised quoining and voussoirs around each opening. Individual houses from this period are marked by skilled brick patterning in herringbone and other forms, using red, clinker and tapestry brick, as well as Roman brick in some designs. A significant example of this style within the precinct is 50a Stawell Street (significant), with sunburst voussoirs in Roman brickwork, laid in radial patterns around most of the front wall openings.

More typical examples of this later interwar eclecticism were the broadly French Provincial 8 Milfay Avenue (contributory), and 20 Milfay Avenue (contributory). Several other Tudor-flavoured designs include 40 Stawell Street (contributory), with herringbone brick patterning, 42 Stawell Street (contributory), with its concave gabling, and 48 Stawell Street (contributory). 18 Holroyd Street (contributory) is another good example.

### **2.3 Interwar Eclecticism: Neo-Georgian, Modern Mediterranean & Related Modes, 1920s-1940s**

Interwar forms of Georgian revivalism (which often included the Regency as source material) were often seen as a 'better-taste' option in comparison with bungalows and other more visibly American interwar modes. When fused with elegant Mediterranean forms, Georgian-Mediterranean could be seen as a link with the 'valid past' and pre-Victorian order, especially by Leighton Irwin at the University of Melbourne and Leslie Wilkinson at the University of Sydney.<sup>4</sup> Within the precinct boundary this style is embodied in 1 Milfay Avenue (contributory), which has an affinity with Roy Grounds' more neo-Georgian projects of the mid-1930s, such as the Ramsay house in Toorak or Portland Lodge in Frankston.<sup>5</sup> There are several others within the precinct including 15 Studley Avenue (contributory), which is late interwar in character.

Of Mediterranean houses in an interwar manner, 31 Molesworth Street (contributory) is a typical example with projecting side wings, shuttered windows and a three-arched entry in antis.

38 Studley Avenue (contributory) is a local variant, with a general symmetrical Neo-Georgian design, but with dentilated brickwork; a feature that appears on several other houses in the precinct, including 9 Milfay Avenue (contributory).

### **2.4 Art Deco & Moderne influences**

Interestingly, there is little if any clearly Art Deco architecture in the precinct, with cumulative or stepped forms. This is in contrast to other areas of Boroondara such as East Kew, North Balwyn and the Golf Links Estate in Camberwell.

There is however a reasonable presence of Moderne architecture, in which various linear Art Deco details are subsumed in a pattern of streamlined and simplified external form. Structurally, Moderne houses in the precinct took existing hipped roofed builders' vernacular and put it behind parapets, accentuating the 'imagery' of the flat roof and hence the streamlined machine. 20 Holroyd Street (contributory) is an example of this approach, with its deep parapet and dual-ribbed cornice in projecting and recessed brick courses, steel-frame windows, rounded chimney corners and juxtaposition of horizontals and verticals. 28 Holroyd Street (significant; also referred to as 2 Belvedere) is another notable example, with exposed cream brickwork, dichrome striping, rounded cantilever windows, glass bricks and glazed tilework around each doorway, and a rounded cantilever balcony; two ionic columns round out the entry effect and add an eclectic touch.

### **2.5 Postwar: Neo-Georgian**

The postwar variant of the interwar Georgian revival, focussed more on Georgian imagery, reduced the interwar Mediterranean references. This style adopted lightly framed off-the-shelf window and door detailing to the more conventional brick and brick veneer houses, and became a major suburban mode around Australia in the period since World War II. The houses were asymmetrical, double fronted, usually apricot brick or overpainted, with boxed eaves in the earlier Colonial Revival manner, often with more lightly-pitched roofs and alternatives to the terracotta tile. 28 Stawell Street (contributory) is an example within the precinct.

### **2.6 Postwar: 'Moderate Modernism', 1935-55**

Melbourne architecture had engaged modernity from the 1880s, but stylistically its designs only gained the term 'modern' in the 1930s, when a series of plain houses with little or no applied decoration appeared as clear alternatives to the bungalow and eclectic forms of the

interwar period. These designs began to omit boxed eaves in favour of sloping eaves and exposed rafters, used matching monopitch roofs where pitched roofs were too bulky, had exposed or bagged brick walling, or enlarged weatherboard. An early example is 45 Stawell Street (contributory), with an original garage converted into an additional wing.

An interesting example is 14 Milfay Avenue (contributory), which is a pitched roof house with a juxtaposed tower and brick entry arch recalling Willem Dudok's modern buildings in the Netherlands.

## **2.7 Decoratively 'Enriched' Modernism: 1940-1965**

In early Modernist design, timber framed roofing, even if flat, was given prominent rafter expression, as part of the 'truth' to structure and materials and the expression of structural rhythm. Exposed rafters and timber eaves; accentuated balconies with striking balustrades in wrought iron; brick or bagged brick wall textures, often alternating with areas of timber; and conspicuous timber window-frames also embodied domestic 'warmth' in a new way not seen in many institutional or more industrialised designs, and were a recurrent part of Modernist regionalism in different parts of Australia. Frederick Romberg was influenced by this approach while training in Europe, and made it a virtual signature in his detached houses and smaller buildings, and even to a degree in larger designs such as his Stanhill and Hilstan flats of 1945-51. The best known are his two Upwey houses of 1940 and 1947, his own family houses at Eaglemont, 1940-1949, and in the Glenunga Flats at Malvern, 1940. He and several others, including Best Overend, Fritz Janeba and the artist Adrian Lawlor, re-used this mode in suburban applications around Melbourne and in semi-rural settings such as Eltham and Warrandyte; they all gained publicity in *Art in Australia*, the *Women's Weekly*, *Home Beautiful* and elsewhere.<sup>6</sup>

This 'enriched' modernism reflected a contemporary alignment with New Empiricism, a Scandinavian and European based approach that utilised modern materials, structure and planning forms, but included decorative usage of materials or applied detail, to break up scale and reassert traditional craft in the face of rational production. Overseas this approach involved architects such as Ralph Erskine, Sven Markelius, Sven Backstrom, and J J P Oud, and had an Italian parallel in the Neoliberty architecture of c. 1950-70.<sup>7</sup> The linking theme in these movements was realism in the representation of society through architecture.

In Australia elements of this mode were frequently coupled to rubble plinths or chimneys in scoria or Castlemaine rock, and to incorporate patterned or conspicuous wrought iron balustrades and perforated awnings cut back to leave areas of open frame. Massing was invariably in two or more steps or fronts. Contemporary critics were initially wary of the formal and representational complexity in this work, and its tendency to pile things in or 'cram' limited sized projects with a visual imagery working at a more monumental intensity. Two of the most prominent critics, Arthur Baldwinson and Walter Bunning, soon became leaders of the mode themselves. Later examples smoothed the stone and concentrated it on undercroft walling and on large, often battered chimneys doubling as partitioning walls bisecting each house mass, recalling early Harry Seidler-Marcel Breuer designs. In the 'enriched' designs this usage was directed much more toward picturesque effect. However Seidler, Breuer and their circle were fundamentally opposed to the realist intention in Empiricism and related approaches, and for the same reason they later opposed American inclusive or 'Post-Modern' architecture.<sup>8</sup>

Examples in the precinct for whom the architect has not been identified include 1 Carnsworth Avenue (significant); 21 Holroyd Street (contributory); and 7 White Lodge Court (significant). The building at 13 Belvedere (significant) lacks the exposed rafters but couples an open box-ended upper storey to a layered plinth using wrought iron balustrades and rubble bases, very much in the manner of this approach, with the long side decking and

its curved base wall at the western end lending a rare 'ocean liner' quality to its bearing. 1 Carnsworth Avenue (significant) is similar in lacking exposed rafters but is otherwise even closer to Romberg prototypes in its proportions and double-fronted massing, and in its basement portholes. 8 Carnsworth Avenue (significant) is closer to the early Roy Grounds, with more restraint compared with Romberg's use of colour and shiny finish, while 14 Carnsworth Avenue (contributory) also shares elements with these 'rafter' houses. 27 Studley Avenue (contributory) dramatises its flat roof with strongly vertical proportioning and by using its rafters to link the roof to the building's upward push, while 40 Studley Avenue (contributory) is in this direct tradition, although its material palette is more restrained. 45 Studley Avenue (contributory) has undercroft portholes, and 7 Yarra Street (contributory) is quiet and plain by comparison, but sustains this particular tradition nonetheless.

This direction becomes more evident in a series of later 1960s houses where much of the decorative component in the earlier 'rafter' houses is sustained, but in a newer form with the decorative elements concentrated more in balustrade and wall texturing detail rather than in major masses or compositional divisions. In addition the rubble textured stonework of 'enriched' modernism's earlier phase was smoothed and tightened into a more distinctly wall-finish rather than the surface of some massive substructure. The massing also becomes much simpler, with undercroft carports and picture-frame fascias of timber, steel or reinforced concrete; decorative variants of the basic Rose Seidler house model. Examples in the precinct area include 3 Carnsworth Avenue (significant), 15 Holroyd Street (significant), , 53 Molesworth Street (contributory), and 9 Yarravale Road (contributory). In this precinct these all relate to several generally simpler Robin Boyd designs, but also share their development with hundreds of counterparts in other parts of Australia.

## **2.8 Early Postwar 'Mainstream' Modernism**

Another phase in the precinct's development saw the resumption of subdivision after the ban on new civilian building during World War II. Several of the resulting houses of the immediate/early postwar period (1950s) are associated with major modern architects in the Melbourne area. They included the house by Anatol Kagan at 36 Stawell Street (significant).<sup>9</sup> Robin Boyd also designed the Wilson house at 23 Dunlop Avenue (contributory) in this period, a window-walled house with open undercroft.<sup>10</sup> 19 Dunlop Avenue (contributory) is later, and is an elegant and subdued design from around the early 1960s, with a carport integrated in its main street elevation. This phase in the precinct, in addition to designs by professional architects, also saw builder-designed pitched-roofed variants on interwar architectural modernism and its Art Deco and Moderne arms.

## **2.9 Mid-1950s Modernism**

A wave of construction in the mid-1950s followed a brief recession in circa 1955. This period saw a number of notable local house designs by Grounds, Romberg and Boyd (primarily Robin Boyd), including the Zelman Cowan house at 34 Yarravale Road (contributory), the design of which was supervised by Roy Grounds and Paul Wallace while Robyn Boyd was teaching in the United States during 1956-7.<sup>11</sup> Zelman Cowan and his family were also arguably Boyd's best-known clients, with the architect often seen as at the height of his career at this point.

Chancellor and Patrick designed the Freiberg House at 26 Yarravale Road (significant), with the garden by Edna Walling.<sup>12</sup> Other well-regarded houses of this period in the precinct include designs by John and Phyllis Murphy, Raymond Berg and Douglas Alexandra, and Geoffrey Danne.<sup>13</sup>

## **2.10 Modernist Epicentres: Yarra Street & Yarravale Road**

Yarra Street and Yarravale Road are two foci of 1950s and 1960s designs in the precinct. 12 Yarra Street (significant) is a significant Chancellor and Patrick design of 1965, which belongs to their later 'monumentalising' period and is comparable to, if not better than their Canterbury and Donvale houses of this period.<sup>14</sup> 18 Yarra Street (significant) designed by McGlashan and Everist is also a significant building in this context.

26 Yarravale Road (significant), also by Chancellor and Patrick, was published in *Best Australian Houses* in 1961.<sup>15</sup> It is an accomplished 'middle-period' Chancellor and Patrick design with its early use of multi-functioning beams which literally powered their subsequent designs.

## **2.11 1960s & Beyond: New Designs, Alterations & Demolitions**

The later phase of development in the precinct saw further designs by Chancellor and Patrick; and Robin Boyd including the latter's Stuart Purves house at 35 Molesworth Street (significant).<sup>16</sup> The Purves house drew two major Boyd themes together: the house that stepped down a hill under a common gradient, something he had pursued from his early Darbyshire house at Templestowe in 1951. It also looks forward to the heavier and chamfered style of the 1970s. Boyd's design also summed up the quiet and urbane imagery pursued by Grounds, Romberg and Boyd from the late 1950s, and in its proportions and frontal demeanour it relates to Boyd's own house in South Yarra.

The later phase also saw alterations to some earlier Modernist buildings including re-walling/recladding of exteriors, and additions and extensions, some of which were more sympathetic than others. The precinct additionally accommodated a series of high quality more contemporary dwellings, including into the present. This maintained the history of clients commissioning successful architects, with many also building on the successful earlier designs and embracing a new monumentality in materials and projected weight.

## **3.0 Brief Comment on Comparisons**

The Yarra Boulevard precinct has a distinctive combination of elements in the Melbourne metropolitan area. As noted in the 'Introduction', the topography, steep-hilled terrain and irregular street layout allow many of its houses to settle into hollows and pockets, or sit prominently on hillsides and escarpments. In this respect - with individual houses settling closely into small hollows and secluded precincts - the area is perhaps the closest in Melbourne to Sydney's harbour suburbs and North Shore, or to Brisbane's Indooroopilly and St Lucia.

The precinct is also distinguished from other Melbourne metropolitan areas where progressive architecture was being commissioned and built, in a broadly contemporaneous period. These areas include Beaumaris and Black Rock, which were predominantly flat 'sandbelt' areas that attracted Modernist architecture in the postwar period; and Toorak-South Yarra, which was hilly but already extensively built up and therefore gained a more scattered series of notable interwar and mid-twentieth century houses. Other areas include Eltham, Warrandyte and The Hills (Ferntree Gully, Belgrave, etc), which had a similarly broken terrain and bushland setting that often resulted in challenging architecture and a diverse approach to the placement and landscaping of houses; but these were outer fringe suburbs where the development was mediated by their status as earlier townships, as compared to the subject precinct which was effectively inner suburban.

Outside the wider metropolitan area, the Mornington Peninsula also offers comparisons, both in the presence of notable architect-designed houses, and the utilisation of bushland sites. The valued Peninsula development differs, however, in that it is again scattered over a large

region, often on substantial allotments, and is therefore not as concentrated as is found in the subject precinct.

#### **4.0 Conclusion**

The Yarra Boulevard precinct is important in the wider metropolitan region for its richness and variety of Modernist dwellings, including some major work by leading Melbourne architects of the postwar period. Many of these residences display a high degree of site sensitivity and ingenuity in the architectural approach to the design and siting of the buildings.

The architectural diversity encompasses several phases of building development, and design genres. The 1930s interwar development includes Streamlined Moderne; Tudor and French Provincial; Georgian revival; and undecorated Modern Movement houses. In the postwar period, generally up until the 1960s, 'straight' or 'mainstream' undecorated architectural Modernist houses were built in the precinct, as well as modern but decoratively enriched house designs. Neo-Georgian houses of this period focussed on Georgian imagery, with fewer Mediterranean references. The mid-1950s also saw a number of notable local house designs by Roy Grounds, Frederick Romberg and Robin Boyd. Yarra Street and Yarravale Road are particularly important in terms of 1950s and 1960s designs in the precinct, including the work of Chancellor and Patrick.

In the 1960s and after, there was an increase in specific historical and regional referencing, as well as a wave of additions, alterations and demolitions of earlier houses. This later phase in the precinct also accommodated a series of high quality more contemporary dwellings, continuing into the present, and thereby maintaining the history of adventurous clients commissioning successful architects.

Throughout all this varied history of development, the houses in the Yarra Boulevard precinct adapted to the topography, steep terrain and irregular street layout, and were aesthetically placed in hollows and pockets, and on hillsides and escarpments. The landscaping, including native plantings and mature eucalypts, was also utilised to great effect to screen the buildings at ground level or provide glimpses of elevated houses through the canopies of trees.

## End Notes

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- 1 See Prue Sanderson, *City of Kew Urban Conservation Study*, v. 2, Melbourne, 1988 (A gradings) and v. 3 (street grading schedules); and also Lovell Chen and Associates, *Review of B-graded Buildings in Kew, Camberwell and Hawthorn*, for the City of Boroondara, 2007.
- 2 For the purposes of this assessment interwar is taken to include work completed up to the ban on new civilian building enacted during World War II. Work completed before the civilian building prohibitions of 1942-5 often went back to 1930s ideas and formulations and sometimes involved completion of projects conceived or commenced in the 1930s.
- 3 The variety of bungalow sources is pointed out in Graeme Butler, *The Californian Bungalow in Australia*, Lothian, Melbourne, 1992, Ch. 2. The American East Coast Bungalow, especially, was publicised in writing and designs by Katherine Budd in the *Massachusetts Architectural Review* during the 1900s; copies are held in the State Library of Victoria.
- 4 See Conrad Hamann, 'Paths of beauty; the Afterlife of Australian Colonial Architecture,' *Transition*, 26, Summer 1988.
- 5 See Conrad Hamann, Three Leaders of Modern architecture in Melbourne: Roy Grounds, Frederick Romberg, Robin Boyd, 1926-1971, Ph D thesis, Monash University, Melbourne, 1978, Ch. 1.
- 6 For Romberg, see Conrad Hamann, 'Frederick Romberg and the problem of European authenticity', in Roger Butler, ed., *The Europeans*, National Gallery of Australia, 1998. Lawlor's house is illustrated and discussed by Richard Haese in *Rebels and Precursors*, Allan Lane, Melbourne, 1983.
- 7 See, esp., Sven Backstrom and Lief Reinus, *Swedish Housing in the 1940s*, Swedish Government, Stockholm, 1950, parallel text; Eric de Mare, 'The New Empiricism: Sweden's approach to Modern Architecture', *Architectural Review*, London, 1948.
- 8 See Robin Boyd, 'The new International,' *Architecture*, October 1951, which discussed contemporary reactions against new Empiricism; see also C Hamann and Harry Seidler, *Architecture Australia*, June 1984, on the issue of Post-Modernism.
- 9 Anatole Kagan (1913-2009); see also Peter Wille photographs, SLV collection, accession slv.vic.gov.au/pictorial/a/2/2/doc a 22039, accessed 27 August 2009): H91.244/3353.
- 10 See Grounds, Romberg & Boyd Archive, MS13363, Australian Manuscripts Collection, State Library of Victoria. See also Peter Wille photographs, SLV collection, accession number SLV: H 91.244/2754-9, 4232.
- 11 See Conrad Hamann, Three Leaders of Modern architecture in Melbourne: Roy Grounds, Frederick Romberg, Robin Boyd, 1926-1971, Ph D thesis, Monash University, Melbourne, 1978.
- 12 David Chancellor and Rex Patrick; the Freiberg house was published in Neil Clerehan's *Best Australian Houses* (Melbourne, 1961).
- 13 The Peter Wille photographs, SLV collection, provide references for a number of houses in the precinct, identifying the architects.
- 14 Pers. comm. C Hamann, who communicated with the architect David Chancellor about the property in the 1990s.
- 15 See Neil Clerehan's *Best Australian Houses* (Melbourne, 1961).
- 16 See Grounds, Romberg & Boyd Archive, MS13363, Australian Manuscripts Collection, State Library of Victoria. See also list of Boyd projects, *Transition*, 38, 1992, p. 232 item 183 (with

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illustration); and Robin Boyd, *Living in Australia*, Pergamon, 1970, pp. 38; 55-57, where he discusses the house.