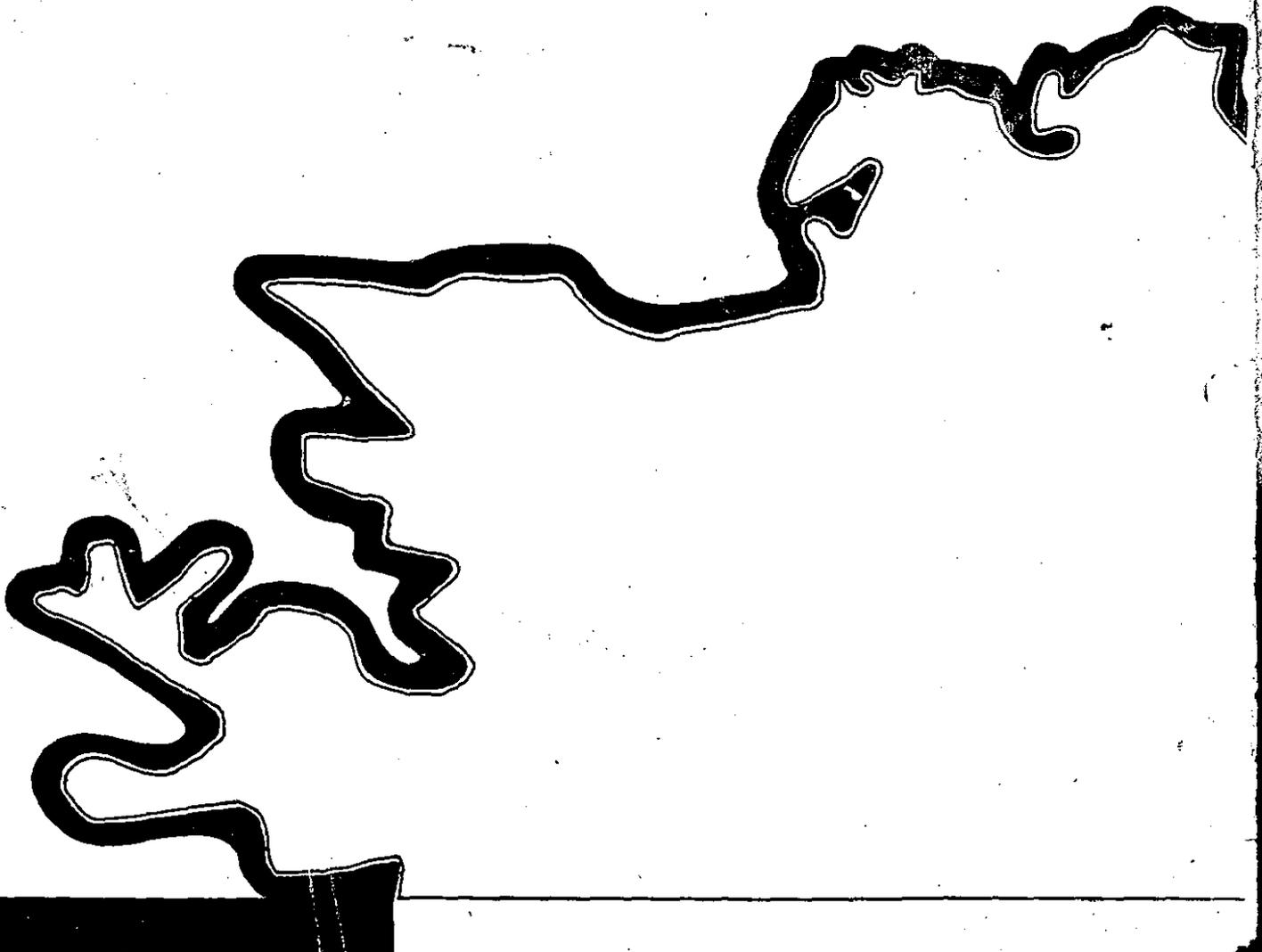


KEW

CITY OF KEW URBAN CONSERVATION STUDY: VOLUME 2

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CHAPTER 4.0
HISTORY

4.0 HISTORY

4.1 A History of Kew

Kew in 1910 appeared to have been the product of steady, rational development. In his *Jubilee History of Kew*, written in that year, F. G. A. Barnard noted that:

From the time of the early settlers on the fertile flats along the Yarra, to the present day, there has been a gradual development. Some may be inclined to say too gradual; but better to advance slowly than not at all. Even in the exciting times of 1888 - 93 Kew was calm and collected; no extravagant prices were given for land, and consequently no serious regrets followed. No colossal hotels stand as monuments of the boom.¹

Barnard's assessment was largely correct, for Kew was the product of constant subdivision, and had experienced in the boom of the 1880s a much smaller volume of development than other Melbourne suburbs, but he was mistaken in ascribing this development to a kind of moral superiority. Various large subdivisions were attempted and failed - not because Kew remained 'calm and collected', but because it remained without adequate transportation links with Melbourne. It is this relative isolation that explains the gradual nature of Kew's development, and it is the gradual, almost constant subdivision that has led to the variety of housing - from great mansions to humble cottages, from the very old to the very new. It is not possible to deal adequately in this essay with the rich and varied tapestry of Kew's social history and to some extent this has been explored by previous historians. James Bonwick's *Sketch of Boroondara*, published in 1858, provides a fascinating insight to Kew's early years, while F. G. A. Barnard's *Jubilee History*, celebrates the development of Kew to the turn of the century. More recent accounts are *Kew's Civic Century* by W. D. Vaughan, and *A History of Kew*, by Dorothy Rogers. The former was published in 1960 and is drawn from Council minutes, while the latter is in effect a series of biographical sketches, focussing for the most part, around Kew's larger mansions, and more notable families.² This essay will explore the nature of this development by the use of maps from key points in the evolution of Kew. These will illustrate the changing street pattern, and by explaining how those changes came to be, broader themes of Kew's history will be addressed. By explaining the changes in land use this history provides the context for the detailed analysis of individual buildings in the area, with the objective that the conservation study as a whole can provide a useful and stimulating overview for future historians.

Kew's boundaries were established partly by geography and partly by survey. To the west and the north the boundary and barrier was the Yarra river, to the east of what became Burke Road lay Elgar's Special Survey, and the southern boundary of Barkers Road was drawn in the first survey of Boroondara under the direction of Robert Hoddle in 1843 (Fig.1). Some tracks, formed by the bullock trains of early squatters travelling to the rich farmlands of the upper Yarra valley, were already evident in Kew before the survey party arrived, and these were drawn into the survey to form the nucleus of the main roads. Two portions of Kew were reserved for special use, one in the north-west corner and bounded by the Yarra on two sides, was initially set aside for a village reserve, but later became the site for a Lunatic Asylum, while in the centre of Kew, a triangle of land was set aside as a reserve that later became the site of the Boroondara

Cemetery and Victoria Park.³ One Portion, Number 79, was withdrawn from sale and formed part of the area which became Studley Park. The surveyors divided Kew into larger allotments, with the intention that they would form a belt of small farms and market gardens to supply the growing settlement of Melbourne. To the south of Barkers Road, in what became Hawthorn, the allotments were much smaller as the surveyors intended this part of the parish to be a suburban overflow for Melbourne.⁴ Thus the foundations for Hawthorn's quicker and denser development were laid in the first survey while the larger portions in Kew meant that subdivision, and hence development, could proceed in a piecemeal way.

1845 - 1880

The story of Kew's early land sales is well known, and has been often told - in the early sales in the mid 1840s only the more desirable farming land along the Yarra was sold, and it was not until the first impact of the goldrush that the remaining portions were purchased. The first landowners in Kew clearly had the intention of farming their land, and while Kilby Farm, Belford Farm and Willsmere Farm remained well into the twentieth century as reminders of Kew's rural beginnings, it remained for the purchasers of the 1850s to begin more intensive settlement. The first of these speculators was Nicholas Fenwick, Commissioner of Crown Lands, who bought Allotment 87 in October 1851. Fenwick was the first true speculator in Kew, for he wasted little time in developing his portion, employing George Wharton, the leading architect and surveyor, to survey his land and subdivide it into half acre lots. Wharton's survey was bounded by High, Princess, Eglinton and Derby Streets, and consisted of alternating wide and narrow streets, named after British statesmen. Fenwick is also credited with naming the suburb, by calling his subdivision the 'Village of Kew'.⁵ Fenwick's subdivision, while successful as a speculation, did not result immediately in rows of houses or shops. Instead the area has been the site of constant redevelopment, and remains a mixture of large houses, smaller cottages and commercial uses. Fenwick's legacy remains in the naming of the suburb, the readily recognised street pattern, and the early focus of development on the junction. Fenwick had some rivals in choosing a name. Early in 1852 a syndicate of moderately successful diggers, William Derrick, Samuel Derrick, James Morgan and John Quick purchased Section 86 from its original owner, Samuel Watts, at a profit to Watts of some £7/15/- per acre. The syndicate's preferred name for the area was 'Cotham', after their home village near Bristol, but Fenwick's choice prevailed, and Cotham became the name of the road that formed the southern boundary of their land.⁶ The naming of the suburb is perhaps not so important to the historian as the difference in attitude to subdivision displayed by Fenwick and the members of the syndicate. Fenwick rapidly subdivided the whole of his portion, while the syndicate divided their land into four equal sections and developed it separately. William Derrick's section was not subdivided and offered for sale until 1872⁷, while John Quick slowly sold his land piece by piece over forty years.⁸

The contrast between large scale speculation and small scale development is a constant theme in Kew's history. The speculators were constantly held back by the lack of transport links with Melbourne, but their imagination was not so restrained. An early subdivision plan from 1857 shows part of Block 80, conveniently skirted by the fanciful line of a proposed railway.⁹ Neither the railway nor the subdivision eventuated, and Kew remained dependent on slower forms of transport. The river was the major barrier, and crossing it meant taking a punt operated by John Hodgson in Studley Park or that operated by James Palmer further downstream. Hodgson named his house and the area after his native town in Yorkshire, and Palmer was a leading politician of the new colony.¹⁰ Access was simplified by the construction of the first Hawthorn bridge in 1852, and later the Penny Toll footbridge in Studley Park and the original Johnston Street bridge.¹¹ These improvements in communication scarcely met the growing needs of the whole parish, and after considerable agitation, the Boroondara Roads Board was established in October 1856. During the next four years the Board spent £25,000 on roads and bridges, but the leaders of the growing centre of Hawthorn resented the expenditure on remote districts, and petitioned for local government: a petition which was granted in June

1860, when the municipality of Hawthorn was proclaimed. The Road Board subsequently moved its offices to Camberwell Village and Kew residents, fearing that their needs would be overlooked by so distant an authority, petitioned for municipal status. This request was granted in December 1860, and Kew began its separate existence.¹²

Kew's street pattern at this time was very simple as the geological survey map of 1860 reveals. The web of bullock tracks that crossed at the junction, appear in this map as main and, no doubt with the aid of the surveyor's pen, much straighter roads. The 'Harp of Erin Hotel' (1854), the 'Kew Hotel' (1855), and the 'Prospect View Hotel' (1858) are each marked on the map, and Fenwick's subdivision is clearly evident as the most obvious sign of an urban land-use. Stevenson and Carson Streets are evidence of some subdivision in John Bakewell's Portion 76, and the extent of this subdivision can be seen in Andrew Clarke's map of *Melbourne and its Suburbs*, drawn in 1855. Clarke's map only shows the western portion of Kew, thinly settled with large houses on generous lots: the almost rural setting in bold contrast to the denser settlement of Collingwood, Richmond or even Hawthorn.¹³ The outline of Wellington Street, Gellibrand Street and Charles Street appear in Portion 80. Originally purchased by Charles Whyte, this land must have been subdivided quite early as John Quick, owner of a quarter of Portion 86 purchased three lots in a sale in 1854.¹⁴

Some characteristics of Kew's population at this time can be drawn from the Census for 1861. The municipality of Kew, with a population of 1,439 accounted for little under a third of the total population of the parish of Boroondara. Hawthorn claimed the largest share with 2,349 people, or nearly half of the total, while Camberwell was a tiny village of 204 people, and the remaining 938 people were scattered through the rest of the parish. In terms of housing, Kew and Hawthorn were broadly similar, although 50 inhabitants of Kew lived in dwellings described as being tents, or slab, bark and mud huts, while only ten of Hawthorn's inhabitants lived in such dwellings. Kew's rougher edges were perhaps compensated by having a slightly larger proportion of houses with five or more rooms, for in Kew there were 126 houses of this size accounting for 43% of the total housing stock. Hawthorn by contrast, had 162 houses of this size, which accounted for just over 33% of its houses.¹⁵

An estimate of the social status of the different parts of the Parish of Boroondara can be gained from the detailed occupation figures collected for the census. The various occupations are minutely classified, and by rearranging these classifications for males into groups based on occupations of similar status, it is possible to generalise about class structure.¹⁶ The upper group of doctors, lawyers and senior government officials, and the more middle class group of clerks, teachers, and clergymen are well represented in the figures for Hawthorn and Kew, but form only a tiny proportion in the rest of the parish. In Kew, men in these occupations numbered 85, or just over one fifth of the total of 412, while the number for Hawthorn of 104 was less than one sixth of its total of 676. Hawthorn and Kew had similar proportions of shopkeepers, hotelkeepers and small businessmen, and in both municipalities a little over one tenth of the total were classified as farmers. Each municipality had a similar proportion of male servants and shop assistants, while Hawthorn had a larger group of labourers - 201 or nearly three tenths of the total - compared to Kew where 101 men belonged to this category and represented just under a quarter of the whole. It is in the farming and labouring categories that the contrast between Hawthorn, Kew and the rest of the parish is most apparent for, in the area

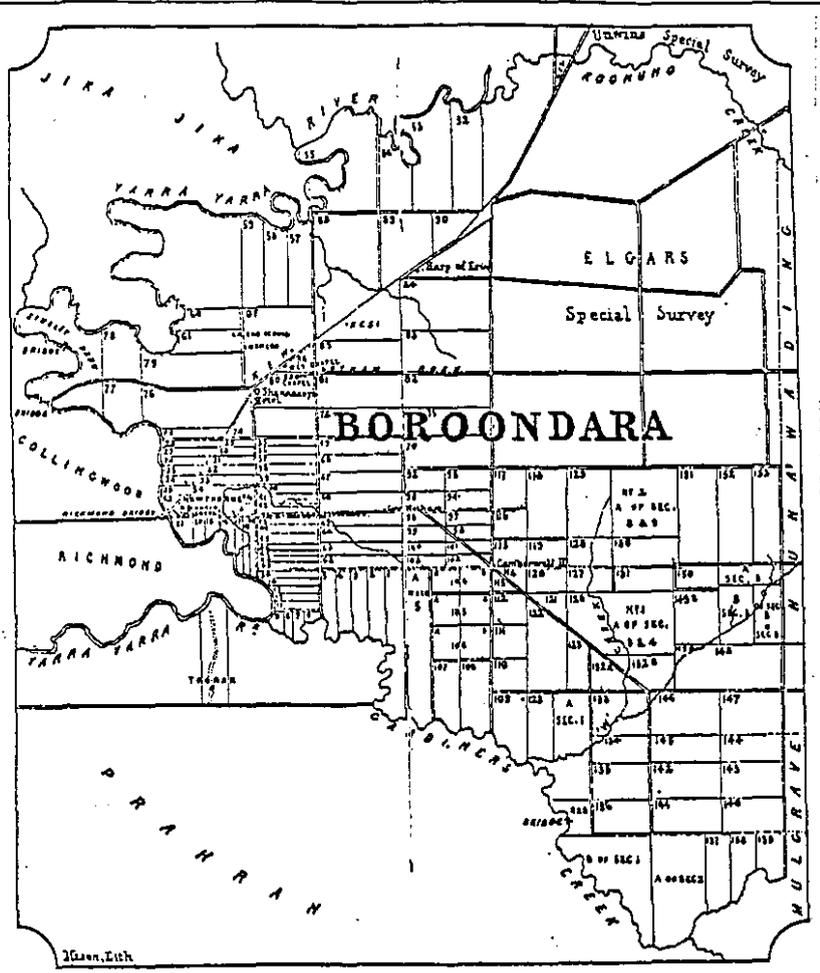


FIGURE 1. Parish of Boroondara, Original Survey Portions (J. Bonwick *A Sketch of Boroondara*)



FIGURE 2. Parish of Boroondara, Original Survey Portions (State Library of Victoria)

which later became Camberwell, over one quarter of males in gainful employment were farmers and nearly half of the total were labourers.

Kew and Hawthorn were thus developing into middle class suburbs, with Kew having a slight superiority in housing size and status of male occupants. Hawthorn's larger population can be explained by the encouragement for closer settlement in the first survey, and the easier access it enjoyed to the city. Camberwell remained largely rural in character. Kew was left almost as an outer suburb: an outer suburb with a high social status clearly evident to contemporaries. James Bonwick, in his famous *Sketch of Boroondara*, described Kew as the '...prettiest place out of the dust of Melbourne', and noted that its aristocracy was equal to that of St Kilda, and was led by the Chief Justice, Sir William Stawell, whose great mansion 'D'Estaville', established Studley Park as a desirable address.¹⁷

This pattern remained for the next two decades. Kew's growth rate measured by housing and population was faster in the 1860s than Hawthorn, reducing the gap between the sizes of the suburb.¹⁸ By the Census of 1881 the population grew at a similar rate in both suburbs, but in housing Hawthorn had experienced a larger growth: 435 houses had been built, representing an increase of about 68% while Kew's 133 new houses, represented an increase of only 28%.¹⁹ These figures indicate the growth of Melbourne's suburbs as the immigration brought about by the gold rushes settled in the city and a map drawn in 1878 gives some idea of how this population increase affected the street patterns in Kew.²⁰ (Fig.2) Most new streets appear as access routes into the original portions, and there is nothing to suggest closer subdivision. Surviving subdivision plans from the 1860s and 1870s for Kew suggest that the scale of subdivision was quite small. One, entitled 'Suburban Allotments', and dated 1865, seems to have been an attempt to sell that part of Fenwick's subdivision bounded by Princess, Malmsbury, Walpole and High Streets.²¹ Another from the same year was advertised as 'Land Adjoining the Property of Sir William Stawell', no doubt emphasising the desirability of having the Chief Justice as a neighbour,²² and a third was the subdivision of William Derrick's land in 1872 at the intersection of High Street and Cotham Road.²³ In the Registry of Subdivisions in the Titles Office, a subdivision of a block between Sackville and Mount Streets and bisected by Ross Street is recorded for 1867. The subdivision must have seemed lonely among the large estates and small farms that surrounded it and its forty small allotments was particularly ambitious.²⁴

Some evidence of where people actually lived can be gleaned from a map of Kew, hand-drawn by an early resident, Mrs Dannock. Entitled 'Back to Kew 1875' the map cannot be read as being drawn in that year, as some of the streets marked on it do not appear on the Crown Lands map of 1878 or the Sand's and McDougall map of 1877, but as a recollection of Kew in that year, it remains useful. Mrs Dannock used small dots to represent houses, and these are concentrated in the Fenwick subdivision, below it on High Street and along Cotham Road, while the twenty trades listed in the key to the map, were mostly concentrated in this area. The rest of Kew seems sparsely settled, a few dots appear in the west of Kew, particularly one marked 'Sir William Stawell', while to the north 'Willsmere Farm', 'Belford Farm', and 'Kilby Farm' are clearly marked, creating a rural boundary. The 'Asylum Reserve' is marked, but not the Asylum itself, even though part of the building was opened for patients in 1872.²⁵ Pat Mornane's paddock is marked 'Zavier' (sic), indicating the purchase in 1872 by the Society of

Jesus of this portion for their school. At the first fund raising for the proposed school, drawn in outline on the site for the faithful, Father William Kelly S.J., preached on the verse 'What came you out in the wilderness to see?'²⁶ - an apt verse given Kew's sparse development, and its boundary of the river Yarra, the farms, and the bushland of Studley Park and the Asylum Reserve.

1880 - 1893

In Hawthorn the increase in the number of houses noted in the 1881 Census, was a preview of the great boom of the 1880s. A proposal to extend the railway line led to extensive subdivisions along its purported route, including the Grace Park Estate,²⁷ and as the proposal became a reality in the *Patterson Railway Act* of 1880, the speculators were rewarded.²⁸ Kew was not without advocates for railways of its own, but their efforts were unsuccessful. A request in 1866 to the Melbourne and Hobson's Bay United Railway Company to extend its services from Hawthorn to Kew was refused by the company on the grounds that it would be too expensive,²⁹ and early hopes in the shire of Boroondara, and in Kew for an Outer Circle Railway to circumvent the Melbourne and Hobson's Bay Company's lines seemed dashed with the purchase by the government of the company in 1878.³⁰ Kew's transportation remained cumbersome and slow - horsedrawn cabs, introduced in 1861, continued to ply their trade between the intersection of Cotham Road and High Street and the Hawthorn railway station, and in 1876 the Melbourne Omnibus Company began operating horsedrawn buses from Kew to the Hawthorn bridge.³¹

Transportation was the key to unlocking the land for Melbourne's boom time speculators, but in Kew new forms of transportation arrived only towards the end of the 1880s. A map drawn in 1888 shows the extent of these transport links.³² (Fig.3). The Victoria bridge was opened in 1884, allowing quicker access across the Yarra and through Richmond to the city. To take advantage of this the Kew Horse Tram began operating in 1887 from the gates of the Boroondara Cemetery to the Kew side of the bridge, allowing commuters to dash across the bridge and catch the cable tram to the city. In December 1887 the spur line from Hawthorn to Kew was opened for traffic, and bisecting the suburb was the arc of the ill-fated Outer Circle railway, a scheme revived in 1882, finally built between 1888 and 1891, and closed to traffic in April 1893.³³ The effect of this late development in Kew, compared to the faster development in Hawthorn is readily seen in the census figures for 1891. Hawthorn's population more than tripled from 6,019 to 19,485, while Kew did not quite double its population from 4,288 to 8,462, but the difference in growth is more clearly expressed by comparing the percentage difference in population between the municipalities for 1881 and 1891. In 1881 the difference was 28.75%, while in 1891 the difference was 56.79%.³⁴ Hawthorn was really a creation of the boom, for it left in its wake impressive public buildings, and street after street of middle-class houses. In Kew the development was much less intense, however Barnard's smug comment about Kew not having colossal hotels as reminders of the boom glosses over its other effects, for the 1888 map details streets and allotments, and by carefully plotting the remaining subdivision plans from the 1880s onto the map, it is possible to explain how the boom helped to establish Kew's street-pattern.

The earliest subdivisions in the 1880s were quite small. In 1880 an estate bounded by Stevenson, Effie, Maud and Carson Streets was offered for sale, and in the same year Henry Henty sold off blocks to the west and south of his house, 'Tarring'.³⁵ In the following year the first of the large estates appeared, when Sections 60 and 61 were subdivided into the Rosebank and Mount Pleasant estates (Fig.4).³⁶ Although their Princess Street frontages were adjacent to Fenwick's original subdivision, their western extremities must have seemed remote from even

the proposed transportation lines, and their development seemed doomed to failure. Indeed in 1890 Rosebank Estate was offered again for sale, but only twenty five houses were built on the allotments by the time the Board of Works' plans were drawn.³⁷ With the revival of plans for the Outer Circle railway, even more ambitious schemes were proposed, and the Hyde Park Estate Company began in 1882 subdividing some of the land it had purchased in Portions 59, 58, 57 and 88.(Fig.5)³⁸ By 1888 these subdivisions accounted for a large area of Kew bounded by Princess Street, the Outer Circle railway, Childers Street, High Street, and allotments on the west side of Disraeli Street to Eglington Street. The company's success as developers depended on the railway, but while the directors waited on its slow progress, they embarked on other projects to make their investment profitable. A small brick yard was established, and in September 1889 the *Kew Mercury* reported under the headline 'Advance Kew' a proposal to establish a larger concern with a Hoffman patent brick kiln. The paper noted that the brickyards adjoined the proposed Willsmere station and would thus be well placed to distribute their product, while it concluded by remarking that '... the advent of the first tall chimney in Kew will be regarded with mingled feelings of satisfaction and disapprobation.'³⁹ Less than a month later, the chairman of the company had to tell shareholders at the second half yearly meeting for the year, that the five year lease the company was offering for a brick works was considered too short for potential investors, and he held out again the promise of the railway, which would bring the property within fifteen minutes of the city and ensure that '... a very handsome profit would be made on the outlay.'⁴⁰ Such optimism was ill founded: estimates based on timetables for the journey from East Kew to the city suggest that the trip would have taken either 41 or 53 minutes via Camberwell, and 75 minutes via Fairfield.⁴¹

The opening of the line coincided with the first tremors that led to the collapse of the boom. The fortunes of the Hyde Park Estate Company never really benefited from the few trains that made the round-about journey, for by the time of the Board of Works' plan, only 143 houses were marked on the estate.⁴² Four other large estates were proposed around the East Kew station of the Outer Circle line between 1887 and 1888. The Belford Estate comprised two thirds of Portion 89, and was first offered for sale in 1887.⁴³ The Segtoun Park Estate formed the north-western corner of Portion 84, and although blocks were offered for sale in 1888, no building ever took place, and the streets outlined on the 1888 map fail to appear on the Board of Works' 1896 map.⁴⁴ The streets of the Monterey Estate (Fig.6) still remain, but despite the second sale netting the agents £4,850 18s 4d in March 1888, little building followed.⁴⁵ A similar fate befell the Harp of Erin Estate (Fig.7), which was subdivided and offered for sale in 1888, but too late to appear on the 1888 map.⁴⁶ Its outline appears on the 1896 map, and when offered for sale by Bradley and Curtin and the notorious boomtime firm, Munro and Baillieu, the bidding was described as 'very spirited', with the sale netting £11,181 16s 7d.⁴⁷ None of the eastern portion of the subdivision remains in Kew's street-pattern, for as the boom gave way to bust, this land reverted to market gardens and was only subdivided in the 1920s.

Slow development of transport meant that the large scale subdivisions in Kew did not result in rows of boom housing, but the area bounded by Glenferrie Road, Barkers Road, Wrixon Street and Cotham Road retains an 1880s appearance (Fig.8). This area was the result of many small subdivisions, and plans for fourteen of these survive. The Brixton Hill Estate was the result of the sale of land by Xavier to help pay for the erection of the first school buildings, and Henry

Henty sold more of the land surrounding 'Tarring' in 1885.⁴⁸ Along Edgevale Road three subdivisions occurred, the earliest in February 1886 was the direct result of the advent of the Kew spur line, when the Omnibus Company, which had run a service between Kew and Glenferrie Railway Station, decided to sell its reserve for house sites (Fig.9).⁴⁹ The later subdivisions focused development on this area, and a street of boom houses, many of humble dimensions, began to emerge.⁵⁰ A small shopping area grew around the intersection of Edgevale Road and Wellington Street, and with the subdivision of the Atkins Estate, the Annadale Estate, and Doona Hill (Fig.10), quite dense development occurred (Fig.11).⁵¹ These subdivisions enjoyed success because of their relative proximity to the railway line. In O'Shaughnessy's Section 74, similar subdivision was undertaken, and one advertisement for business and villa sites proudly announced that 'Trams pass the Land' (Fig.12), but the developers in this section had to promote their transport advantage against the disadvantage of being neighbours to Smart's Brickyard (now Foley Park), considered by Barnard to be an extension of the brick making industry of lower Hawthorn.⁵² The railway did not mean fortune for all developers. Xavier sold the land between the railway line and Denmark Street to a developer for £15,250 to pay for its new west wing, but the estate agent went bankrupt and the land, except for four blocks, reverted to the school. The failure forced the Jesuits to mortgage their land for £20,000 and sales of the Railway Reserve did not resume until 1911.⁵³

Other parts of Kew underwent subdivision. Some speculation was on a very small scale - John Quick sold off lots in his portion in ten separate transactions between 1880 and 1889, while a strip of allotments along Union Street, part of syndicate member J. V. Morgan's section was sold in 1887.⁵⁴ In the south-east corner of the Borough, the land originally purchased by Edward Dumaresq was subdivided, into Thomas, John, Edward, Alfred and Rowland Streets, each named after members of the family. Part of this was offered for sale in 1881, perhaps in order to pay for the construction of Dumaresq's house, St Hellier's, which was completed in 1889⁵⁵ and the generous size of the allotments suggest that the vendor intended the area to remain a preserve for comfortable villas. In 1887, a block facing Burke Road, between Sackville Street and Mount Street, was subdivided into small allotments and offered for sale as the Balmoral Hill Estate.⁵⁶ Neither subdivision resulted in many houses - the Board of Works' plan reveals only St Hilary's Church, built on land given to the Church of England by Dumaresque for the purpose, and St Hellier's, while on the Balmoral Hill Estate, only seventeen small houses were drawn.⁵⁷ In Studley Park, land on Walmer Street was subdivided in 1881 into four irregular allotments, while two sections of Portion 79 were subdivided in 1886, into Studley Park Reserve, between Raheen and Fenwick Street, and Queen's Park, which fronted Princess Street north of Stawell Street.⁵⁸ Despite these subdivisions, the 1888 map suggests that Studley Park remained the preserve of large houses on large allotments, although the 1896 Board of Works map shows evidence of some late boom development. Land around Studley Villa was offered for sale as the McEvoy Estate, while subdivision around D'Estaville resulted in the extension of Conran and Barry Street and the creation of Sir William Street and Studley Avenue.

Boomtime speculation in Kew was thus a combination of small scale and large scale subdivision, with building occurring where transport links were realised rather than imagined. Their slow development hampered Kew's development, and the Kew spur line was as much an embarrassment as an asset. A sardonic editorial in the *Kew Mercury* noted that the '... short

BOROUGH OF KEW

PARISH OF BOROONDARA

COUNTY OF BOURKE

SCALE 800 FEET TO 1 INCH

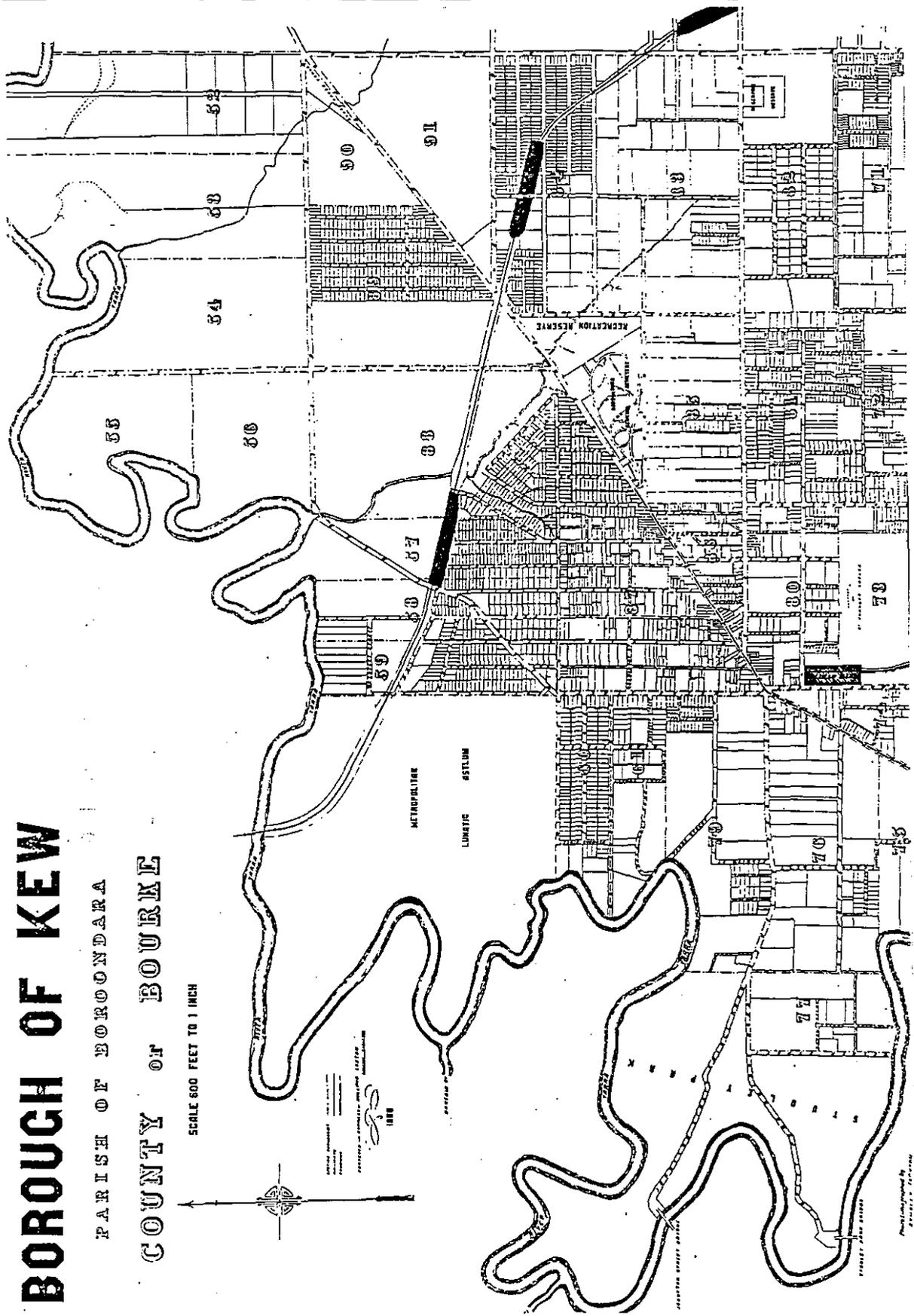


FIGURE 3. Borough of Kew 1888 (Kew City Council)

Plan of
PART OF ALLOTMENT 16
**MOUNT PLEASANT
KEW**

Measurements in feet & inches

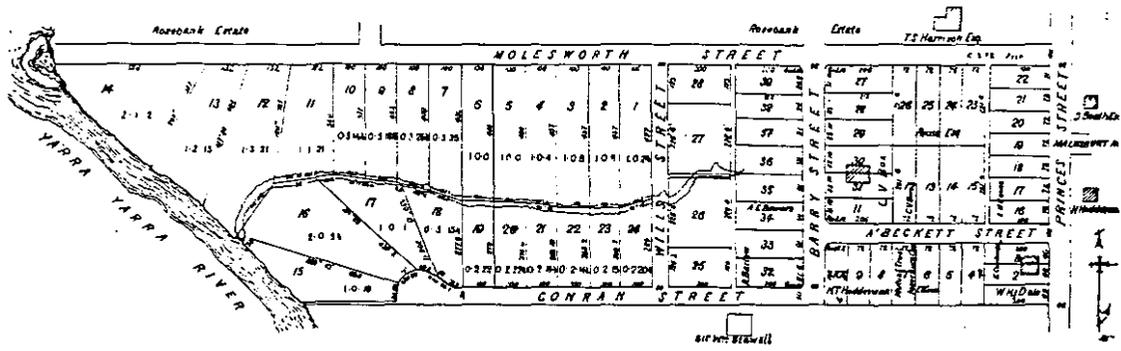


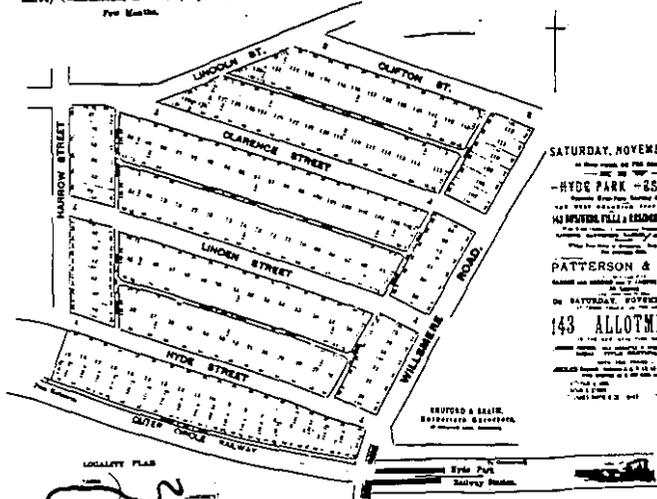
FIGURE 4. Mount Pleasant Estate, 1881 (SLV)

SATURDAY, NOVEMBER 17, 1888.
THREE O'CLOCK. ON THE GROUND.

NEW HYDE PARK ESTATE
OPPOSITE HYDE PARK STATION.

143 GRAND BUSINESS AND VILLA SITES. 143

THE NEW HYDE PARK ESTATE IS A FINE COMMERCIAL AND RESIDENTIAL SITE, SITUATED IN A PROMINENT POSITION, AND IS WELL ADAPTED FOR BUSINESS AND RESIDENTIAL PURPOSES. THE ESTATE IS BOUND BY THE YARRA RIVER TO THE WEST, AND BY THE GREAT EASTERN RAILWAY TO THE EAST. THE ESTATE IS DIVIDED INTO 143 ALLOTMENTS, AND IS WELL SERVED BY THE GREAT EASTERN RAILWAY. THE ESTATE IS A FINE COMMERCIAL AND RESIDENTIAL SITE, AND IS WELL ADAPTED FOR BUSINESS AND RESIDENTIAL PURPOSES.

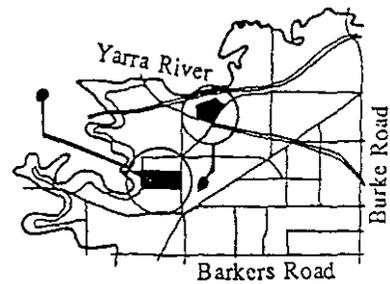


PATTERSON & SONS,
35 Collins Street East, AUCTIONEERS

CARSON & GORDON,
37 Collins Street East, and AUCTIONEERS

T. JACQUES MARTIN & CO. LD.,
112 Collins Street West, AUCTIONEERS

Messrs. RUNTING & WRIGHT,
18 Collins Street West.



Location Key

FIGURE 5. Hyde Park Estate, 1888 (SLV)

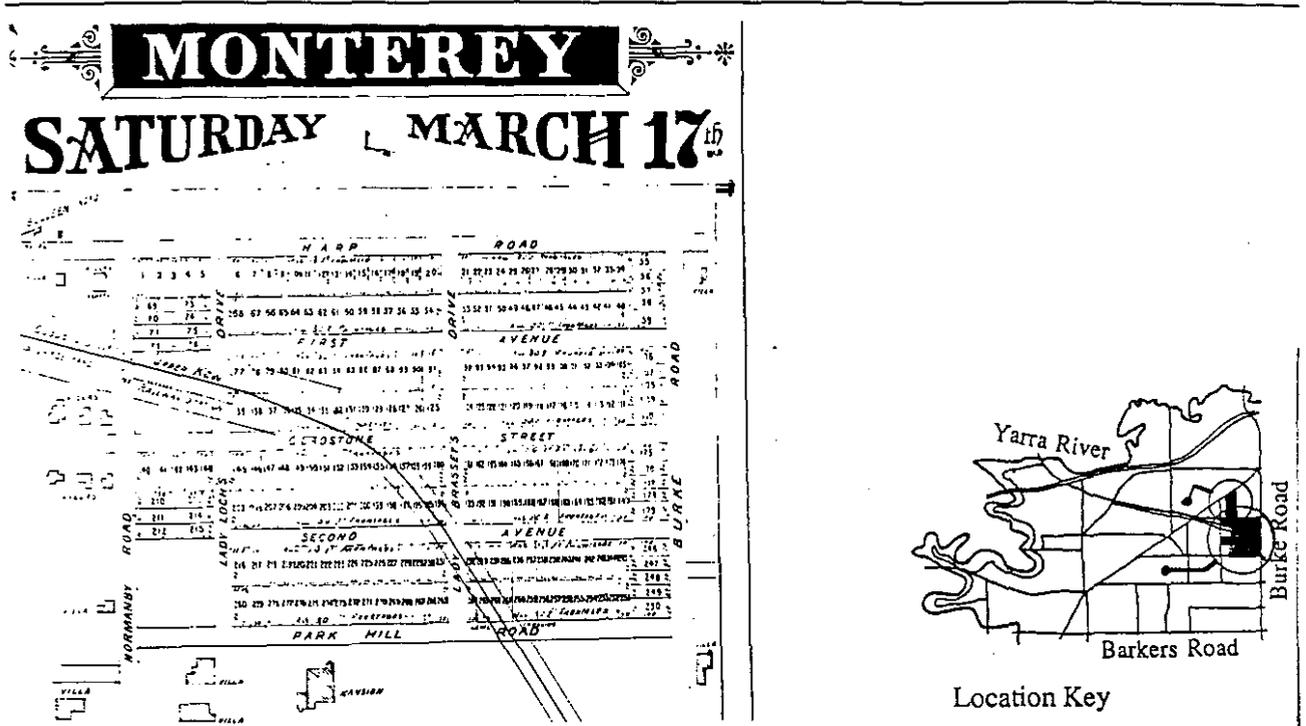


FIGURE 6. Monterey Estate, 1888 (SLV)

HARP OF ERIN ESTATE
 Bulleen & Belmore Roads, K.E.W. Business Frontages, Mansion & Villa Sites.

On the GROUND, at 3.30 p.m.
THURSDAY, 27th SEPTEMBER.

TERMS: £10 DEPOSIT;
 Balance 6, 12, 18, and 24 Months, at 6 per cent.
TITLE CERTIFICATE.

Tram will leave Melbourne (Princes Street) on the Day of Sale at 2.25, 3.5, 3.20.
 And Waggonettes will meet these Trams at Kew Railway Station to convey intending Purchasers to the Land.

VENDORS:
 THE QUEEN INVESTMENT & LAND COMPANY LIMITED.

BRADLEY & CURTAIN,
MUNRO & BAILLIEU, Auctioneers
 in Conjunction.

SOLICITORS:
 Messrs. Gyles, Price & Wright.

SURVEYORS:
 Messrs. Peet, Innes & Smart.

The advertisement includes a detailed street plan of the Harp of Erin Estate, showing streets like Normanby Road, Lady Logan's Drive, Carrington Road, and Musgrave Road. A 'Locality Map' shows the estate's location relative to Bulleen, Hawthorn, and other areas. A central illustration features a harp with the motto 'ERIN GO BRACH'.

FIGURE 7. Harp of Erin Estate, 1888 (SLV)

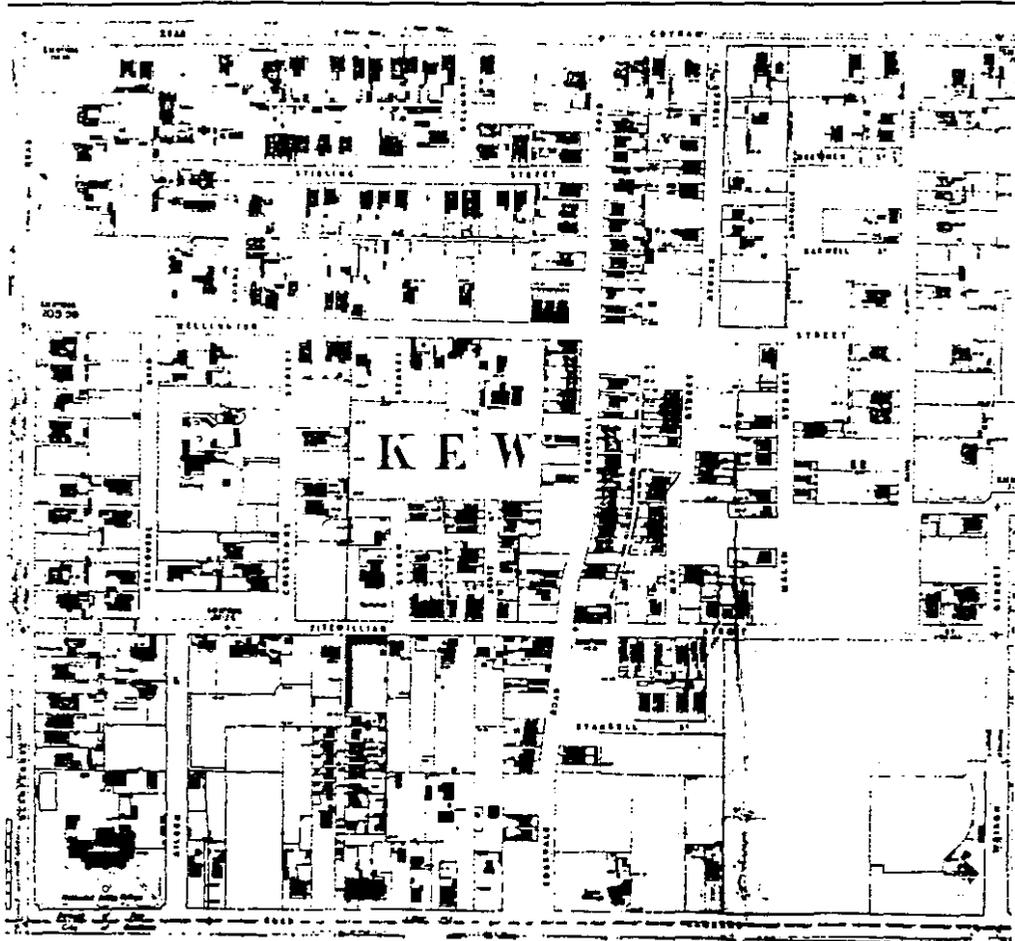


FIGURE 8. Area bounded by Glenferrie Road, Barkers Road, Wrixon Street and Cotham Road, MMBW 1907 (SLV)

EDGEVALE ESTATE, KEW.
 Edgevale Road, Wellington Street, and Fitz-William Street.
 ALL ON HIGH GROUND, OVERLOOKING HAWTHORN, AND SURROUNDED BY FIRST-CLASS PROPERTIES.
 Sale: **SATURDAY, 18TH SEPTEMBER,** ON THE GROUND, AT THREE O'CLOCK.
MUNRO & BAILLIU
 Have received Instructions from the Owner, J. Munro, Esq., to SELL, BY PUBLIC AUCTION, as above, the ABOVE SUBDIVISION of the EDGOTTS ESTATE, having Good Frontages to EDGEVALE ROAD (main Railway Crossing side), WELLINGTON STREET, near the Wellington Street Station of the Kew Railway, and FITZ-WILLIAM STREET, the distance with from the Glenferrie Station.

30 FIRST-CLASS VILLA SITES 30

The above of Properties is partly adjoining from Glenferrie Railway Station on Edgevale Road. As a Guarantee that the above sites will be made, 10 Lots of Interest will be offered at the last Offer of 25 and 20 lots, making 250 GLENFERRIE HEALTHY, and BEAUTY SITES which make of interest on the subject for a number of years. It will be intended to be finished at last for Cottages and the like high Estate. Plans of sections and subdivisions and Drainage System attached.

Title, Certificate. Terms, One-fifth Cash, balance 6, 12 & 18 Months, at 6 per cent.

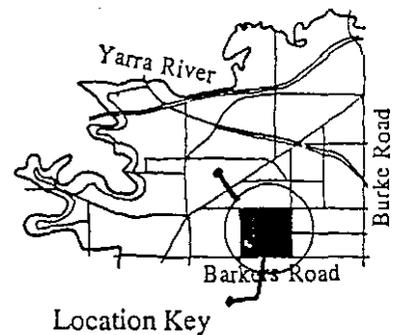


FIGURE 9. Edgevale Estate, 1886 (SLV)

PLAN of SUBDIVISION OF THE

DOONA HILL ESTATE

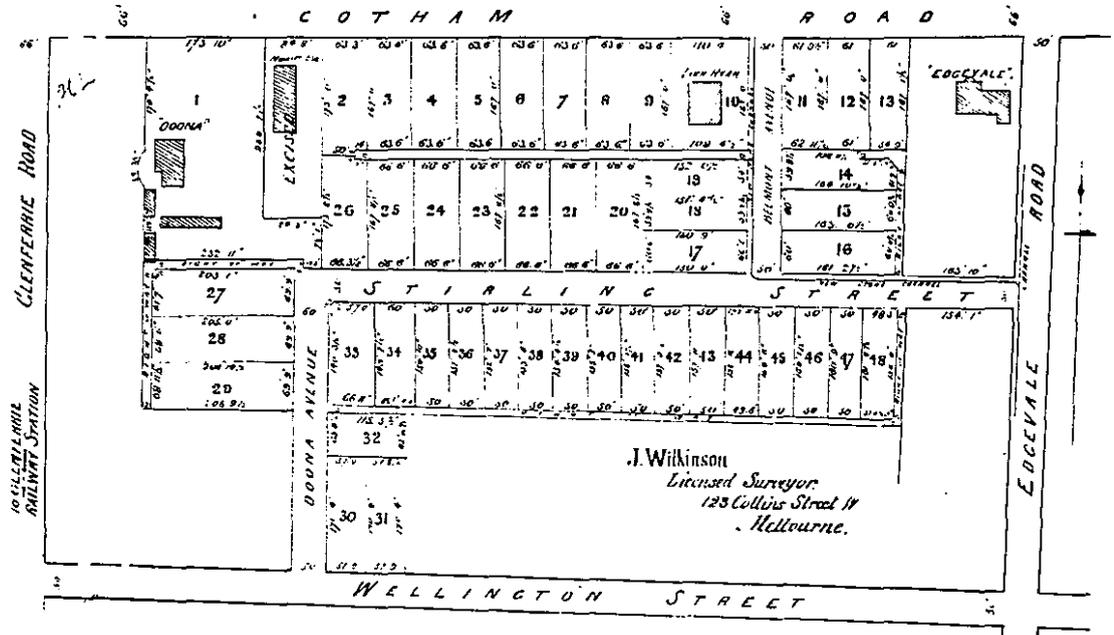


FIGURE 10. Doona Hill Estate (SLV)

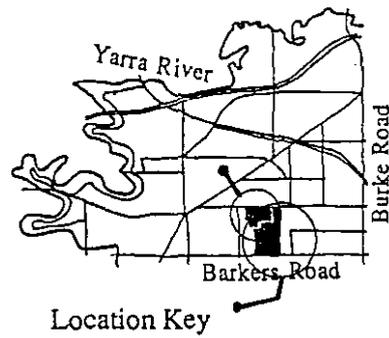


FIGURE 11. Edgevale Road: Barkers Road to Cotham Road, MMBW 1907 (SLV)

SATURDAY, 27th OCTOBER, on the Ground, at 3 o'clock.

8 Valuable Business & Villa Sites, 8 KEW.

Frontages to
BULLEEN ROAD.
O'SHAUGHNESSY ST.
FOLEY ST.
DENMARK ST.

Being portion of the Famous
O'SHAUGHNESSY ESTATE.

The Finest
Building Sites
 That can possibly be
 obtained in this
VALUABLE LOCALITY.

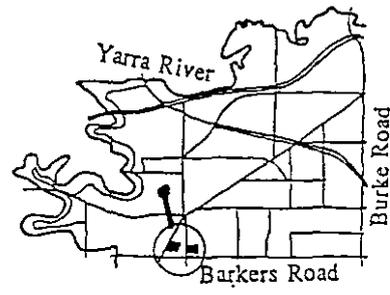
TRAMS PASS THE LAND.

F. L. FLINT,
 AUCTIONEER,
 8 COLLINS STREET EAST,
 And at Camberwell, Northcote, & North Fitzroy.

BARKER'S ROAD.

TERMS—
One-Fourth Cash
 Balance
 3, 6, 9, & 12 Months,
 At **SIX** per Cent.

HOLLAND LOXTON,
 Licensed Surveyor.



Location Key

FIGURE 12. O'Shaughnessy Estate (SLV Map Collection)

length of the line in comparison with its cost, the slow progress made in its construction, the round about route and other circumstances, were regarded as proper subjects for facetious remarks', and that no-one had had the temerity to suggest any celebration to mark its opening.⁵⁹ Absence of celebrations at the opening of the railway, did not mean a lack of boom-time enthusiasm. At the opening of the Law Courts, Police Station and Post Office in May 1888, the Mayor remarked that he considered the new buildings to be '... an additional manifestation of the prosperity of the borough', and informed the gathering that the recently floated loan of £20,000 would be used judiciously to further this prosperity.⁶⁰ This civic boosterism did not result in a massive Town Hall despite the purchase of a block of land in Charles Street for the purpose. Barnard, writing in 1910, was grateful that the block never saw '... a white elephant in the shape of an unwieldy Town hall and offices', and attributed Kew's good fortune to the onset of the depression of the 1890s.⁶¹

1893 - 1921

The depression brought subdivision and building to an abrupt end, and many estates remained little more than lines on the map, with only a few houses scattered along their streets. The impact of the crash of the 1890s can be seen in a map published with the 1901 Census. This map gives a good sense of Kew's place in the suburban development and population distribution of Melbourne.⁶² (Fig.13) Each square represents 100 people, and Kew appears thinly settled compared with Hawthorn, and especially so when compared with suburbs west of the Yarra. The map also illustrates the potency of the river Yarra as a social barrier - the densely settled flats of Collingwood and Richmond form a strong contrast with the suburban hills of Hawthorn and Kew - and in the case of Kew, the river barrier appears augmented by the trees of Studley Park and the grounds of the Lunatic Asylums. The contrast between Kew and Hawthorn is better illustrated by a Board of Works plan drawn in 1903.⁶³ (Fig.14) In Kew, even the area of relatively dense development around Edgevale Road is less settled than the streets south of Barkers Road, where row after row of villas bear witness to the advantage of railway communication. Less intensive development gave Kew a distinctive suburban character, apparent in a photograph taken in c.1893 from the tower of the West Wing of Xavier, looking towards the junction.⁶⁴ Through the trees large houses and villas can be seen, and the leafyness suggests an almost rural air. The contrast was obvious to contemporaries, and for F. G. A. Barnard it was a point of pride. In his history he described a stroll around Kew, and at the peak of Glenferrie Road hill he included this reflection:

...let us pause for a moment and look down on our neighbour Hawthorn, not with any feeling of superiority, but just to witness the change effected within the memory of even the comparatively young members of the community, by the advantages of railway communication, where once were orchards and grazing paddocks are now houses packed so closely as to leave little room for an occasional tree to break the monotony of the iron roofs.⁶⁵

Barnard's stroll around Kew is a useful contemporary account of the development that occurred in the suburb in the twenty years after the boom. He began his walk at the Victoria bridge, noted that the tramline was still served by a horse vehicle, and expressed the hope that it would soon be electrified.⁶⁶ Barnard's comment emphasises just how completely tramway expansion had ground to a halt in 1891, for the only extension of the network after that date occurred in the Municipal Tramway Trusts of Malvern-Prahran and Essendon-Flemington.⁶⁷ A little later in his stroll, Barnard remarked on the proposals to build a tramline in Glenferrie Road to link Kew with St Kilda. This was an attempt by Kew to link itself to the Prahran-Malvern Tramways Trust, and was part of an ambitious plan to extend services along Barkers Road; along Cotham Road; along Princess Street and Willsmere Road; to electrify and extend the High Street line; and to build a by-pass line around the junction along Queen and Wellington Streets, between Cotham Road and Denmark Street. Only a small part of this scheme was achieved by the outbreak of the First World War, with electric trams operating in Glenferrie Road, Cotham Road, Burke Road, and along the old horse tram route.⁶⁸ The theme of transport recurs in Barnard's account with his description of northern Kew and the Outer Circle Railway bridge. Barnard remarked that the bridge had scarcely justified its existence, and noted that there was

agitation to re-open the line.⁶⁹ This agitation had resulted in a report from the Parliamentary Standing Committee on Railways in 1909. The committee dismissed any proposal to re-open the line, pointing out that Willsmere Station was only one and a quarter miles from Kew Station, and that the prospect for population increasing around this station was slight as only some of the land was suitable for housing. Their comments on the re-opening of the East Kew Station were more scathing, for they saw that such a move would only increase the value of the many vacant blocks in the undeveloped, boom-time subdivisions, and in a barb directed to the Council, who had supported re-opening the line, the committee concluded that: 'The ultimate effect would ...be a substantial increase in the sum paid as municipal rates to the Kew Council in respect of such lands and any dwellings erected thereon.'⁷⁰

If Barnard was unable to see any real improvement in public transport, he was able to record the development of Edwardian Kew. These changes occurred as pockets of housing, or in large, imposing mansions, rather than estates or streets, and Barnard particularly noted these 'new' houses in his description. On the eastern side of High Street near Barkers Road, there had '...recently sprung up a number of modern villas of varying designs...', and the subdivision of Fernhurst Park in 1897 had resulted in Fernhurst Grove, which by Barnard's time boasted 'handsome modern houses', several designed by the firm of Ussher and Kemp.⁷¹ Further along Studley Park Road was 'Goathlands', a huge, late-Victorian mansion built by George Ramsden, the owner of Melbourne's first paper mill, and occupied by the time of Barnard's description by Sir Malcolm McEacharn, the Melbourne shipping magnate.⁷² (Figs.15 and 16) Opposite 'Raheen'⁷³ was 'Dalswraith', '... the newly erected mansion of Mr S. W. Gibson', partner in the prominent softgoods firm of Foy and Gibson, and a grand example of the style of Ussher and Kemp.⁷⁴ Studley Avenue, which appears on the 1896 map, also had a 'number of recently erected villas and mansions', and led Barnard into the D'Estaville Estate, which was offered again for sale in 1904, and was by the time of Barnard's description 'covered with beautiful houses of great variety.'⁷⁵ Barnard also noticed development in the area between Cotham and Park Hill Roads, where various avenues had been surveyed through former market gardens, providing allotments for 'comfortable modern villas' which were 'rapidly filling up the vacant spaces.'⁷⁶

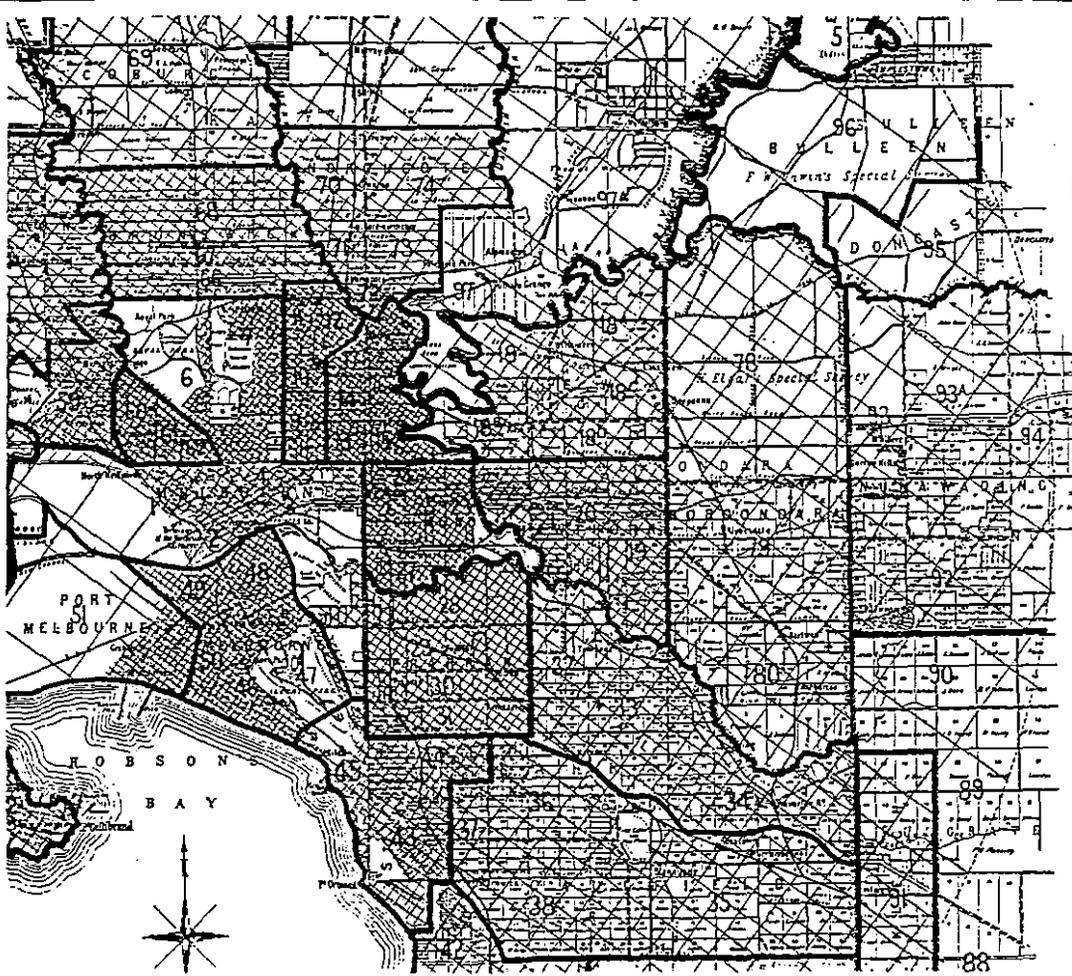


FIGURE 13. Population Density, Victorian Census 1901

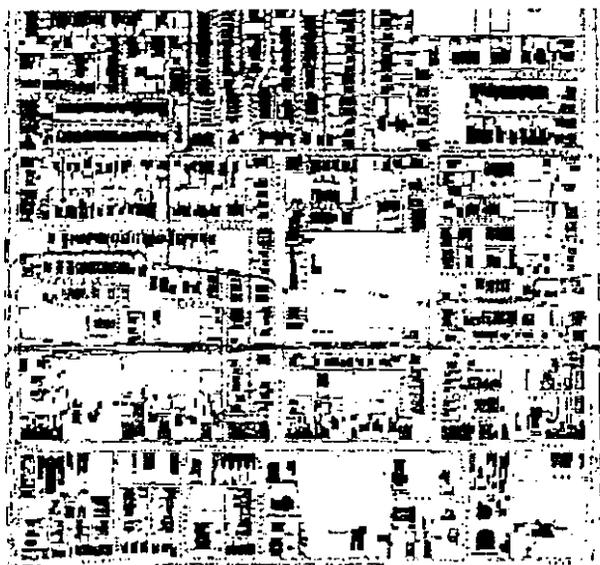


FIGURE 14. Area Bounded by Glenferrie Road, Barkers Road, Auburn Road and Oxley Road (MMBW, 1903)



FIGURE 15. 'Goathlands', (Kew Historical Society)



FIGURE 16. 'Goathlands' Interior (Kew Historical Society)

1921 - 1933

The census of 1911 shows the growth in the population of Kew from 9,469 in 1901 to 11,152. This represented a slightly faster growth than Hawthorn, but paled in comparison with Camberwell, where the rate of growth doubled that of Kew, and where the population of 12,551 outstripped Kew for the first time.⁷⁷ In the ensuing decade Camberwell remained the suburb of highest growth, nearly doubling its population by 1921 - Kew, caught in the wake of this development grew by more than one half, while Hawthorn added less than one fifth to its population. By way of extreme contrast, Collingwood having been so closely settled in the nineteenth century scarcely grew at all, and its population in 1921 remained below its total in the census of 1891.⁷⁸ Melbourne was about to embark on its second great suburban expansion, brought about by an increase in migration, and the return of servicemen from World War One, with deferred pay to purchase houses and the prospect of secure employment in tariff protected industries. In 1920 Victoria achieved the highest rate of marriages in its history, and the marriage rate remained high for the remainder of the decade - as these new families sought homes they turned from the crowded inner suburbs and followed the tramlines into new subdivisions.⁷⁹

A map of Kew drawn in 1921 shows the effect of the growth in the first two decades of the twentieth century, and the extent of subdivision as the expansionary decade began.⁸⁰ The map shows existing and planned tram-routes, and the sheds of the Prahran and Malvern Tramway Trust are clearly marked at the intersection of High Street and Barkers Road. The Tramway Trust had been brought under the control of the Melbourne and Metropolitan Tramways Board in the *Metropolitan Tramways Act* of 1918. This legislation had been proposed as a means for an orderly expansion of Melbourne's tram system, but instead of redistributing the profits of the existing system to municipal councils, or using them to extend the system, successive State Governments used them to reduce the debts owed by municipalities to the State, and re-directed the money to pay for country roads.⁸¹ The *Tramways Act* effectively removed local government control from building or extending public transport, and the proposed tramways on the map, with the exception of the High Street and Burke Road extensions, were never built. As proposals or fact they remained powerful stimuli to new subdivision, or to the revival of the failures of the boom. On the 1921 map, the extent of the subdivision of the market gardens and mansion grounds along the Cotham Road tramline, is readily apparent. Cecil Street, for example, began in 1910 as a recycling of an 1880s subdivision, and continued in 1921 with the breaking up of the grounds around a large house.⁸² In the northern part of the suburb, the Studley Park Estate Company, successors to the Hyde Park company, subdivided the area north of the Outer Circle railway and west of Willsmere Road in 1911 in response to the proposed tramline. Most subdivision, however, occurred in East Kew. Promoters of the Eastlawn Estate, which covered the western half of the failed Harp of Erin Estate, made much of the proposed electric tramway in their advertisements, stating 'There will be no more convenient district nor pleasant Suburb than East Kew for the busy business man. When the Electric Tram is laid, he will be able to journey quickly and pleasantly direct from Collins Street to his home in the Eastlawn Estate in about 20 minutes'.(Fig.17)⁸³ Other new streets on the 1921 map appear in the area between High Street and Kilby Road where estates were surveyed around the boom-time Belford Estate, anticipating the construction of the tramline. Oswinia Estate, in the triangle formed by Oswin Street, Kilby Road and High Street, was subdivided in 1915,⁸⁴ and four short streets off Burke Road, to the north of this estate were drawn in the same year.⁸⁵ The land bounded by Windella Avenue,

Kilby and Belford Roads, and the Outer Circle Railway, was initially subdivided into large allotments in 1908, and by 1910 streets were laid out. By the time the 1921 map was drawn, these streets had been given the names of the generals of the First World War, perhaps for reasons of patriotism, perhaps to attract returned servicemen.⁸⁶

The borders of the 1921 map contain several advertisements, and among these is one for the State Savings Bank, a key institution in providing finance for the houses which filled Kew's eastern subdivisions. The bank offered loans through its credit foncier department, of up to two thirds of the value of the property or up to three fourths for returned servicemen, and it was also the agency which administered the provisions of *The Housing and Reclamation Act* of 1920. Subtitled 'An Act relating to the providing of dwellings to persons of small means', this legislation was designed to answer the problem of the post-war housing shortage. To be granted assistance under the scheme, applicants could not own a house, and their total annual income was not allowed to exceed £400. The cost of the house was limited to £800, including land, and the purchasers deposit was fixed at 10% with the balance payable over 28 years. The bank provided plans for clients, and although it was not compulsory to use these, most participants in the scheme did so, from reasons of convenience, as well as the practicality of the designs.⁸⁷ The scheme began in March 1921, and proved popular in Kew, where 67 houses were built under the provisions of the Act by the end of June 1922. In neighbouring Camberwell, availability of cheap land and access to better transport, meant that the scheme was even more popular, with 190 houses being built in the first year, while in Hawthorn, the scarcity of moderately priced allotments meant that only 13 State Bank houses were built in the same period.⁸⁸

This pattern continued through the rest of the decade, and was reflected in figures for the construction of War Service Homes, another scheme, which was administered by the State Bank from July 1922. Cumulative figures for both schemes were published for the last time in the State Bank's *Annual Report* of 1927-1928, and give an indication of the distribution of low cost housing through the three suburbs. Camberwell claimed the largest share, the dwellings constructed under the Housing Scheme represented more than one eighth of the total built in Melbourne, and the proportion of war service homes built in that suburb was almost the same. In Kew 164 homes were built under the Housing Scheme, and 76 under the War Service Scheme, and while these represent only a tiny proportion of the metropolitan total, they easily outstrip the 50 houses built under both schemes in Hawthorn.⁸⁹ Clearly the schemes were more important for Camberwell, where their combined numbers accounted for one sixth of all new houses constructed in the suburb between July 1922 and June 1928. In Kew they accounted for one eighth, while in Hawthorn they made only a tiny impact on the 1,428 houses built in that time.⁹⁰ Most of the houses constructed under these schemes in Kew were built on the subdivisions in the north and east of the suburb, and to the attuned eye the distinctive bungalow designs, with their pediments and porches, are readily recognised.

The encroachment of new subdivisions in the 1920s began to change the rural nature of north Kew, as housing and large recreation reserves began to replace dairy farms and market gardens. Kilby Park Estate and the Boulevard Estate, surveyed to take advantage of the proposed Burke Road Bridge, brought streets to the south-eastern corner of Kilby Farm in 1924.⁹¹ The developers of Willsmere Park Estate laid Willow, Elm and Wattle Groves through the pastures of Willsmere farm in the following year,⁹² (Fig. 18) and this subdivision formed the western

boundary of the Kew Golf Club. Founded in 1896, the club established its first links in the northern section of the Hyde Park Estate - the area bounded by the Outer Circle Railway and Willsmere, Kilby and Belford Roads. It would appear that the Kew Golf Club had simply leased most of its original site, for in 1918 the land, along with the area that later became Willsmere Park, was sold by the Studley Park Estate Company to the Australian subsidiary of the Kodak Company, and plans by the new owners to move their factory from Abbotsford to Kew, perhaps prompted the Club to seek more secure tenure.⁹³ In 1922 the Club purchased much of its present site from the Gardiner family who had farmed the land. The site was prone to flooding, which gave the club some guarantee against further encroachment of suburbia, and its unsuitability for residential use meant that rates on the property were much lower.⁹⁴

The Kodak Company was slow to move on its plans, for it was not until January 1925 that it wrote to the Council seeking approval for the erection of a factory on its land at the corner of Belford and Kilby Roads. The Council minutes record that there was no objection to the proposal, provided that they were allowed to approve the detailed plans.⁹⁵ Council then began detailed negotiations with Kodak with a view to purchasing the land on Willsmere Road between the Outer Circle Railway and the creek, for the establishment of a public reserve.⁹⁶ The negotiations were not successful, as Kodak sought to retain easements over the property, and the decision by Kodak in May 1926 not to continue with their plans for a factory, brought them to a close.⁹⁷ The Council then approached Mr S. M. Cantor, a representative of the syndicate who bought the entire Kodak property for £85,000, and purchased the land which became Willsmere Park.⁹⁸ Subdivision plans for the remaining land south of Kilby Road were passed by Council in August 1926, and the first sales of the 'Old Kew Golf Links Estate' took place later that year.⁹⁹ On the subdivision plan, Kodak's involvement is commemorated by the naming of the streets after Company directors, and their decision to not proceed with the construction of the factory is explained as a response to the increase in the value of the land. This explanation may have been Estate Agent's hyperbole, as the Kodak Company records suggest that the land, with its wide creek gully, was unsuitable and too small for its purposes.¹⁰⁰ (Fig.19)

Kodak was the last company to propose large-scale industrial development in Kew, for in October 1927 the Kew City Council passed a by-law forbidding the establishment of any new industries, commercial ventures, or places of amusement; declaring Kew to be zoned residential. It made exceptions for the main roads and intersections of Kew to a depth of 45.72 metres (150 feet), so as to allow for future shop development.¹⁰¹ The by-law appears to have been a response to a deputation of residents in November 1926, who objected to the presence of a fibro plaster factory in Barnard Grove.¹⁰² By passing the by-law, the Council gave itself the authority to control future industrial development. It could not however force the closure of existing factories, an aspect of the by-law painstakingly explained by the Town Clerk to the same deputation when they re-appeared in Council on the day that the by-law was gazetted.¹⁰³

By declaring Kew a residential area, the Council simply acknowledged the fact that Kew had not developed any industries. Lack of transport made Kew an unattractive suburb for factory development, for in neighbouring Hawthorn, where transportation was much more developed, statistics reveal that there were 1,310 factory employees, and 140 factories in 1927-1928, while Kew could claim a factory workforce of only 110, and a mere 29 factories in the same year.¹⁰⁴

In the memory of some Kew residents, the passing of the by-law and the decision by Kodak not to continue with its factory have become one and the same, for they insist that Kodak was not permitted to proceed by the Council. While this is not true, the two incidents helped to ensure that Kew became almost exclusively a residential suburb.

Subdivision continued in East Kew for most of the decade, spurred on by the extension of the High Street tramline in 1924. Flower Farm Estate, so called because it cut Boorool Road through a market garden was undertaken in 1922, and Violet Grove and Bennett Parade were offered for sale in 1927, the latter as part of the grandly named City of Kew Estate (Fig.20).¹⁰⁵ These streets revived part of the Harp of Erin Estate, but not according to the original street plan. Similarly Goldthorns Hill Estate (Fig.21) offered for sale in 1925, was a revival of part of the Monterey Estate, but was renamed after the large house on the estate.¹⁰⁶ In other parts of Kew subdivision was on a smaller scale and for the most part, interested in different clients. In the northern part of Fenwick's original subdivision, 'Kingslyn', with lots fronting Brougham, Eglington and Walpole Streets, was sold in 1923. 'Otira', the former residence of the salt manufacturer and noted philanthropist, Henry Berry, was offered for sale after his death in 1924, with four lots fronting Eglington and Walpole Streets.¹⁰⁷ (Fig.22) This pattern was repeated in many parts of Kew, as the builders or owners of large properties died, and the new owners sought to capitalise on the value of their grounds.¹⁰⁸

Two interesting examples from Studley Park, are the Glendalough Estate, and the Tara Hall Estate. The Glendalough Estate was first offered for sale by Dr Murphy in 1924. The subdivision plan shows Kevin Grove, Murphy and Iveagh Streets, but it would seem that the first two were part of an earlier subdivision as they appear under different names on the 1896 map. The advertisement shows 'Glendalough', (formerly 'Dalswraith') which was not for sale, and photographs of the land that is to be subdivided (Fig.23).¹⁰⁹ The sale was evidently not a success, for the lots were offered again in 1927 as the Stevenson Heights Estate, with a more vigorous sales pitch, as would-be buyers were urged to 'Link your homes to Collins Street' along with its grand office buildings, by the unlikely chain of the High Street electric tram and the Victoria Street cable tramway. They were also shown the newer houses that had been built in Stevenson Street as examples of the neighbourhood. The Edwardian fantasy of 'Glendalough' was not mentioned, perhaps it was considered too old fashioned.¹¹⁰ (Fig.24)

Tara Hall Estate was the carving up of the grounds of the extraordinary house 'Goathlands' (Fig.25). The house itself was for sale, and the advertisement suggested that it could be used for a school or institutional purposes.¹¹¹ That fate was not to befall it until 1947, when it was bought by the Royal Women's Hospital as a Nurses' Home, but the presence of the suggestion on the advertisement suggests the fate of many of Kew's large houses. Trinity Grammar School gained its first permanent home with the purchase of 'Roxeth' in 1906, and St George's Hospital was established by the Anglican Sisters of the Holy Name in 'Ellerslie', on Cotham Road in 1912. Ruyton School moved from its second location in a house on the corner of A'Beckett and Barry Streets to Henry Henty's house 'Tarring' in 1919, 'Burke Hall' was presented to the Jesuits for use as a preparatory school in 1920, and in 1922 Carey Grammar was established in 'Urangeline' on the corner of Barkers Road and Wrixon Street.¹¹²

The transformation of grand, private houses into institutions, or the subdivision of their grounds,

was a form of discreet, urban decay, for as it became impossible to maintain the staff necessary to live in that manner, the houses became schools or convents or colleges or retirement homes. This change accelerated through the 1920s, setting a pattern for the following decades, partly because large properties became available, partly because improving transportation links and the growth in the population of the suburbs east of Kew, allowed it to become a centre for the services that such institutions provide. If, by the conclusion of the decade, Kew had firmly set itself against an industrial future, demographic developments had helped to establish it as a residential suburb of the inner ring, with schools, hospitals and institutions to serve the surrounding area. In one sense, institutions had become Kew's industry.

A measure of the extent of the development of the 1920s can be gained by comparing the 1921 and 1933 census returns. Camberwell maintained its lead, and improved on the rate of growth established in the census period 1911 to 1921, more than doubling its population and number of houses. Kew kept closer to the growth pattern of the earlier period, in Hawthorn growth slowed, while Collingwood experienced a decline in population, and a slight decline in the number of houses.¹¹³

Table 1

Rates of Growth, expressed as a percentage, 1921 - 1933

Municipality	Population Increase	Housing Increase
Camberwell	109.99	132.72
Kew	46.62	62.73
Hawthorn	15.74	24.61
Collingwood	-10.43	-0.01

These figures illustrate the spread of Melbourne's suburbs, and the decline in the population of Collingwood emphasises the demise of the inner city as a residential area, while the slower growth in Hawthorn is suggestive of just how much of that suburb had been settled and developed in the land boom. Camberwell remained the leader in growth because of the wide expanses of undeveloped land, and rapid improvements in transportation.

Between 1916 and 1925 new tramlines were built along Burke Road to Gardiner and Deepdene, along Whitehorse Road to Surrey Hills, and along Riversdale Road to Wattle Park. The railway line to Ashburton and Camberwell was electrified, and the council was successful in re-opening the Outer Circle Railway for passenger traffic as far as Deepdene. All of these publicly owned forms of transport were interconnected by twenty private bus routes.¹¹⁴ By contrast, Kew's public transport did not improve beyond the extension of the tramways to their current form, and public bus services did not begin in Kew until the 1940s.¹¹⁵ Camberwell's development may also have been encouraged by its changing to a rating system in 1922 which taxed the land

according to its unimproved commercial value. Prior to this change, rates had been fixed according to improvements made on the land, and the new system meant that ratepayers were now required to pay rates according to the commercial value of the site, regardless of whether it was developed or undeveloped. This prevented speculators holding large lots as a cheap investment, and forced some of them to open them for subdivision.¹¹⁶ In Kew the Council retained the old rating system until 1950.¹¹⁷

The 1920s are often characterised as the decade in which many realised the dream of home ownership, and the census returns reveal changes in this pattern, which help to explain Kew's place in the Eastern suburbs. By 1933 Kew had a higher rate of home ownership than either Hawthorn or Camberwell, with over 45% of its houses being owned by their occupants, while in the other suburbs the proportion was closer to 40%. For Kew and Hawthorn these proportions represent an improvement of about 6%, while in Camberwell they represent a decline by a similar figure. Houses being purchased by installment in 1933 accounted for 20% of Kew's stock, 12.5% of Hawthorn's stock, and a massive 30% of Camberwell's stock. These figures represent a lack of change for Kew and Hawthorn over the 1921 figures, but an increase of over 6% for Camberwell, reflecting in part, the impact of the State Bank administered housing schemes. When the proportion of homes owned or being purchased are combined, it soon appears that Camberwell and Kew have significantly a higher rate than Hawthorn. This contrast is another reflection of the difference in the rate of development in each suburb, for as the original builders or purchasers of houses in Hawthorn died or sold their properties, many were bought as investments and let to tenants, while Kew and Camberwell with a newer housing stock, had more original owners. Hawthorn's higher proportion of rental housing, is mirrored in the large number of tenements and flats in the suburb, as these account for just over one eighth of the total number of private dwellings. Hawthorn was developing into a suburb with the potential for a considerable transitory population, while Kew and Camberwell had the potential for more stability.¹¹⁸

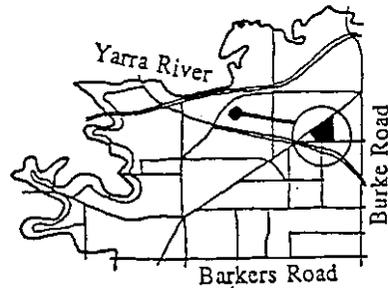
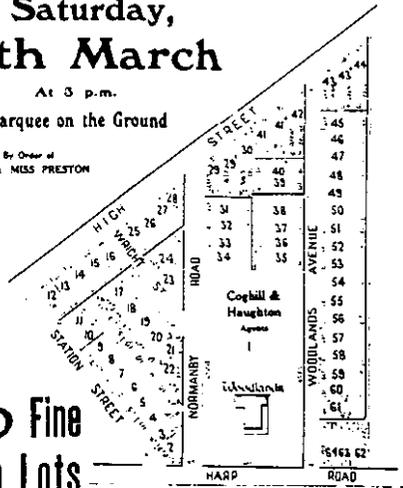
Eastlawn Estate

EAST KEW AUCTION SALE
 Saturday,
 28th March

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

By Order of
 MR. & MISS PRESTON

66 Fine
 Villa Lots



Location Key

FIGURE 17. Eastlawn Estate (SLV Map Collection)

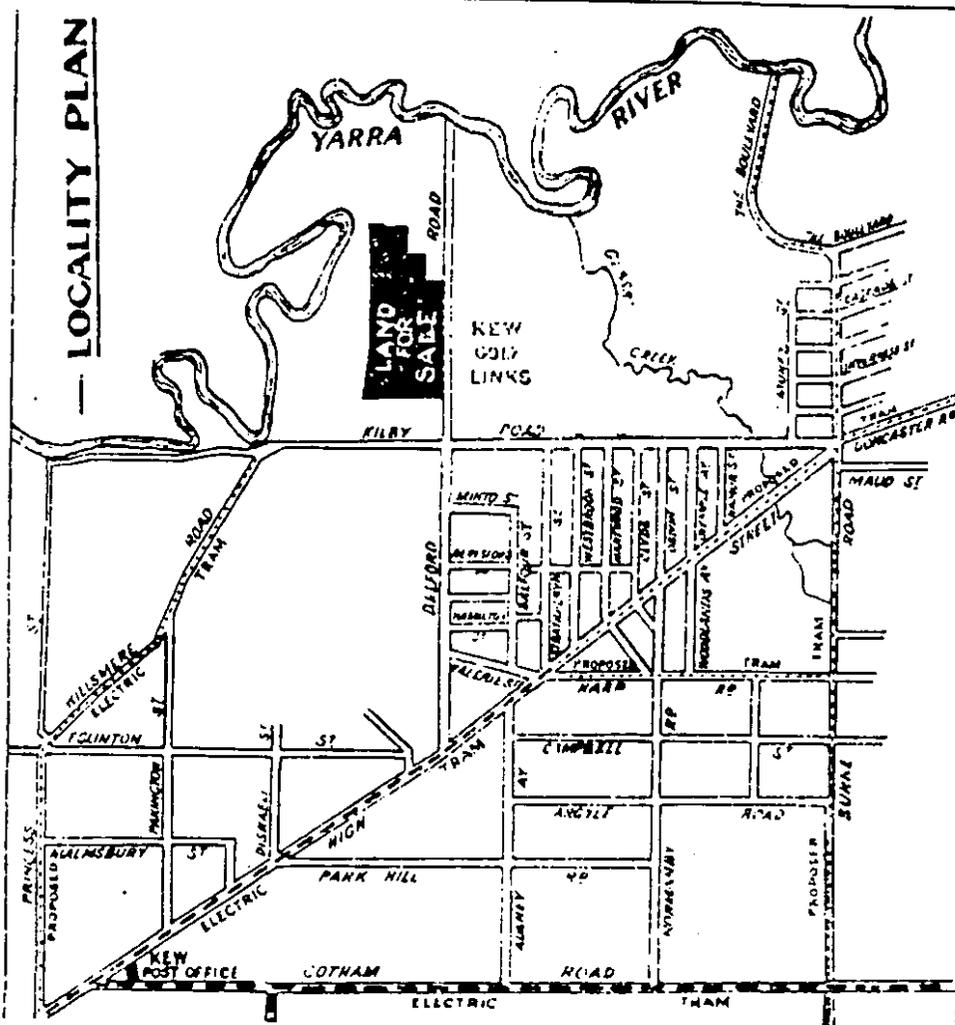


FIGURE 18. Willsmere Park Estate Locality Plan (Kew City Library)

OLD KEW GOLF LINKS ESTATE

SECOND SECTION



LOCALITY PLAN

NOTE.—The figures on this Plan show the exact distance from the G.P.O., Melbourne.

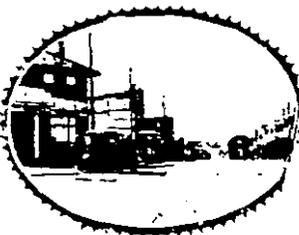
Formerly the property of KODAK (Australia) LTD., whose intention it was to create a modern garden city on the site. However, this magnificent tract of land became so valuable they were induced to release same, and the opportunity is now presented of securing a home site on a high, healthy position, with one of the best views round Melbourne from the front Garden.

There is no other land available which offers such inducements to prospective purchasers as the OLD KEW GOLF LINKS ESTATE, this particular section being right on the crest of the hill. The Electric Tram along High Street, Kew, is within about five minutes' walk; a modern school within 200 yards, and shopping facilities, picture theatre, etc., are all close by. The Kew Golf Links are practically opposite this magnificent estate, and a Council Recreation Reserve near by. Boating facilities are also handy.

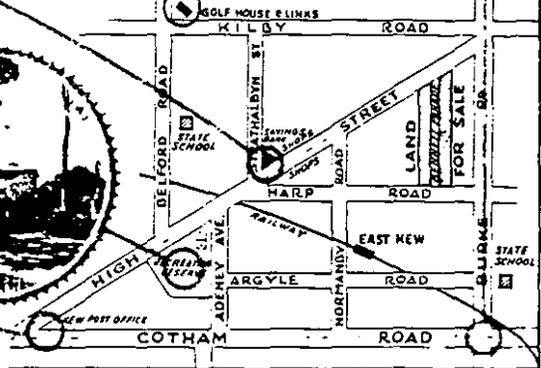
GROWS INTO MONEY WHILE YOU SLEEP

FIGURE 19. Old Kew Golf Links Estate, (Kew City Library)

PICK UP THE POSITION OF CITY OF KEW ESTATE EAST KEW FROM THESE LANDMARKS & PLAN



70 HOME SITES
£10 PER LOT DEPOSIT
20% PER LOT MONTHLY



COGHILL & HAUGHTON 79 SWANSTON ST. MELBOURNE.

FIGURE 20 City of Kew Estate (SLV Map Collection)

Planned for Modern Homes



LOOKING EAST TO THE DANDENONGS

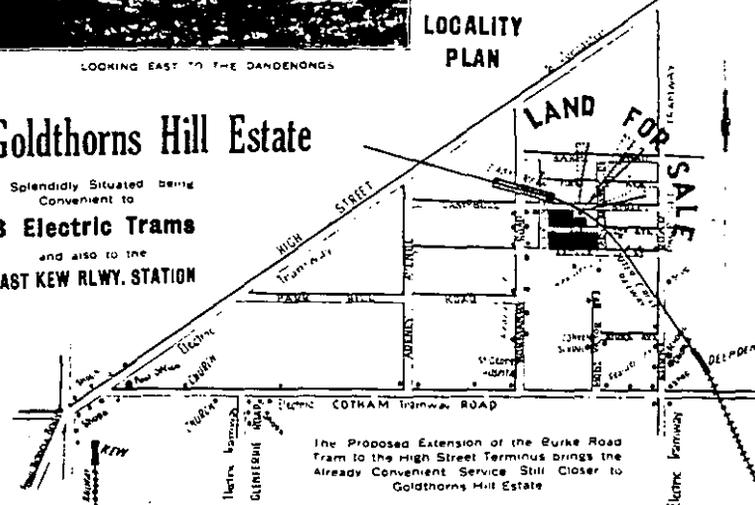
Goldthorns Hill Estate

Splendidly Situated being Convenient to

3 Electric Trams
and also to the
EAST KEW RLWY. STATION

LOCALITY PLAN

LAND FOR SALE



The Proposed Extension of the Burke Road Tram to the High Street Terminus brings the Already Convenient Service Still Closer to Goldthorns Hill Estate

AUCTIONEERS ...

THERE ARE ONLY

43 MAGNIFICENT RESIDENTIAL ALLOTMENTS

IN THE ESTATE.

So, if you want to place your Modern Home amongst Modern Houses in a Convenient, yet Beautiful Locality, you can hardly afford to be absent from this Auction which takes place on the Ground, at Three o'clock, on

SATURDAY
12th SEPT.
1925

IF NOT READY TO BUILD YET, YOU CAN TAKE ADVANTAGE OF THE

EASY TERMS

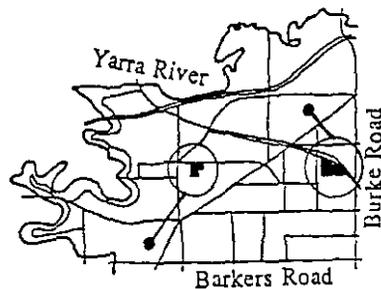
£10 per Lot Deposit.

£10 per Lot Quarterly.

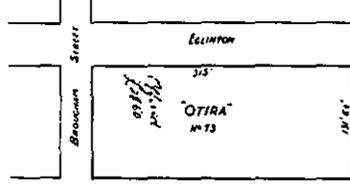
Coghill & Haughton

79 SWANSTON STREET, MELBOURNE.
And at HEIDELBERG and CANTERBURY.
Telephones: Central, 2788. Cnty. 68. Heidelberg, 34.

FIGURE 21. Goldthorns Estate (Kew City Library)



Location Key



"OTIRA," 73 WALPOLE ST., Cr Eglinton St. through to Brougham St.

AN IMPOSING

TWO-STORY BRICK RESIDENCE

EXCEPTIONALLY LARGE AND LOFTY ROOMS
With Tiled Verandah and Balcony above

CONTAINING ON GROUND FLOOR:

Larger Entrance Hall, Drawing, Dining, Smoking and Morning Rooms, Kitchen, butchery, Housemaid's Passage, Larders, Store-rooms, Bathroom, two Marble Rooms and Sixpenny, BILLIARD ROOM.

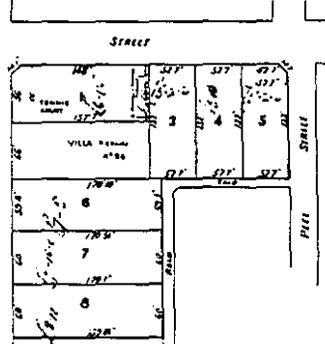
UPSTAIRS THERE ARE

Five Bedrooms, Broad, two Dressing-rooms with Bath and Sewerage connections, also Bathrooms.

The Outbuildings comprise W.H. Tins House with kitchen, and tiled verandah, four Men's Rooms, Garage, Store-rooms, Work-shed, also W.C. and Iron Fuel Sheds, Store-rooms and W.C.

LAND 131 feet 6 1/2 inches x 315 feet along Eglinton Street through to Brougham Street at rear

The House is all in one clear order, and the grounds are rarely laid out in well kept lawns and gardens. This is a most desirable gentleman's home, or is suitable for a guest house. The present is one of the best in Kew, commanding most extensive and lovely views which can never be shut in. It is situated about eight minutes walk from the Electric Trams, and about twelve minutes from the Kew Station.



WALPOLE STREET

4 LOVELY VILLA SITES

With depths up to 170 feet

Including a splendid Block on the corner of EGLINTON STREET
66 feet x 157 feet 7 inches

With an ASPHALT TENNIS COURT, and surroundings.

3 VILLA SITES

In EGLINTON STREET, each 52 feet 7 inches x 132 feet

All these Allotments are good Building Sites.

FIGURE 22. 'O'tira' Subdivision (Kew City Library)

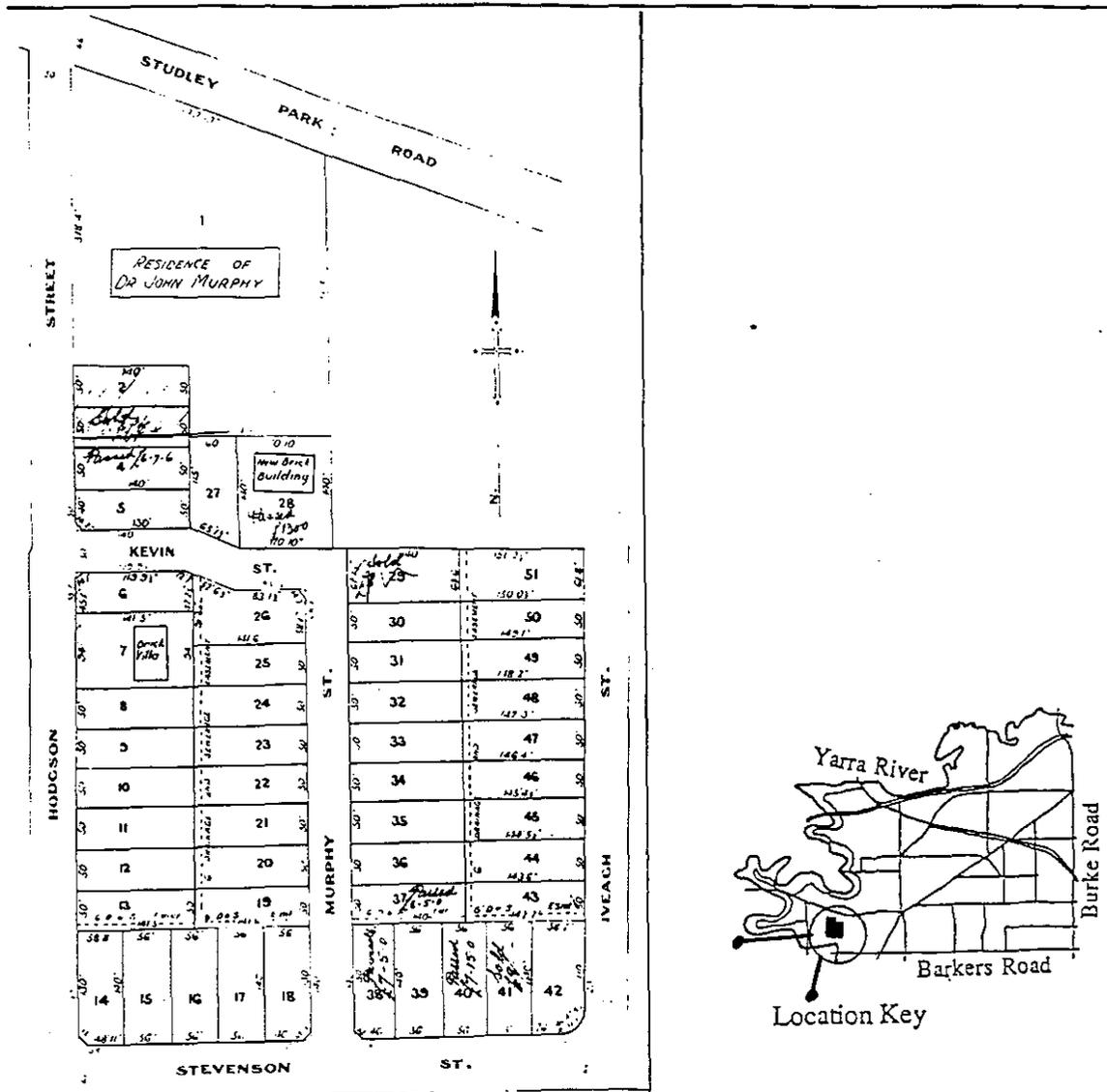


FIGURE 23. 'Glendalough' subdivision (Formerly 'Dalswraith') (Kew City Library)

Link Your Home with Collins Street

GRAND LAND AUCTION
Saturday, April 30, 1927
BY ORDER OF THE TRUSTEES

**Stevenson Heights Estate
KEW**

46 SELECT HOME SITES

KEW
FOORAK and HEYINGTON
GIVE US THE BEST SITES FOR HOMES CONVENIENT TO COLLINS ST
Tram from Collins Street Direct to Stevenson Street
BY THE 47 FINCH STREET CURVE

WHOLESALELY BORN FROM
£10 Deposit :: £2 Monthly

FIGURE 24. Stevenson Heights Estate (Kew City Library)

AUCTION SALE Sat., 19th March, 1927

At 4 p.m. on the Grounds

**TARA
HALL
ESTATE
KEW**

VERY EASY TERMS

Advances - 1/50 Deposit, Balance 7 years at
20 Quarterly Payments.
Residence - One Fourth Deposit, Balance over
5 years - Interest 6 per cent. Right to Pay Off

GEMMELL, TUCKETT & CO.
INCORPORATED
100 HULL COLENS STREET
and
100 CHURCH STREET, MIDDLEBRIGHTON
Phone - Central 991 - X 1205

F. J. O'BRIEN
100 QUEEN STREET, MELBOURNE
Phone - Central 1162

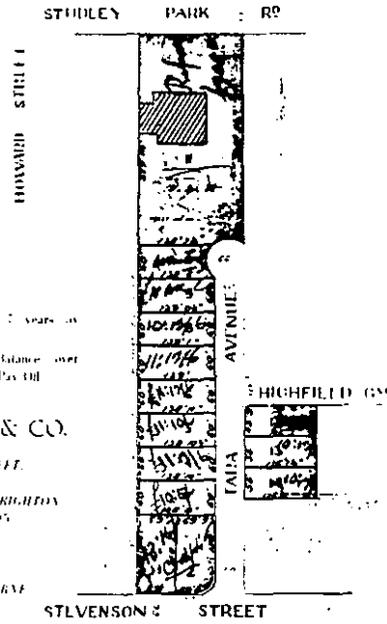


FIGURE 25. Tara Hall Estate (Kew City Library)

1933 - 1943

The 1933 census was conducted in the middle of the Great Depression, and it records the number of unemployed in each suburb. In Kew and Camberwell the proportion of unemployed men was around 10% of all adult males, while in Hawthorn the proportion was a little over 14%. While these figures were bad enough, they pale in comparison with Collingwood where over 27% of all adult males were unemployed.¹¹⁹ The difference between Collingwood and its eastern neighbours, reflects the class difference between the suburbs, while the slightly higher figure in Hawthorn is perhaps due to its larger number of factories and industries. The Depression was a personal disaster for many of the people who lived through it, and those who had contracted to buy houses in the optimistic twenties found themselves unable to keep up the payments if they lost their work. The State Savings Bank endeavoured to keep unemployed purchasers in their houses, by waiving repayments until they were back at work, and in 1932 a Commonwealth Committee allowed War Service home owners to re-schedule their repayments.¹²⁰ Others were not so lucky, with some losing their homes.

Apart from these personal tragedies, the Depression left one lasting mark on Kew in the form of the Boulevard. This scheme had first been proposed after the closure of the Yarra Bend Asylum, and the formation of the Studley Park Board of Management in 1915 and some work was carried out near the northern end of Burke Road immediately after the First World War to provide work for returning soldiers.¹²¹ Work ceased as new industries gave employment to the diggers, but the scheme was proposed again as part of the *Report of the Metropolitan Town Planning Commission* in 1929.¹²² It is ironic that most other recommendations of this report fell victim to the Depression, for when the Nationalist government of Sir Stanley Argyle introduced work for sustenance in 1932, one of the projects they favoured was the Boulevard. Early in 1933, unemployed men began to carve out the road between Johnston Street and the old Outer Circle Railway Bridge, using simple tools and labour intensive methods. The work was interrupted by protracted strikes which won the sustenance workers better conditions in 1933 and 1934, and the Kew section was officially opened in May 1936.¹²³ The road provided a scenic drive through the lower Yarra valley, and opened a lot of the steep Yarra banks for subdivision, while Molesworth Street, Yarra Street and Yarravale Road became through streets.

A Department of Lands and Survey map, *Melbourne and its Suburbs*, revised in 1935, shows Kew's street-pattern almost complete. The 1934 flood ensured that no further housing development would take place in the north of Kew, and indeed the decision of the Kew Council in 1942 to set the flood level at the 1934 mark meant that some streets, like Oak and River Avenue, were never fully developed.¹²⁴ New road bridges over the Yarra are also evident on the map: the Burke Road Bridge, opened in 1926; and the Chandler Highway over the old Outer Circle Railway Bridge, which opened for traffic in 1929.

The Chandler Highway, the result of a long campaign by the councils of Kew and Heidelberg, was the final acknowledgement of the failure of the Outer Circle Railway, and a recognition of the growing importance of motor vehicles. The suburban expansion of the 1920s was accompanied by an extraordinary growth in their numbers - motor vehicle registrations in Victoria totalled 21,772 in 1920, and grew to 153,856 by the end of the decade.¹²⁵ Private motor cars broke

down Kew's relative isolation, but the increase in traffic placed strains on the road system, and in Kew the problem was especially apparent as it became a thoroughfare for traffic to the newer eastern suburbs. An indication of the growth in traffic can be gained from a report written to substantiate a campaign by the Kew and Collingwood councils for a new bridge at Johnston Street.¹²⁶ The report contains traffic surveys taken on the four Kew road bridges across the Yarra and, with the exception of the Chandler Highway Bridge where the traffic was first recorded on 8 January 1931, traffic was counted on 25 November 1926, and comparative statistics were collected on February 3, 1938. Traffic on the Johnston and Victoria Street bridges more than doubled in this time, and private cars formed over half of the total in both surveys, while public transport as a proportion of all traffic, declined from nearly 10% in 1926 to just over 5% by 1938. The report noted that the peak periods during the 1938 survey were between 7.30 and 9 a.m. and 5 and 6.30 p.m. In the busiest time during these peak periods, more than twenty vehicles crossed the Victoria Street Bridge every minute, while on Johnston Street the peak rate was ten per minute. Kew's main roads were thus becoming conduits for morning and evening traffic as people made their way to and from work in the city.¹²⁷

The Depression slowed the rate of subdivision in Kew, and it was not until the mid-1930s that new estates began to appear. Most were of a modest scale, and usually resulted in small courts or short streets bisecting former grounds of large houses. In Studley Park, land on Dunlop Avenue was first offered for sale in 1934, Berkeley Court followed in 1936, and the sale and subdivision of land around the mansions 'Rockingham' and 'Blytheswood' in the same year marked the end of the Syme family's domain. Merrion Grove opened the grounds of 'Darley' in 1938, while the Clutha estate brought about the demise of John Carson's original estate (Fig.26).¹²⁸ The opportunities presented by the Boulevard were first taken up in 1939 in the Boulevard Estate,(Fig.27) and Milfay Avenue was subdivided in 1940.¹²⁹ In other parts of Kew the pattern continued, Mansion grounds on Sackville Street were offered as the Northumbria Estate in 1936, and 'Malinda', on Cotham Road was subdivided into four lots in 1941, while in East Kew, Bennett's nursery was subdivided as the Mont Victor Hill Estate (Fig.28).¹³⁰ Land sales in the earlier subdivisions between Harp Road and Kilby Road continued into the early forties,¹³¹ and the final lots of the Kew Golf Links Estate were offered for sale in 1938.¹³²

A final legacy of the depression was the sale by Xavier in 1941 of land formerly used by the school as a dairy farm, between Charles Street and College Parade.¹³³ The land was sold to clear the debt incurred by the school in the construction of its Chapel a prominent Kew landmark. This had been conceived as a memorial to the Xaverians who had served in the First World War, and although construction began in 1927, the onset of the Depression, and the loss of money raised to pay for the building through the bankruptcy of the Treasurer of the Old Xaverians, meant that the Chapel stood half finished for most of the 1930s.¹³⁴ The sale of the dairy farm ended the saga, and took place as a new generation of Kew men and women left to fight in the Second World War.

In 1941, members of the University of Melbourne's Faculty of Commerce, undertook a survey of Melbourne and its suburbs. The survey took a random sample of one in sixty houses in each municipality, and for Kew this resulted in 93 interviews. Interviewers collected information on the work of the occupants, their income, the kind and age of their housing, and the length of their residence, and by using the interviewers' record sheets, it is possible to reconstruct Kew's social

character at this time.¹³⁵ The detail of information on the record sheets enables the division of the survey into groups according to income and occupation. 33% of the sample fitted the upper category of professionals, wealthy annuitants, and business people with incomes over £500 per year. 40% of the sample belonged to the second category of clerical and white collar workers, or small business people with incomes of less than £500 per year. The remainder, 27%, were blue collar workers and laborers.¹³⁶ Home ownership was highest in the first category, in the second category there was a significant number of part-owners, while most in the third category rented their accommodation.

Table 2

Home Ownership. 1941 Social Survey Kew

	Home Owner	Part Owner	Tenant
Category 1	74.9		25.08
Category 2	27.02	29.72	43.24
Category 3	20.0	20.0	60.0

Kew's residential character as a dormitory suburb is readily apparent in the information contained in the interview sheets about workplace. 42% of those in active employment travelled each day to the city, 20% worked in the industrial suburbs of Fitzroy, Northcote, Richmond and Collingwood, 17% worked in suburbs to the south or west of the city,¹³⁷ and 10% worked in Hawthorn or Camberwell. Only a small proportion of just 11% worked in Kew, as professionals with offices or practices in the suburb, shopkeepers, municipal employees, and tramway workers who started each day at the Kew Depot.¹³⁸

The survey also contains interesting information about the state of Kew's housing, and interviewers were encouraged to note on the back of the record sheet any information about the house or its occupants that they considered to be of interest. Most of the housing was in good order. One exception on St John's Parade, was judged by the interviewer to be about ninety years old, and was described as being 'In fair order considering its age, but the general impression of the property is that it is a bit ramshackle.' Another, on Wellington Street, had four bedrooms and housed a family of eight, and was described as being very old and dilapidated. The interviewer noted that 'It had originally been a comfortable house with large grounds, the land had been sold and the house allowed to fall into disrepair.' In Stansell Street, a house owned by a pensioner couple, was described as 'somewhat tumbledown', but the owners explained that they managed by 'not being extravagant'. Two rented houses, one in Park Crescent and one in Lofts Avenue, were considered to be substandard, the tenants of the former had been told by the Agent that '...nothing could be done until they had been there ten years', while the tenants of the latter had to cope with dropped foundations, a tin bath and washing-up sink in the bathroom, a leaking lavatory roof and a dilapidated wash house. Poor housing was thus a matter of individual houses

in older subdivisions, for unlike Collingwood or Richmond, Kew has never had any areas that might be called slums.

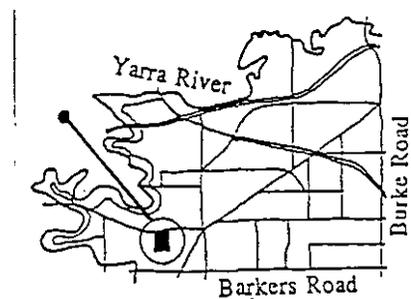
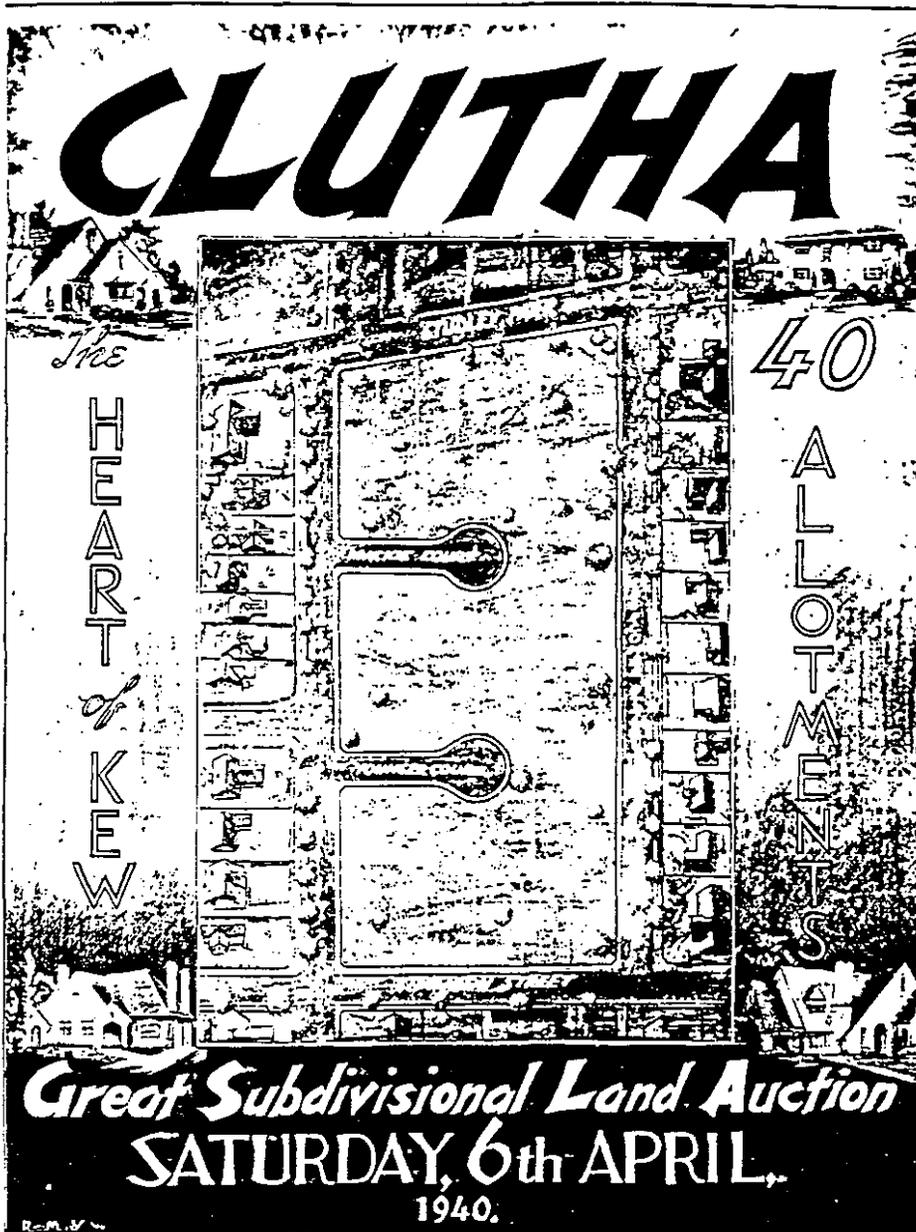


FIGURE 26. Clutha Subdivision (SLV Map Collection)

Location Key

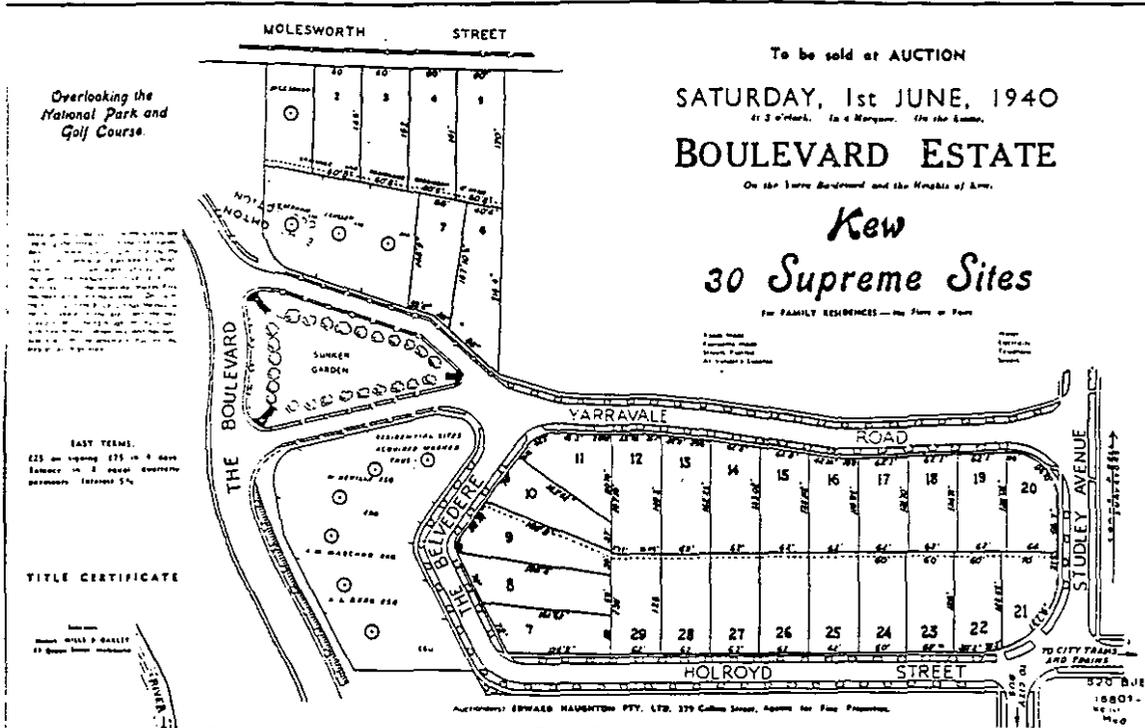


FIGURE 27. Boulevard Estate (SLV Map Collection)

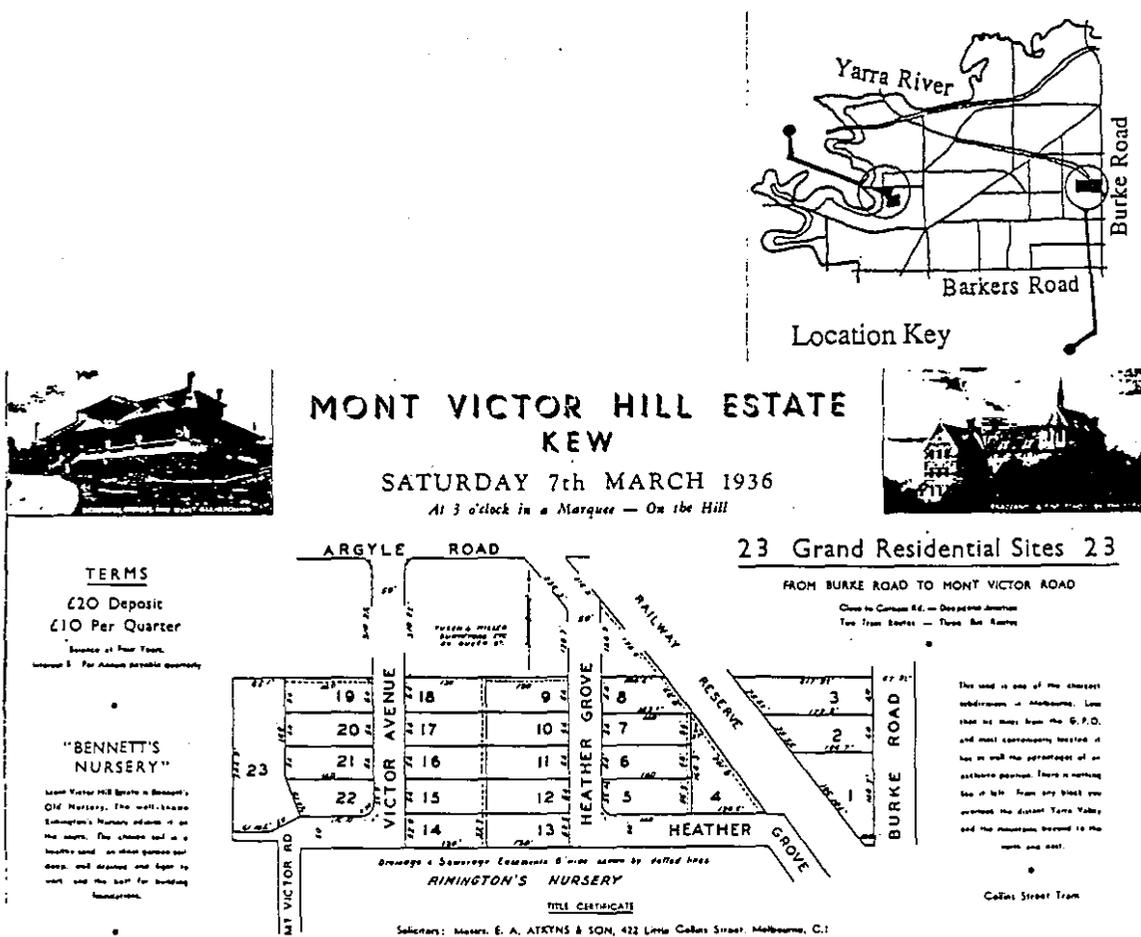


FIGURE 28. Mont Victor Hill Estate (Kew City Library)

Post War Development

In June 1943 the Town Clerk, W. D. Birrell, produced a report on the immediate post-war priorities for Kew.¹³⁹ Birrell outlined several problems and proposals, and it is possible to illustrate these by consulting aerial photographs of Kew which were taken in 1945 as part of the survey of Victoria.¹⁴⁰ In the photographs the reserve of the Outer Circle railway is very clear, and in Birrell's view this was a 'scar on the landscape' that had '...long held up the proper development of some of the finest residential land in the municipality'.¹⁴¹ Birrell proposed dealing with the problem by a combination of subdivision and park reserves. Part of the old line, between Princess Street and Park Crescent, had been purchased by the council, and Birrell suggested improving access across this section by continuing Derby Street to Carnegie Avenue - an extension that did not eventuate. Birrell reported favourably on the progress achieved through the removal of the embankment immediately east of Park Crescecent, and the use of the soil and rubble as fill for the creek that ran through the Golf Club Estate. In the aerial photograph it is easy to see evidence of this work, and it is also apparent that much of the western half of the Golf Club Estate remained undeveloped, probably through poor drainage. Birrell noted that the recent completion of a barrel drain along the creek opened '... big possibilities for improvements in this area' and suggested the filling of the creek bed to form a reserve, a move which he thought would '... greatly appreciate values in the whole district'.¹⁴² This proposal was accepted, and resulted in Hyde Park, a name which commemorates the original subdividers of the area. Birrell suggested similar development along the proposed Glass's Creek drain through Stradbroke Park, and Hay's Paddock, in the north-east corner of the suburb. In the aerial photograph Hay's Paddock is still a farm, and Birrell suggested that the council renegotiate to buy the land for use as a reserve, as the land was under flood level and unsuitable for housing.¹⁴³ Birrell's suggestion was the first attempt to extend the existing Yarra Bank parkland, and it recognised the potential of the river as a recreational asset. Indeed Birrell would have preferred that the Council purchase all the river front land for the length of the city boundary. In place of this vision, a much smaller reserve still bears the name Hay's Paddock, but its existence was due to the advent of the Eastern Freeway; a highway which removed any chance of open parkland along the river bank.

Birrell also urged the council to enthusiastically propose the removal of the Kew Asylum, and its replacement by a subdivision '...laid out on modern town planning principles with some 700 to 800 homes'. According to Birrell this would have been an ideal post war scheme, as it would provide employment, and much needed land for housing.¹⁴⁴ Birrell's proposal was not new, as ever since the establishment of the asylum in 1872, proposals for its removal had recurred every few years. Birrell had some cause to feel confident that this time the institution might move, as the construction of a new facility at Janefield had been undertaken with the express intention of providing an alternative to the Kew site. Ironically the very pressures on housing that Birrell saw as a spur to developing the land, meant that the asylum did not move, as the Janefield buildings were pressed into service after the war for temporary housing, and when released from this use were converted to deal with overcrowding at Mont Park.¹⁴⁵ The later use of parts of the asylum reserve for the Royal Talbot Colony, and the Guide Dog Training Centre, meant that this part of Kew remained reserved for special institutional purposes.

From the aerial photograph it is easy to see the areas of Kew that were still to be developed. The

Boulevard Estate of the Belvedere, Yarravale Road, and Holroyd Street had very few houses, Milfay Avenue appears more developed, but Yarra Street, and Carnsworth Avenue have yet to be constructed. South of Studley Park Road, the influence of court development is readily apparent. Finhaven Court had just been sealed, and the success of Berkeley Court and the Clutha subdivision into Mackie Court and Younger Court is evident in the houses built on these streets. The subdivision behind Xavier was without houses, while the streets between Harp Road and High Street show numerous vacant blocks, and on the subdivisions north of Kilby Road development was very sparse. Subsequent subdivision in Kew was on a small scale with the final sale of Rimington's nursery from 1958, the subdivision of Raheen's extensive grounds in 1960, and the tiny subdivision of Sylvan Court in 1968.¹⁴⁶

W. D. Birrell's report began with a discussion of possible constitutional changes in post-war Australia, and the effects of any of these proposed changes on the centralising of government authority. None of the schemes canvassed in his report were brought into existence, but some central planning powers were eventually assumed by the Melbourne Metropolitan Board of Works. In 1954 the Board published the *Metropolitan Planning Scheme*, which outlined policies for the future development of Melbourne.¹⁴⁷ Kew was mentioned in the report as a desirable suburb, and its high rate of home ownership compared favourably with other suburban areas.¹⁴⁸ In a plan of existing conditions published as part of the scheme, Kew's residential character is readily apparent, with most of the suburb shaded to represent single family dwellings, and its importance as a centre for institutions is evident in the hospitals, convents, hostels, nursing homes and private schools marked on the plan.¹⁴⁹

The Planning Scheme's research had included a study of Melbourne's traffic movement, and made predictions of the future road needs for the city based on projected expansion of the city and vehicle ownership. In Kew, congestion at the junction had led W. D. Birrell in his 1943 report to urge that the council ensure continuation of the High Street widening scheme, between the junction and Cotham Road. This work had begun in 1934, when several buildings on the south side of High Street were demolished, as they were judged unfit for human habitation.¹⁵⁰ In Birrell's view the completion of the scheme was '... obviously a government responsibility' and he recommended that the Council make strong representation to the Government or the responsible authority at the appropriate time. In July 1951 the council wrote to the Board of Works suggesting that the widening of High Street be included in its Planning Scheme, and warned property owners who might be affected of their intention.¹⁵¹ The Board of Works was slow to act, and in January 1956 the Council pressed for a decision since the Tramways Board proposed to relay the tracks in High Street.¹⁵² After consultation between the Boards and the Council the work was approved in principle and in February 1957, High Street was declared a metropolitan highway and thus placed under the control of the Board of Works.¹⁵³ Not everyone welcomed the proposal to complete the widening of High Street, local shopkeepers expressed alarm at the disruption of trade, property owners were concerned about compensation, and in an article in the *Sun*, journalist Douglas Wilkie, saw the project as an unnecessary expenditure and a test case of the Board of Works new planning powers.¹⁵⁴

The impact of the Board of Works planning powers were felt in Kew in other ways. Zoning for land use was part of the Board's responsibility, and under these powers Kew's streetscapes began to change. 'Tara Hall' was demolished in 1960, and replaced in part by a block of flats which

bore its name. Other examples of such housing soon followed along Kew's main roads.¹⁵⁵ Until the 1960s flats only formed a small proportion of Kew's housing, and on the 1954 plan only 21 blocks of flats are identified.¹⁵⁶ This low number is due to Kew's relative lack of public transport, as early flat development in Melbourne tended to be along tramways or close to railway stations with quick access to the city. The growing importance of the private car helped to break that restriction, and Kew's low density and large amount of open space, meant that planners could countenance an increase in the number of apartment buildings. The Board was also responsible for allowing the construction of office buildings close to the junction. Under their planning powers land could be zoned for such a use provided the builder allowed sufficient off-street parking, and if this condition was met, local government had no power of objection. Such development met with a desire to decentralise offices and followed the construction in 1961 of the headquarters of the Country Roads Board on the site of the former Kew Railway Station.¹⁵⁷

The 1954 Planning Scheme had identified major traffic corridors in Melbourne, and had suggested a new system of major roads to overcome existing congestion and deal with projected traffic levels. One of these roads, Route 19, revived the 1929 proposal for a major road linking East Kew and Templestowe.¹⁵⁸ Another, Route 18 required the railway reserve land between Princess Street and Park Crescent which had been purchased by the council, and this was resumed by the Board of Works at the cost of £25,000 in compensation to the council.¹⁵⁹ Originally Route 19 was to connect with Kilby Road, but a revision of the plan in 1969 proposed a much larger scheme, cutting through the open land golf courses and some of the streets north of Kilby Road. Kew City Council vigorously opposed the alienation of public land, the loss of rateable properties, the devaluation of properties near the route, and the lack of proper provision for local traffic at the Chandler Highway-Princess Street interchange. The Eastern Freeway Citizen's Committee was formed to protest at the proposed route, and proposed an alternative, which would have run closer to the river, and used more of the golf course land. After a public hearing, the Board of Works rejected the alternative route, and agreed to only minor changes, while in compensation for the alienation of part of Willsmere Park it offered the council 13.6 acres of Hays Paddock for use as a reserve.¹⁶⁰ The construction of the Eastern Freeway provided a by-pass route for traffic from the city to the suburbs east of Kew, reducing through-traffic in the suburb, but it did so at the cost of cutting Kew off from its river frontage and parkland in the north of the suburb. An environmental study conducted in 1979 revealed that most residents in North Kew believed that the advent of the Freeway had either not changed their area, or had improved it through the redirection of traffic from residential streets, while just under one third thought that it spoiled their neighbourhood.¹⁶¹

Kew remains today a desirable residential suburb, and retains evidence of its growth and development. To the north and east twentieth century housing predominates, the result of the suburban expansion that followed both World Wars. In the rest of the suburb the housing is more mixed, a legacy of constant subdivision. For this reason Kew does not have significant nineteenth century streetscapes, but in the mixture of housing styles numerous important buildings remain, and in the individual examples both old and new, Kew's built heritage is almost a compendium of domestic architecture in Melbourne, from smaller family houses through to grand mansions. In recent times development has concentrated on the building of villa units and medium density housing. This continues the pattern of constant subdivision, and in one sense pays compliment to the suburb as a pleasant place to live, but it also poses a threat to some of the

large houses that remain. Future development in Kew must strike a balance between answering the desire of people to live in the suburb, and preserving the buildings that enrich us all.

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- 1 F. G. A. Barnard, *The Jubilee History of Kew*, 1910 p. 68
 - 2 J. Bonwick, *A Sketch of Boroondara*, 1858; Barnard, op. cit.; W. D. Vaughan, *Kew's Civic Century*, 1960; D. Rogers, *A History of Kew*, 1973.
 - 3 Dorothy Rogers, *A History of Kew*, 1973 p. 125
 - 4 Barnard, op. cit. pp. 6-7
 - 5 Barnard, op. cit. pp. 9- 10
 - 6 A. A. Quick 'John Quick, An Early Resident of Kew' manuscript, 11 July 1984
 - 7 Vale Collection of Plans and Subdivisions, Volume 5 p.115
 - 8 A. A. Quick, op. cit.
 - 9 'Partial Subdivision of Block 80', State Library of Victoria
 - 10 Barnard, op. cit. p. 41; Rogers, op. cit. pp. 62-3
 - 11 James Bonwick, *A Sketch of Boroondara*, 1858 p.1; W. D. Vaughan, *Kew's Civic Century*, 1960 pp. 72-73
 - 12 Barnard, op. cit. pp. 12 - 16
 - 13 *Melbourne and its Suburbs 1855* (Andrew Clarke) Crown Lands Department
 - 14 Quick, op. cit.
 - 15 *Victoria, Census, Housing, 1861*
 - 16 *Victoria, Census, Occupations, 1861*. Only males in gainful employment have been included in this survey.
 - 17 Bonwick, op. cit. pp.7- 10
 - 18 *Victoria, Census, Housing, 1871*
 - 19 *Victoria, Census, Housing, 1881*
 - 20 Vale Collection of plans and subdivisions, vol. 1, p. 70 Kew City 1878
 - 21 Vale Collection of plans and subdivisions, vol 4, p. 142.
 - 22 Vale Collection, vol 5, p. 109
 - 23 Vale Collection, vol 5, p. 115.
 - 24 This subdivision is quite evident on the 1888 Map of Kew (refer below
 - 25 Barnard, op. cit. pp. 48 -50
 - 26 G. M. Dening, *Xavier, A Centenary Portrait*, 1978 pp. 29-30
 - 27 Vale Collection
 - 28 Graeme Davison, *The Rise and Fall of Marvellous Melbourne*, 1979, p. 15
 - 29 L. J. Harrigan, *Victoria Railways to '62*, photocopy, Kew City Library p. 58.
 - 30 D. V. Beardsall, B. H. Herbert, *The Outer Circle - A History of the Oakleigh to Fairfield Park Railway*, 1979, pp.11, 1
 - 31 Barnard, op. cit. pp. 29-3
 - 32 Borough of Kew, Parish of Boroondara, County of Bourke, 1888
 - 33 Rogers, op. cit. p. 188, Beardsall and Herbert, op. cit. pp. 22, 5
 - 34 *Victoria, Census, 1891, Population*
 - 35 Vale Collection vol 4a, p. 112. State Library of Victoria, Map Collection, Subdivision plan for 'Henty's Paddock.'
 - 36 Vale Collection vol 5, p. 60 (Rosebank), vol. 8 p. 43 (Mount Pleasant)
 - 37 State Library of Victoria, Map Collection, Subdivision plan, Rosebank Estate 1890. Melbourne Metropolitan Board of Works, 160':1" Series, Sheet 3
 - 38 Vale Collection vol. 8, p. 37, vol. 3, p. 51. Kew City Library, collection of subdivision plans, Hyde Park Estate, not dated, but pencilled notes on the back suggest it is post 1891, as it gives the timetable for the Outer Circle railway.

- 39 *The Kew Mercury*, September 13 1889; see also Barnard, op. cit. p. 76
- 40 *The Kew Mercury*, October 4 1889
- 41 Beardsall, Herbert, op. cit. p. 54
- 42 MMBW 160':1" Series, Sheet 39, 1907
- 43 Vale, vol. 8 p. 45, also State Library of Victoria, Map Collection, bhf, vol 1. p. 34, vol 3 p. 30
- 44 State Library of Victoria, Map Collection, bhf vol. 3, p. 34. MMBW 800':1" Series, Sheets 3, 6, 1896
- 45 State Library of Victoria, Map Collection, bhf vol. 1, p. 50, vol. 3, p. 33
- 46 State Library of Victoria, Map Collection, bhf vol. 3, p. 31, 32
- 47 *The Kew Mercury*, September 21 1888
- 48 State Library of Victoria, Map Collection bhf vol. 3 p. 45, Brixton Hill Estate, vol. 3 p. 44, Henty's Paddock.
- 49 State Library of Victoria, Map Collection, bhf vol 3 pp. 41-42
- 50 State Library of Victoria, Map Collection, bhf vol 3 p.42. Vale Collection vol. 8, p.44
- 51 State Library of Victoria, Map Collection, bhf vol 3, p.39 (Atkins Estate, Annadale Estate), p.43 (Doona Hill)
- 52 State Library of Victoria, Map Collection, bhf vol 3 p. 47. Barnard, op. cit. p.7
- 53 State Library of Victoria, Map Collection, bhf vol. 3 p.45. G. M. Denning, op. cit. p.32
- 54 A. A. Quick, op. cit., State Library of Victoria, Map Collection, bhf vbol. 3 p. 31 (Union Street)
- 55 Rogers, op. cit. p.13
- 56 Vale Collection, vol 3, p.19 (St Hillier's), State Library of Victoria, Map Collection, bhf vol. 1 p.31, p.65, vol 3 p.58 (Balmoral Hill)
- 57 MMBW 160':1" Series, Sheet 66, 1901
- 58 Vale Collection, vol. 6 p.82- 84 (Walmer Street), vol 8, p.31 (Queen's Park), State Library of Victoria, bhf vol 3 p.48 (Studley Park Reserve).
- 59 *The Kew Mercury* 23 March 1888
- 60 *The Kew Mercury* 11 May 1888
- 61 Barnard op. cit. pp 63- 64
- 62 *Victoria Census* 1901, Population
- 63 Melbourne Metropolitan Board of Works, 400':1" Series, Sheet 9, 1903
- 64 This is part of an Album of pictures taken in 1893, in the Kew City Library Historical Collection.
- 65 Barnard, op. cit. p.5
- 66 *ibid.*, p.3
- 67 F. J. Garlick, 'Melbourne Suburban Expansion in the 1920s with some Emphasis on the Changing Role of Local Government.' MA Thesis University of Melbourne 1984 p. i
- 68 Barnard, op. cit. p.59, Vaughan, op. cit. p.44
- 69 Barnard, op. cit. p.51
- 70 *Victoria, Report from the Parliamentary Standing Committee on Railways on the Question of Re-opening the Outer Circle Railway.* 190
- 71 Barnard, op. cit. p.37, p.39. See also Vale Collection vol. 7a p. 171, Fernhurst Park subdivision
- 72 Rogers, op. cit. pp.78-7
- 73 Refer Building Citation
- 74 Barnard, op. cit. p.39, p.41 Refer Building Citation
- 75 Barnard, op. cit. pp.47- 48. See also Vale Collection vol 8 p. 9, D'Estaville Estate
- 76 Barnard, op. cit. p.60
- 77 *Australia Census*, 1911, Population, Local Government Areas
- 78 *Australia Census*, 1921, Population, Local Government Areas, Victoria. Detailed figures are as follows:

- Kew: 17,382, +6320 or 57.13%. Hawthorn: 29,165, + 4715 or 19.28%. Camberwell: 23,835, +11284 or 89.90%. Collingwood: 34,239, +49 or 0.14%- Collingwood's 1891 total was 35,070.
- 79 Garlick, op. cit. p.ii, for detailed population figures see his Table 5.
- 80 State Library of Victoria, Map Collection, date is approximate.
- 81 Garlick, op. cit. pp.2-3
- 82 State Library of Victoria, Map Collection, bhf vol. 3 p.41 (Kew Heights Estate, 1910 subdivision, formerly Embling Reserve, which appears on the 1888 map). See also Kew City Library, collection of subdivision plans, Allandale Estate 1921.
- 83 State Library of Victoria, Maps Collection, bhf vol 3, p.80 (Hyde Park proposed subdivision), vol.3, pp.27& 50 (Studley park Company subdivision 1911), vol 3, p.33, Eastlawn Estate
- 84 Kew City Library, collection of subdivision plans, Oswinia Estate
- 85 Dates for this subdivision drawn from Titles Office records. These streets later formed part of the Boulevard Estate, State Library of Victoria, Map Collection, 820 bje
- 86 Date taken from records of the Titles Office
- 87 D. Rout 'The State Bank Housing Scheme of the 1920s', unpublished typescript
- 88 State Savings Bank of Victoria, *Annual Report*, 1921-192
- 89 State Savings Bank of Victoria, *Annual Report*, 1927- 1928. Camberwell's figures: 628 Housing Scheme; 427 War Service Scheme. Metropolitan Totals: 4812 Housing Scheme; 3131 War Service Scheme.
- 90 Figures for the new houses erected in each suburb drawn from Melbourne and Metropolitan Board of Works *Annual Reports* 1921-1922 through to 1927-1928. Total number of houses built in Camberwell: 5,918; in Kew 1,843.
- 91 Kew City Library, Collection of Subdivision Plans, Kilby Park Estate, The Boulevard Estate. The estate plans make mention of the proposed Burke Road Bridge, which was formally opened in 1926. The date of the subdivision is drawn from Kew City Council records.
- 92 Kew City Library, Collection of Subdivision Plans, Willsmere Park Estate.
- 93 I am indebted to Mrs Dorothy Benyei for her assistance in researching the history of the Kew Golf Club Estate. Kodak Australia, Company Records. Rate Books for 1926, 1927 suggest that the Kew Golf Club owned a number of blocks on its old site. This could simply represent an investment by the Club in promising real estate rather than residual ownership. The historian of the Kew Golf Club is quite insistent that they did not own their original site.
- 94 C. W. Compton, 'The Kew Golf Club - A Brief History, 1894- 1976', 1979, pp.6-7.
- 95 Kew City Council Minutes 27 January 1925
- 96 Kew City Council Minutes 3 May 1925, 17 November 1925, 26 January 1926, 9 March 1926. See also *Kew Advertiser*, 17 June 1926 p.3.
- 97 Kew City Council Minutes 4 May 1926
- 98 Kew City Council Minutes 13 July 1926, see also *The Kew Advertiser*, 15 July 1926 p.3
- 99 *The Kew Advertiser*, 26 August 1926 p.6
- 100 Kew City Library, Collection of Subdivision Plans, Old Kew Golf Links Estate
- 101 City of Kew, By-Law no. 57, as printed in the *Government Gazette*, 12 October 192
- 102 *The Kew Advertiser*, 3 November 1926, p. 1
- 103 *The Kew Advertiser*, 13 October 1927, p. 1
- 104 Detailed Factory Statistics for selected Melbourne suburbs, from the Australian Bureau of Statistics. 1978
- 105 Kew City Library, Collection of Subdivision Plans, Flower Farm Estate, Banksia Estate (Violet Grove). State Library of Victoria, 820 bje, City of Kew Estate.
- 106 Kew City Library, Collection of subdivision plans, Goldthorns Hill Estate.
- 107 Kew City Library, Collection of subdivision plans, Kingslyn, Oтира. See also *The Australian Dictionary of Biography*, vol 3 p.156.
- 108 See for example Kew City Library, collection of subdivision plans, Cradley Estate (Cradley Avenue) 1922, Macartney Estate (Macartney Street and Mont Street) 1924, Hope Mansell (Stawell Street and Yarra Street)

- 1924, 155 Cotham Road (Belmont Avenue) 1927, Moonbria Estate (Moonbria Avenue) 1929.
- 109 Kew City Library, Collection of subdivision plans, Glenalough Estate 1924
- 110 Kew City Library, Collection of subdivision plans, Stevenson Heights Estate, 1927
- 111 Kew City Library, Collection of subdivision plans, Tara Hall Estate.
- 112 'Trinity Grammar Jubilee Book' 1952, p. 4. Rogers, op. cit. p.218, St George's Hospital, M. Theobald, *Ruyton Remembers*, 1978 p.111, G. Denning, op. cit. p.207, S. Sayers, *By Courage and Faith, The First Fifty Years at Trinity Grammar School*, 1973, p.9
- 113 *Australia Census*, 1933, Population, Local Government Areas, Victoria. Detailed figures are as follows: Population increase: Camberwell, + 26,217 or 109.99%; Kew, + 8,104 or 46.62%; Hawthorn, + 4,593 or 15.74%; Collingwood, - 3,574 or -10.43%. Housing increase: Camberwell, + 7,049 or 132.72%; Kew, + 2,108 or 62.73%; Hawthorn, + 1,440 or 24.61%; Collingwood, - 120 or - 0.01%
- 114 G. Blainey, *A History of Camberwell*, 1980 p. 84
- 115 Vaughan, op. cit. p.48
- 116 Blainey, op. cit. p. 86
- 117 Vaughan, op. cit. pp. 70-71
- 118 *Australia Census*, 1933, Population, Local Government Areas, Victoria
- 119 *Australia Census* 1933, Population, Local Government Areas, Victoria. Detailed figures are as follows: Unemployed Males: Kew, 880; Hawthorn, 1568; Camberwell, 1693; Collingwood, 2869. Total Adult Males: Kew, 7,516; Hawthorn, 11,135; Camberwell, 15,844; Collingwood, 10,419. Proportions given in text as males, since most breadwinners were males.
- 120 State Savings Bank of Victoria, *Annual Reports*, 1931-1932, 1932-1933
- 121 Vaughan, op. cit. p.68
- 122 *Report of the Metropolitan Town Planning Commission*, 1929
- 123 Vaughan, op. cit. p.69
- 124 *ibid.* pp.94-95
- 125 Garlick, op. cit. p.40
- 126 Kew City Council Records, VPRS 6351, Box 1, Johnston Street Bridge File.
- 127 On the two northern bridges the increase in traffic was even more dramatic, but the figures need to be read with caution, as they are more suggestive of increasing numbers houses in that area than major arterial routes. The Burke Road Bridge increased its share of traffic from 409 to 1354 or 231% between 1926 (its year of opening) and 1938; while the Chandler highway Bridge increased its share from 831 to 1987 or 139% between 1931 and 1933.
- 128 State Library of Victoria, Maps Collection 820 bje, Dunlop Avenue, 1934; Clutha Subdivision 1940. Kew City Library, Collection of Subdivision Plans, Iona Estate, Berkeley Court, 1936; Rockingham, Blytheswood, 1936; Darley Subdivision, 1938.
- 129 State Library of Victoria, Map Collection, 820 bje, The Boulevard Estate; Milfay Avenue.
- 130 State Library of Victoria, Map Collection 820 bjf, Northumbria Estate; 820 bje Malinda. Kew City Library, Collection of Subdivision Plans, Mont Victor Hill Estate
- 131 State Library of Victoria, Maps Collection, 820 bje, Woodlands Avenue, 1932; Stradbroke Park Estate (Bennett Parade) 1936; Kilby Road, High Street, 1940; Burke Road Junction Estate 1940; Goldthorn's Subdivision 1940.
- 132 Kew City Library, Collection of Subdivision Plans. Last lots Kew Golf Links Estate
- 133 State Library of Victoria, Maps Collection, 820 bje, Barkers Road Estate, 1941.
- 134 Denning, op. cit. pp.246- 250
- 135 University of Melbourne Archives, Prest Social Survey, Kew Box.
- 136 Detailed figures are as follows: Category one, 31; Category two, 37; Category three, 25
- 137 This high figure is due in part to the concentration of war-time munitions factories in the western suburbs.
- 138 Detailed figures for the 90 workers resident in Kew and contained in the survey are as follows: City, 38

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- or 42%; Fitzroy, Northcote, Richmond, Collingwood, 18 or 20%; Hawthorn, Camberwell, 9 or 10%; Further, 15 or 17%; Kew, 10 or 11%. 12 respondents gave their occupations as 'retired' and these have not been included in the calculations.
- 139 W. D. Birrell 'A Review of the Problems, Responsibilities, and Opportunities associated with Post War Reconstruction' 26 June 1943. Copy in the Kew City Library Local History Collection.
- 140 Copies of these photographs are held by the City Planners Office, Kew City Council
- 141 Birrell, op. cit.
- 142 ibid. p.18
- 143 ibid. p.2
- 144 ibid. pp.21-22
- 145 Vaughan, op. cit. pp.83- 84
- 146 Dates taken from Kew City Council records
- 147 *The Metropolitan Planning Scheme*, 195
- 148 ibid. p.5
- 149 *Melbourne Metropolitan Planning Scheme, 1954, Existing Conditions Map*. Kew City Council
- 150 Vaughan, op. cit. pp.54-55
- 151 Kew City Council to MMBW, 24 July 1951 VPRS 6351 Box 31.
- 152 Kew City Council to MMBW, 28 January 1956 VPRS 6351 Box 31.
- 153 MMBW to Kew City Council, 15 February 1957 VPRS 6351 Box 31
- 154 *Sun*, 13 March 195
- 155 Rogers, op. cit. p.7
- 156 In the 1947 Census, Kew had 554 flats which represented 7.12% of the 7,779 dwellings
- 157 Rogers, op. cit. p.17
- 158 *Report of the Metropolitan Town Planning Commission*, 1929, p.7
- 159 J. Benyei, 'The Significance of the Eastern Freeway to North Kew ', 1979, p.13 Copy in the Kew Historical Society Archives
- 160 ibid. pp.15-16.
- 161 ibid. pp.55-56

CHAPTER 5.0

SURVEY AND ASSESSMENT OF STRUCTURES

5.0 SURVEY AND ASSESSMENT OF STRUCTURES

5.1 Grade A Structures

5.1.1 Introduction

The following section includes the individual citations on the structures that have been designated 'Grade A' in the Conservation Study. All these structures are recommended for inclusion on at least one statutory register. Section 2.2 of Volume 1 discusses the method of the survey and the basis on which places in the study area were designated as Grade A. They are defined in that section of the report as:

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

The following citations have been arranged according to building type and where there are many examples of a type, by period.

These are as follows:

Houses Early to Mid-Victorian
 Late Victorian
 Late Victorian - Edwardian:
 WWI - WWII
 Post WWII

Churches
Public and Commercial
Institutional
Memorials
Sundry

A detailed listing of the Grade A buildings according to the street in which they are located is given overleaf.

Citation Format

The citations are set out in a standardised format. Each has the address and name of the structure at the top of the first page. Where a building was originally known by a different name to the current, this has generally been used and the building has been referred to as 'formerly' of that name. This has been adopted in the interests of coining a name that will not change with ownership and in some cases, is more descriptive of the original use/user of the building.

The original use of the structure is given and this relates to the activities that took place in the building rather than the owner or occupant as such.

The date of construction has been given as exactly as possible and is footnoted to the source of the information. Where a date is not known, the general period has been given on the basis of the architectural style/detailing or from the general dates of development of different areas of the suburb.

The architect, designer, manufacturer or engineer has been given where it is known and where there is a strong hypothesis as to a designer, this has been included with a qualifying 'possibly ...' or 'probably ...'.

The 'History and Description' section includes all the background material that it has been possible to seek out on the structure that may in any way affect its cultural significance. Where it is known that a source holds an abundance of further information that will elaborate on what has been included this has been mentioned specifically while elsewhere, the information has been footnoted to the sources used.

The 'Significance' section is a statement of significance based on the information given in the 'History and Description'. It is worded in each case as a statement that could be used as the basis for the nomination of a structure for any of the heritage registers. It is however probable that further research, a more thorough external inspection and an internal inspection of each building would expand on the points of significance given in that statement.

The section headed 'Heritage Listings' is a summary of the statutory and non-statutory registers in which a particular building is currently included. Recommendations for the inclusion of structures on one or more of these registers have been included as necessary. While it is expected that much of the material in this section of the study will be of interest to the National Trust of Australia (Victoria), it has been beyond the scope of the report to make recommendations to that body.

The abbreviations used under the 'Heritage Listings' headings are:

HBR: Historic Buildings Register

GBR: Government Buildings Register

RNE: Register of the National Estate

National Trust: National Trust of Australia (Vic.) Register

N/A: Not applicable

The first two are State Government controlled registers and the third Commonwealth Government controlled, while the National Trust Register is non-statutory.

5.1.1.1 Buildings Designated as 'Grade A': Listed by Street

	Recommended conservation zoning	Citation Number	
Adeney Avenue			
5, 'Heald Lawn'	UCA 1 (C)	48	B
7, House	UCA 1 (C)	47	B
Barkers Road			
-, Xavier College- Chapel	CP1	67	A
-, Xavier - Main Building	CP1	72	A
207, M.L.C. - Main Building	UCA 1 (D)	73	A
207, M.L.C. - Assembly Hall	UCA 1 (D)	74	A
207, M.L.C.- Resource Centre	UCA 1 (D)	76	A
395, Preshil School Hall	No cons. zoning	75	A
Barnard Grove			
53, 'Turinville'	CP1 & 2	1	A
Barry Street			
7, 'D' Estaville'	UCA 1 (B)	4	A
Belmont Avenue			
24, House	UCA 1 (C)	17	B
Boroondara Cemetery			
Gate Lodge	UCA 1 (C)	77	A
Cussen Memorial	UCA 1 (C)	78	B
Springthorpe Memorial	UCA 1 (C)	79	A
Syme Memorial	UCA 1 (C)	80	A
Cotham Road			
57, House	UCA 1 (D)	31	A
63, Formerly 'Wilton'	UCA 1 (D)	15	A
235, 'Wimba'	CP1 & 2	6	A
292, Fmr. 'Charleville' ('Ross House')	CP1	21	A
Doona Avenue			
5, House	UCA 1 (D)	28	B
Edward Street			
9, House	No cons. zoning	50	C

Fellows Street			
20, Formerly 'Fairholme'	UCA 1 (B)	45	B
26, House	UCA 1 (B)	55	C
41, 'Lalla Rookh'	UCA 1 (B)	36	B
46, 'Neville'	UCA 1 (B)	39	A
Fernhurst Grove			
10, 'Ferndale'	UCA 1 (B)	40	B
Glenferrie Road			
867, 'Butleigh Wootton'	UCA 1 (D)	12	A
878, Formerly 'Melrose'	UCA 1 (D)	23	A
880, Formerly 'Lancewood'	UCA 1 (D)	22	B
894, House	UCA 1 (D)	30	B
896, 'Comaques'	UCA 1 (D)	29	A
High Street			
2, House and Shop	No cons. zoning	70	C
185, National Bank	CP1 & 2	69	A
190, Police Station,	CP1 & 2	68	A
Courthouse and	CP1 & 2	68	.
Post Office	CP1 & 2	68	.
War Memorial	CP1 & 2	81	A
249, Holy Trinity Church & Rectory	CP1 & 2	65	A
Highbury Grove			
21 & 23, Former Presbyterian Church & Manse	UCA 1 (D)	66	A
Hodgson Street			
2, House	UCA 2	59	A
Kilby Road			
96, House	No cons. zoning	53	A
Lister Street			
24, House	No cons. zoning	60	B
Malmsbury Street			
3, 'Ivy Grange'	CP1 & 2	7	A
Milfay Avenue			
24, House	UCA 2	61	A

Molesworth Street			
3, House	UCA 1 (B)	34	B
5, Mynda'	UCA 1 (B)	13	A
65, Formerly 'MacCaulay's Boatshed'	UCA 2	82	B
76, Townhouses	UCA 2	63	A
Nolan Avenue			
1, Formerly 'Waverley'	UCA 1 (A)	8	A
15, 'Studley House'	UCA 1 (A)	3	A
Normanby Road			
86, Formerly 'Goldthorns'	CP1 & 2	32	A
Pakington Street			
24, Formerly 'Ramornie'	CP1 & 2	25	A
37, 'Roseneath'	CP1 & 2	2	A
Princess Street			
99, (& 1 Fellows Street), Houses	UCA 1 (B)	38	A
Redmond Street			
21, House	UCA 2	57	B
Rockingham Close			
19, McCartney House	No cons. zoning	64	A
Sackville Street			
12, Formerly 'Kalimna'	UCA 1 (E)	26	B
26, 'Blackhall'	UCA 1 (E)	27	E
29, Formerly 'Berrington'	UCA 1 (E)	20	B
39, Formerly 'Heathfield'	UCA 1 (E)	18	E
43, Formerly 'Pomeroy'	UCA 1 (E)	14	A
52, Formerly 'Dunboe'	UCA 1 (E)	33	B
59, Formerly 'Glencara'	UCA 1 (E)	35	L
Selbourne Road			
cNo. 8, Formerly 'Mount View'	UCA 1 (D)	19	A
9, 'Mahlam'	UCA 1 (D)	24	E
12, Formerly 'Tarring'	UCA 1 (D)	9	A
17, House	UCA 1 (D)	49	E
Stawell Street			
36, House	No cons. zoning	58	A

Studley Avenue			
13, Lawrence House	UCA 1 (B)	62	B
14, House	UCA 1 (B)	44	C
16, House	UCA 1 (B)	46	C
20, McCutcheon House	UCA 1 (B)	51	B
Studley Park Road			
6, Formerly 'Torwood'	UCA 1 (B)	37	B
15, 'Merrion'	No cons. zoning	54	C
28, House	UCA 1 (B)	42	A
94, Formerly 'Knowsley' ('Raheen')	UCA 1 (A)	11	A
99, Fmr 'Dalswaith' ('Campion College')	UCA 1 (A)	43	A
Studley Park			
Boatsheds	UCA 2	83	A
Kane's Footbridge	UCA 2	84	A
Swinton Avenue			
25, Formerly 'Laskey Villa' ('Swinton')	UCA 2	5	A
Uvadale Grove			
33, House	UCA 1 (C)	52	A
Walmer Street			
44, 'Villa Alba'	UCA 1 (A)	10	A
Walpole Street			
73, 'Otira'	CPI & 2	16	A
Wills Street			
-, 'Willsmere'	UCA 2	71	A
Willsmere Road			
5, House	UCA 2	41	A
Wrixon Street			
34, Formerly 'Fairview'	UCA 1 (E)	56	B

5.1.2 Citations

The following citations for the Grade A structures are ordered by type, according to the listing given in Section 5.1.1

HOUSES
EARLY TO MID-VICTORIAN

53 BARNARD GROVE, 'TURINVILLE'

Original Use: Residence

Date of Construction: circa 1847¹

Architect: Probably John Gill²

DESIGNATION A

CITATION NO.1



HISTORY AND DESCRIPTION

The first owner of 'Turinville' was John William Cowell, a wealthy hotelier³ who ran, amongst other ventures, the Royal Hotel in Collins Street.⁴ Cowell bought Lots 58 and 59, both of 62 acres, at a land sale in January 1845 and on 17 November 1847, the architect John Gill called tenders for a '... dwelling for J.W. Cowell on the banks of the Yarra, near Richmond Punt'.⁵ It is probable that this related to 'Turinville'. The Richmond punt, while four kilometers away, was one of the few landmarks in the area and Gill had carried out alterations and additions to the Royal Hotel for Cowell the previous year. Of the other people to have owned and occupied the house (subsequent to Cowell) most did so for quite a short period, and included Waldron Johnson, also a hotel licensee, c.1863, Benjamin Armitage and in 1870 Archibald Smart who became Mayor of Kew in 1875.⁶

In 1853, an advertisement that appears to describe the house, was placed in a Melbourne newspaper: 'To Let, those extensive and delightful Premises known as the Residence of the late J.W. Cowell, Esq., situated on the Yarra River, about 4 miles from Melbourne, consisting of a dwelling house, stables, coach house, orchard, garden paddocks, and other erections too numerous to mention. The whole have been erected without any regard to expense by the late Proprietor, and for healthy situation and delightful scenery cannot be surpassed by any around Melbourne ...'⁷

As it stands, Turinville does not clearly display such an early date of construction and requires a close inspection internally and externally to verify what parts of the house date from the 1840s. It is a single storeyed house, the front facade dominated by a cast iron decorated verandah that appears to have been added in about the 1870s. The verandah spans the front facade and wraps around a polygonal bay unit that would also appear to be a later addition. The extant area of garden includes some old trees including *Ficus* sp.

SIGNIFICANCE

'Turinville' appears to retain fabric that dates from the 1840s and it was almost certainly designed by John Gill. The significance of the house stems from these factors and requires establishing after a detailed on-site analysis and dating of its fabric.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Recorded No.1233

¹ Sawyer, T., Memo to National Trust of Aust.(Vic), File No.1233, dated 28 May 1985

² *ibid.*

³ Rogers, D., *A History of Kew*, p.8

⁴ Sawyer, *loc.cit.*

⁵ *ibid.*

⁶ Rogers, *op.cit.*, p.9

⁷ Architects' Index, University of Melbourne, *Argus* 22 January 1853, p.3

37 PAKINGTON STREET, 'ROSENEATH'

Original Use: Residence
Date of Construction: circa 1850s
Architect: Unknown

DESIGNATION A
CITATION NO.2

HISTORY AND DESCRIPTION

'Roseneath' was constructed in stages. The earliest part, comprising the two-storey back section, was built in the 1850s by John Ambrose Kitchen, a soapmaker¹. In 1870 the brick house received an N.A.V. of £60² while in 1885 it was purchased by Edward John Dunn, a geologist³. A new wing was built at the right side of the house and several rooms as well as the coach house, loft and groom's quarters were added⁴. In 1903, during Dunn's ownership, the property was described as having eight rooms⁵. The garden is recorded as having been designed by Baron von Mueller who was the Government Botanist from 1853⁶.

Due to the concealed nature of the house, its inspection has not been possible as part of this report. The original section of the house is two storeyed while the single storeyed 1885 addition appears to be finely detailed with gothicised carved timber barge boards to the gables, of varying heights, that span across the front. Its verandah appears elegantly decorated with simple timber columns and mouldings.

SIGNIFICANCE

'Roseneath' is of significance as one of the earliest houses to have been built in the Kew area and for having been added to in an unusual and elegant manner in the 1880s. Its associations with von Mueller are also of significance. Further inspection of both the house and garden is required to fully establish the significance of this property.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Recorded No.1160

¹ Rogers, D., *Lovely Old Homes of Kew*, p.20

² City of Kew, Rate Books, 1970

³ Rogers, *A History of Kew*, p.73

⁴ *ibid.*

⁵ City of Kew, Rate Books, 1903

⁶ Rogers, *op.cit.*, p.75

15 NOLAN AVENUE, 'STUDLEY HOUSE'

Original Use: Residence
Date of Construction: circa 1857¹, 1875, and c.1919
Architect: 1875 works, William.J. Ellis

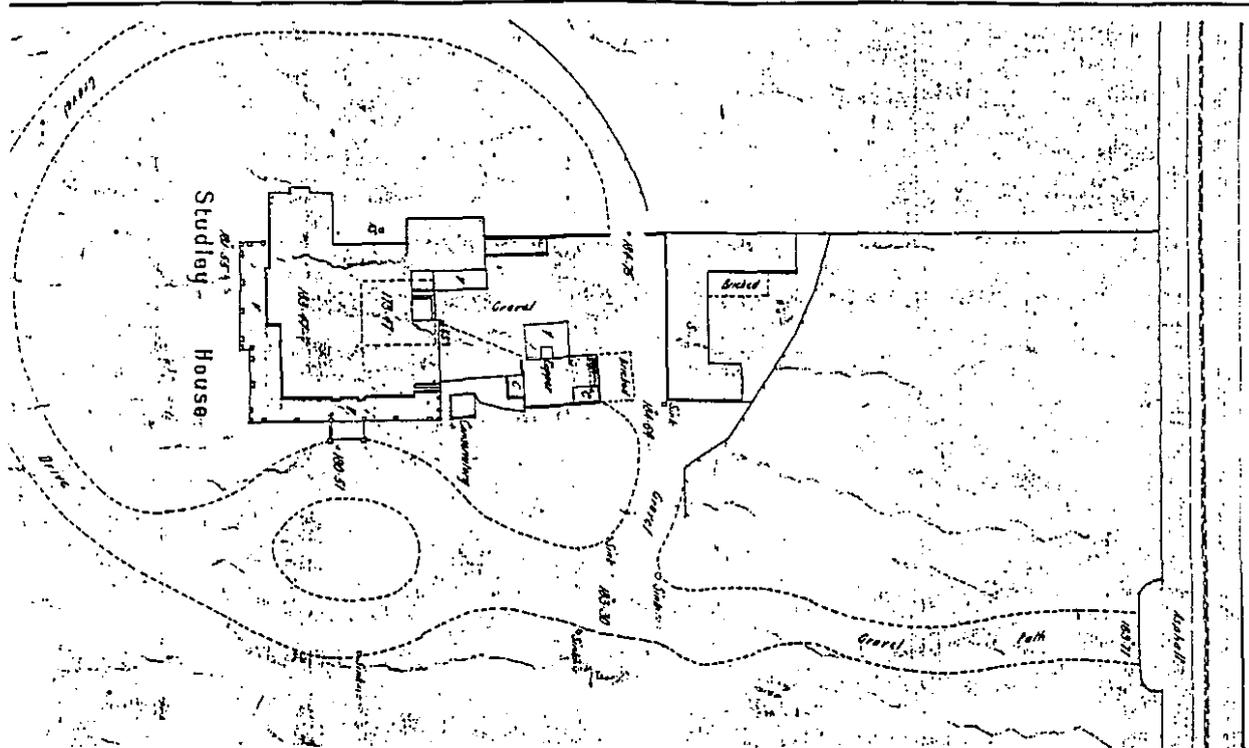
DESIGNATION A
CITATION NO.3



East facade: original symmetrical house on the left, 1919 additions on the right.

HISTORY AND DESCRIPTION

Research indicates that the original section of this house was built for John Hodgson, MLC², and that the N.A.V. of the building at that stage was £200³. The name 'Studley House' was first recorded in the Kew Rate Books in 1862 when, in 1860, James McEvoy, squatter, had purchased the property⁴. McEvoy commissioned the architect William J. Ellis to make alterations to the house in 1875⁵. When the building was purchased by the notorious bookmaker John Wren⁶, he commissioned the contractor W.M. Murphy to add the very large north-east wing to the house that included a second entrance hall, a large lounge room, a bedroom wing of five rooms, a billiard room and stage projection box for movies⁷. The original house was symmetrical with a double storeyed colonnade of ionic on Tuscan orders supporting a parapet with urns. The addition was very sympathetically detailed to reflect the original. The building is currently owned by the Jesuit Fathers and accommodates the preparatory school for Xavier College⁸.



'Studley House', c.1903. Prior to 1919 additions (MMBW Plan No.1289)

SIGNIFICANCE

The Statement of Significance given in the Australian Heritage Commission is given here: "'Studley House", 15 Nolan Avenue, Kew, is an early house, extensively added to, which is of architectural importance in its present form and has important historical associations with John Hodgson, an early settler in the district and with subsequent owners. The first part of the house is an early and particularly fine example of the Italianate style in Victoria. The later additions dwarf the original house but are of interest in their own right. Plaster and woodwork internally and some stained glass are notable'.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Registered.

National Trust: Classified No.1164.

¹ National Trust of Aust.(Vic), 'Research into 'Studley House'...', 4 August 1975

² *ibid.*

³ *ibid.*

⁴ *ibid.*

⁵ Architects' Index, University of Melbourne

⁶ National Trust of Aust.(Vic), *ibid.*

⁷ *ibid.*

⁸ *ibid.*

7 BARRY STREET, 'D'ESTAVILLE'

Original Use: Residence
Date of Construction: 1858¹
Architect: Knight and Kerr²

DESIGNATION A
CITATION NO.4



HISTORY AND DESCRIPTION

This two-storey fourteen roomed mansion was built for Sir William Foster Stawell, the first Attorney-General and later Chief Justice of Victoria³. It was designed by the architects of the Melbourne Parliament House, Knight and Kerr, who called tenders for a '... large stone house at Kew for Sir W.F. Stawell' in February 1858⁴. It is a very imposing house built in exposed Footscray basalt and has picturesque massing with Italianate detailing. The walls are in coursed basalt with rockfaced raised quoins to the windows and corner walls, while around the entrance door there is a shallow pilastered entrance porch with a broken pediment above. The roof line is dominated by the gable units and deep eaves, both decorated with closely set timber brackets. The house was originally set on a large tract of land, now greatly reduced. In its styling, D'Estaville compares with few houses of the 1850s in Victoria, the (basalt) Bishops court in East Melbourne constructed by James Blackburn about five years previous, being one of the few. Like Bishops court, it is possible that this house was originally intended to be rendered over the basalt between the raised quoining blocks.

Rate Books record that the initial N.A.V. of the building was £600⁵ although by 1860 the valuation had fallen to £350⁶. Stawell's property was occupied during the early 1870s by Niel Black⁷, a Western district pastoralist, and although it was used as the Ruyton Kindergarten Training School during 1904-1906⁸, the current ownership has reverted to a private residence.

SIGNIFICANCE

'D'Estaville' is of significance as having been built for Sir William Stawell, for being a rare example of the private work of Knight and Kerr, as a very fine and early example of Italianate design in Victoria, and for the rarity of its exposed basalt construction as applied to a domestic structure.

HERITAGE LISTINGS

HBR: Registered No.201

GBR: N/A

RNE: Registered

National Trust: Classified No.1111

¹ National Trust of Aust.(Vic), Building Citation: 'D'Estaville'

² Architects' Index, Univeristy of Melbourne.

³ National Trust of Aust.(Vic), 'Research into "D'Estaville"...', 6 December 1976

⁴ Architects' Index, University of Melbourne, *Argus* 15 February 1858, p.8

⁵ *ibid.*

⁶ *ibid.*

⁷ *ibid.*

⁸ *ibid.*

25 SWINTON AVENUE, 'FORMERLY 'LASKEY VILLA'

Original Use: Residence
Date of Construction: 1859¹, 1860s and 1880s
Architect: Richard Lambeth²

DESIGNATION A
CITATION NO.5



HISTORY AND DESCRIPTION

Edmund Laskey Splatt was the original owner and occupier of this early brick and render house³. Splatt held the property until about 1875 when he sold to Francis Johnson⁴ who renamed the villa 'Swinton'. The house appears to have been built in three stages⁵, however a close analysis of the fabric would be needed to verify the stages. The most outstanding element of the design of the house is however the tower, with its cantilevered walkway and heavily bracketed pyramidal tower. Very few of this type were built in Victoria, with the Matthew Flinders School in Geelong by Backhouse and Reynolds being one of the few. As such, this house is one of the earliest examples of the Italianate in Melbourne.

SIGNIFICANCE

Swinton is of significance as one of the earliest examples of the use of the Italianate in Australian domestic architecture, and for the elegance of its design, particularly in the tower.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Recorded No.1230

¹ Architects' Index, University of Melbourne

² *ibid.*

³ Fisher, D., 'History and Conservation Investigation Project: Kew Conservation Study', Department of Architecture, University of Melbourne, 1984

⁴ Rogers, D., *Lovely Old Homes of Kew*, p.33

⁵ Fisher, *loc.cit.*

Original Use: Residence
Date of Construction: between 1862 and 1870¹
Architect: Unknown

DESIGNATION A
CITATION NO.6



HISTORY AND DESCRIPTION

Although probably built some time earlier, the first mention in the Rate Books of the property later known as 'Wimba Lodge' appears in the entry for 1870 when the property, owned by John Sharpe Denbigh, a civil servant, was given an N.A.V. of £72². Denbigh did however occupy a house in Cotham Road in 1863, and it is possible that was the same premises³. The house was occupied by Sharp until at least May 1876 when the 'family residence...' was auctioned⁴ to Carlington George Edmund Marston⁵, a chemist of Smith Street, Collingwood. At the time of the auction the house was described thus: 'The residence and grounds of the late J.S. Dendigh, situate in the most elevated part of Cotham Road Kew. The grounds comprise an area of 4a 0r 29p or thereabouts, and have a frontage to Cotham-road of 4 chains. The house has two large rooms in front, with 6ft hall built of brick, bay and side windows (plate glass), four rooms of wood behind with slate roofs, bathroom and closets, detached kitchen and servant's room, large shed with washing boiler, pantry and cellar under, brick and cement tank, and the Yan Yean laid onto house and grounds, cowshed, pigstye, &c, the whole securely fenced. First class orchard and flower garden. The paddocks laid with English grasses and drained....'

'Wimba' is a single storeyed rendered house. The front entrance is flanked by two polygonal bay windows, and a verandah with a concave corrugated iron roof returns around three facades, and accentuates the projections of the windows. The solid render parapet is very ornate and tall for the date of construction. It has panels of decoration along it and is surmounted by a number of render urns.



SIGNIFICANCE

'Wimba' is of significance as one of the key nineteenth century houses of Kew and for remaining in a substantially intact state.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Recorded No.2458

¹ City of Kew, Rate Books

² *ibid.*

³ *ibid.*, 1863

⁴ *Argus*, 8 May 1876, p.2

⁵ Rogers, D., *A History of Kew*, p.144

3 MALMSBURY STREET, 'IVY GRANGE'

Original Use: Residence
Date of Construction: 1864¹
Architect: Charles Vickers²
Crouch and Wilson, 1877 - tower wing³
Reed, Henderson and Smart, 1885 - additions⁴

DESIGNATION A
CITATION NO.7



HISTORY AND DESCRIPTION

Rate Book evidence records that by 1870 Charles Vickers, architect, was the occupier of this house, having an N A. V. at that date of £110⁵, although it is apparent that the house was in fact built by 1864, from the date set in the brickwork above the main door. In 1873 the property was purchased by David Beath, a merchant,⁶ and it was in the following year that the house was first recorded as 'Ivy Grange'⁷. Beath was a deeply religious man and was a foundation member of both the Congregational and the Presbyterian (the Church of Scotland) Churches of Kew⁸. He added, probably the tower wing⁹, to the house in 1877 when architects Crouch and Wilson called tenders in that year 'for the erection of bluestone additions to (a) villa at Kew, for Davis Beath Esq.'¹⁰ The house was again added to in 1885 by the leading firm Reed, Henderson and Smart. For a number of years in the 1920s 'Ivy Grange' was used as a private mental hospital and is currently a guest house¹¹.

Despite having had three leading architect/architectural firms associated with the building, they have all had regard for each others work and have kept to the combination of rock faced basalt construction with cream brick detailing such as to the window openings and chimneys. The three storeyed tower has a stepped parapet in cream brick, and in a manner consistent with Beath's background, is Scottish in reference. The entrances have fine timber porches, the gothic styling of which is reflected in the pointed window openings. The current use is incompatible with this building and the interior has been very unsympathetically altered, while some of the external basalt and brickwork walls have been painted over.

SIGNIFICANCE

'Ivy Grange' is of significance as a house that was built and owned by the prominent architect Charles Vickers, at an early stage of Kew's development, and for having been very sympathetically added to by prominent architects since. The use of basalt combined with cream brick is unusual and enhances the significance.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Recorded No.1225.

-
- 1 This date is set in the brickwork above the main doorway.
 - 2 City of Kew, Rate Books, 1862 and 1870
 - 3 Architects' Index, University of Melbourne
 - 4 *ibid.*
 - 5 City of Kew, Rate Books, 1870
 - 6 *ibid.*, 1873
 - 7 *ibid.*, 1874
 - 8 Rogers, D., *A History of Kew*, pp.122-123
 - 9 *ibid.*
 - 10 Architects' Index
 - 11 Rogers, D , *Lovely Old Homes of Kew*, p.12

1 NOLAN AVENUE, FORMERLY 'WAVERLEY'

Original Use: Residence
Date of Construction: 1870¹
Architect: Unknown

DESIGNATION A
CITATION NO.8



HISTORY AND DESCRIPTION

Between 1869 and 1870 Charles Griffiths, a merchant, erected a single-storey residence at Studley Park². The initial N.A.V. for the property was £250³ and Griffiths resided at 'Waverley' until 1872 when he sold to John Simpson, a squatter⁴. Following Simpson's acquisition, the house was extensively enlarged and altered and with the addition of a second storey and subsequent works, the N.A.V. increased to £400 in 1873 and then to £850 in 1885⁵.

In the years that followed, a number of distinguished owners spent large sums on further alterations and additions⁶. During the occupancy of Charles C. Staples, the notorious boom-time bank manager, the ballroom was added, the gardens re-laid and a croquet lawn established⁷. The Consul for Austria-Hungary, Carl Pinschof, became the owner and occupier of the house in 1899, by then known as 'Studley Hall', and the Rate Books suggest that a number of additions were carried out at that time⁸. In 1920 the property became a part of Xavier College and further alterations and additions were necessary before the building was opened as a Preparatory School⁹.

The house is a two storeyed Italianate mansion with a two storeyed loggia to the front facade that has rounded arches at ground floor level and stilted segmental arches to the first floor. The rise of the land is used to full effect in the design of the facade, with a pair of stairs symmetrically placed to rise to a central entrance porch. The additions made by the school have been unsympathetic.

SIGNIFICANCE

'Studley Hall' is of significance as a largely intact mansion commenced in the mid-Victorian period that was sympathetically added to during the nineteenth century and as such, is one of the key Victorian buildings to have been built in Kew. The historical associations with figures such as Charles C. Staples and Carl Pinschof enhance the significance, while the additions made to the house in recent years detract from it.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Recorded No.2196

¹ National Trust of Aust.(Vic), 'Research into 'Burke Hall'...'29 July 1975

² *ibid.*

³ *ibid.*

⁴ *ibid.*

⁵ *ibid.*

⁶ *ibid.*

⁷ *ibid.*

⁸ *ibid.*

⁹ *ibid.*

12 SELBOURNE ROAD, FORMERLY 'TARRING'

Original Use: Residence
Date of Construction: 1872¹
Architect: Unknown²

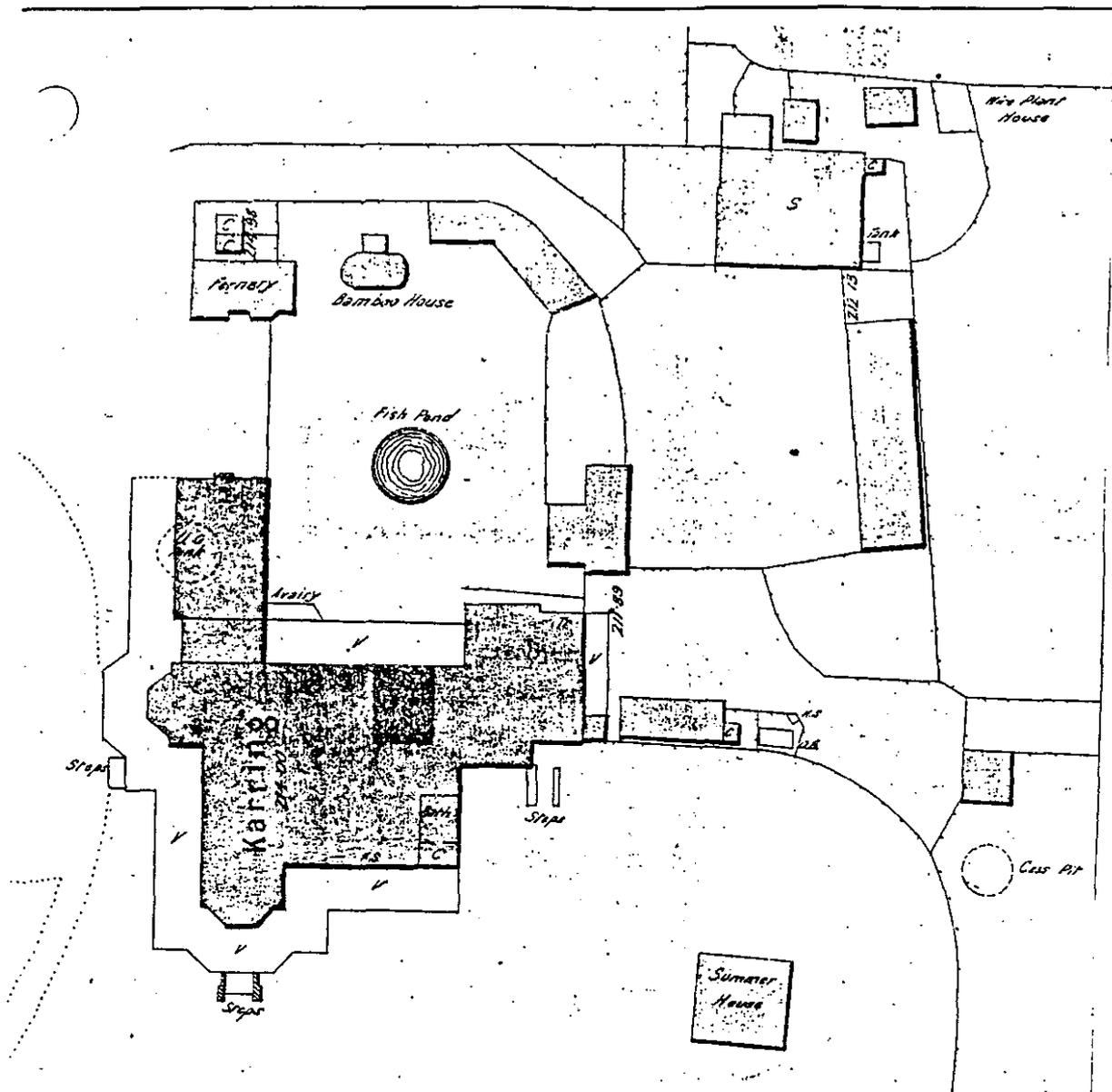
DESIGNATION A
CITATION NO.9



HISTORY AND DESCRIPTION

This polychrome brick house was built for Henry Henty, nephew of Edward Henty, one of Victoria's foremost pioneers³. The 1903 MMBW plan showing the extensive grounds of 'Karring' (sic.) marks in various garden structures including a 'fernyery', an 'aviary', a 'bamboo house' and 'summer house'⁴. The house is a wide two storeyed mansion built of polychromatic brickwork, that is set in very vibrant patterning across the facade, between the floors, and to represent quoining. The use of such brickwork in the early 1870s was still innovative and is very similar of the work of Joseph Reed on houses such as 'Rippon Lea'. The box-like form of the house is broken by two polygonal bay window units and by a single storeyed verandah to two facades. The decoration to the verandah is no longer extant and the roof has been clad with terracotta tiles. The house was included in *Victoria's Representative Men at Home* in 1904, and in that article was well illustrated including views of the exterior, interior, garden and the wonderfully fanciful 'Burmese Temple' (presumably the 'Summer House' on the MMBW plan) bought by Henty at the 1880 Melbourne Exhibition⁵.

Henty remained the sole owner and occupier of the house until 1920, when the building was sold to the Ruyton Girls' School⁶, the current occupiers. During alterations and additions to the building in 1962, a large dormitory was added above the original ballroom⁷.



'Karring' (sic.), 1903 (MMBW Plan No.1574)

SIGNIFICANCE

'Tarring' is of significance as an early and successful example of the use of polychromatic brickwork, for its associations with the Henty family, and as one of the key mansions to have been built in Kew during the Victorian period.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Nominated

National Trust: Recorded No.3280. Tree included on the register of significant trees.

- 1 National Trust of Aust.(Vic), 'Nomination Form for the Australian Heritage Commission - 12 Selbourne Road', 24 January 1986
- 2 The sophisticated and relatively early use of polychromatic brickwork on this house would suggest that it is the work of Joseph Reed, however no substantiating evidence has been found.
- 3 *Victoria's Representative Men at Home*, pp.110-111
- 4 M.M.B.W., 'Plan of Kew - 1574', Scale: 40 feet to 1 inch, May 1903
- 5 *Victoria's Representative Men at Home*, p.110-111. Henty was presumably referring to the Melbourne Exhibition of that year.
- 6 National Trust of Aust.(Vic), 'Survey and Identification Committee Data Form - 12 Selbourne Road', 22 July 1972
- 7 *ibid.*

**HOUSES
LATE VICTORIAN**

44 WALMER STREET, 'VILLA ALBA'

Original Use: Residence
Date of Construction: 1863¹
Architect: Unknown

DESIGNATION A
CITATION NO.10



Hall Ceiling Detail (Kew Historical Society)

HISTORY AND DESCRIPTION

Documentary evidence from Kew Rate Books records that 'Studley Villa' (now known as 'Villa Alba') was built for William Greenlaw, banker and speculator². The initial N.A.V. for the property was £100³ while in February 1884 an increase in the N.A.V. to £300⁴ indicated that the 1882-83 alterations and additions to the southern part of the house⁵ were completed. The decorative scheme for the interior was carried out by Patterson Brothers of Melbourne in 1884⁶.

Greenlaw owned and occupied the house until his death in 1897⁷ and in 1949 the building was purchased by the Royal Women's Hospital who converted it into a nurses home⁸. The description given by the Australian Heritage Commission citation is repeated here in part: '...Exterior is quite plain and little altered. Main feature of the house is lavish interior decoration completed 1883/84 by Paterson Bros. (leading Melbourne decorator). A house containing one of the most complete and elegant decorative schemes of the 1880s.'

SIGNIFICANCE

The Heritage Commission Statement of Significance is: ' Unusual building architecture for period (1882/1883) - almost Norman in style. A main feature however is the remarkable extent of original stencilled interior decoration of 1883/84 including ceilings of exquisite artistry; gilded and stencilled skirtings, doors, window frames; beautiful tiled and decorated fire places and mantles; freizes etc. There is no house in Australia with comparable extent and variety of lavish interior decoration of such freshness and excellent condition.'

HERITAGE LISTINGS

HBR: Reistered No.605.

GBR: Registered

RNE: Nominated

National Trust: Classified No.1385.

¹ Bennett, K., 'The Villa Alba', January 1987

² National Trust of Aust.(Vic), 'Borough of Kew Rate Records...', held in File No.1385

³ *ibid.*

⁴ *ibid.*

⁵ National Estate, 'Listing for Kew City - Villa Alba', as at 23 January 1987

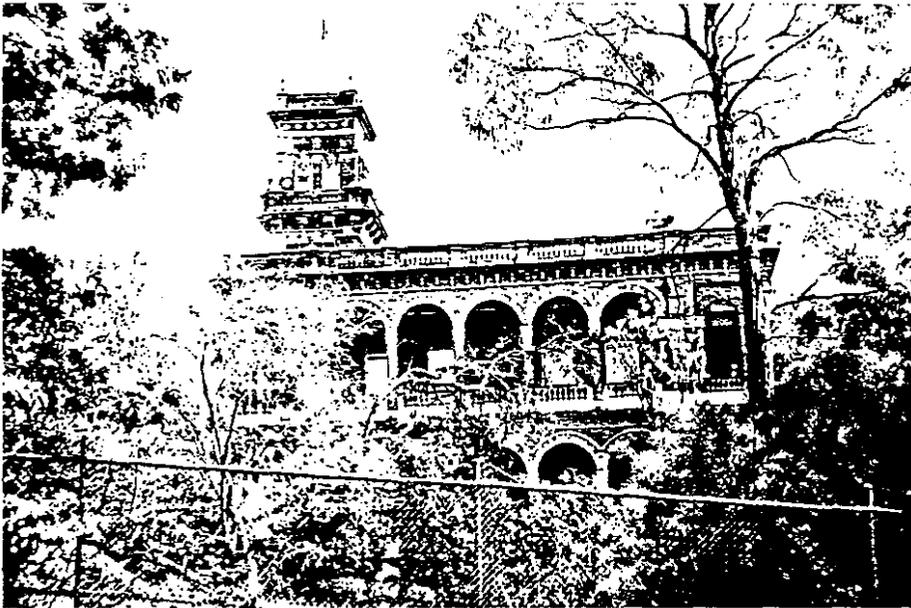
⁶ National Trust of Aust.(Vic), 'Building Citation', 7 February 1985

⁷ Rogers, D., *A History of Kew*, p.101

⁸ *ibid.*, p.102

Original Use: Residence
Date of Construction: 1884¹
Architect: William Salway²

DESIGNATION A
CITATION NO.11



HISTORY AND DESCRIPTION

Edward Latham of the Carlton Brewery was the first owner and occupier of this two-storey mansion³ originally known as 'Knowsley'⁴ and subsequently as 'Raheen'. Latham lived in the building until 1888 when, due to financial difficulties, an auction of all the furniture of 'Knowsley' took place⁵ and the mansion was purchased by Sir Henry Wrixon, barrister and politician⁶. Wrixon's biography is recounted in detail in the *Australian Dictionary of Biography* and an account of his life at 'Raheen' is given in *Victoria's Representative Men at Home*. While it appears that the Wrixons added extensively to the house in 1888-89, this work has not been clearly referenced⁷. The ownership of 'Raheen' was transferred to the Roman Catholic Trusts Corporation in September 1917 and Archbishop Mannix became the new occupant⁸. Following Mannix, several other catholic dignitaries resided in the building⁹, and it has subsequently been resold.

The house is two storeyed and built in exposed red brick combined with exposed render detailing, in a manner advanced for its date of construction. The composition is dominated by the two storeyed loggia, and the four storeyed tower and draws on the Italianate for its styling.

73 WALPOLE STREET, 'OTIRA'

Original Use: Residence
Date of Construction: 1887¹
Architect: Crouch²

DESIGNATION A
CITATION NO.16



HISTORY AND DESCRIPTION

Henry Berry³, a noted philanthropist and salt merchant of Melbourne, was the original owner of this two-storey, boom-period house. Berry occupied the residence until his death in 1924 while in February the following year, the property was auctioned⁵. Subsequently purchased by the Methodist Church for use as a training college for missionaries⁶, a number of additions and alterations were made at that stage including a memorial chapel that was built on the property in 1957.

The house originally had a fine cast iron verandah to two facades⁸, however despite its removal, it remains as a most prepossessing structure. The small cast iron porch is not original. Overall the design is in Italianate styling and the walls are clad in render, with extremely fine incised medallions in the render at both levels. The treatment of the tripartite windows with rounded upper corners is also atypical and is repeated in the joinery of the front entrance.

side of the building as well as internally, however the overall original appearance of the building remains
17. The RSL continues to occupy the property.

SIGNIFICANCE

This house, originally named 'Wilton', is of significance as a very progressive house design of the 1880s by Guyon Purchas, that has remained in a substantially intact state. It is also of significance for having been built as the residence and practice rooms of Dr Walsh during his period as one of the long serving local medical practitioners of the area.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1885-1886

² *Kew and Hawthorn Express*, 5 November 1886

³ *ibid.*

⁴ *ibid.*

⁵ Rogers, D., *A History of Kew*, p.88

⁶ City of Kew, Rate Books, July 1885

⁷ *ibid.*, March 1886

⁸ *Kew and Hawthorn Express*, *loc.cit.*

⁹ City of Kew, Rate Books, October 1886

¹⁰ *Kew and Hawthorn Express*, *loc.cit.*

¹¹ M.B. Lewis, 'Following the Red Brick Road'. Paper delivered at the SAHANZ Conference, 1986.

¹² Rogers, *op.cit.*, p.89

¹³ *Kew and Hawthorn Express*, *loc.cit.*

¹⁴ Rogers, D., *loc.cit.*

¹⁵ Kew Local History Collection, Photograph No.34

¹⁶ Rogers, *op.cit.*, p.90

¹⁷ *ibid.*

63 COTHAM ROAD, FORMERLY 'WILTON'

Original Use: Residence and Offices
Date of Construction: 1886¹
Architect: Guyon Purchas²

DESIGNATION A
CITATION NO.15



HISTORY AND DESCRIPTION

This house is built on land that was originally a part of James Venn Morgan's land holding³. Upon subdivision of that holding, eight brick houses were built on it in 1884⁴, although at that stage this block remained vacant. Having arrived in Victoria soon after gaining his M.D. from Dublin University in 1881⁵, Dr William Butler Walsh purchased this property by July the following year⁶ and in March 1886 his 'unfinished' house received an N.A.V. of £30⁷. Designed by Guyon Purchas, the son of the noted Melbourne architect Albert Purchas and a designer with a considerable reputation of his own, the contractor for 'Wilton' was James Anderson⁸. By October of 1886 the two-storey house was completed, and the building attracted an N.A.V. of £220⁹. Soon after its construction, the house was described in the local press as '... a comfortable and luxurious home ...' and that it was '... carried out in the Domestic Gothic style, and a tourelle at the corner is made a prominent feature'¹⁰. The house was progressive for its date and such attention is to have been expected. The contrast of the red brick with render bands and quoining add liveliness to the already picturesque forms of the corner tower, the gothicized front porch and the projecting gabled unit. There are few houses in Melbourne that compare with 'Wilton'. 'Bona Vista' in South Yarra by Reed Henderson and Smart, and 'Redholm' (dem.) attributed to Albert Purchas, but probably also by his son Guyon, were both built in 1884 and were both very similar in styling and materials¹¹.

Walsh practised in Kew for twenty-two years¹² and his surgery and consulting rooms were accommodated in his residence¹³ in Cotham Road. In 1934, following Walsh's death, the Kew Council bought a number of properties near the corner of Cotham Road and Charles Street, including 'Wilton' (by that time known as 'Landene') with the intention of erecting a new town hall¹⁴. The scheme did not eventuate and 'Wilton' was leased as an A.R.P. Centre and First Aid Post during World War II¹⁵. In 1948 the Kew Sub-Branch of the R.S.S. & A.I.L.A. purchased the building for its meeting rooms at a cost of £10,067¹⁶. Additions and alterations have been made at the rear and west

SIGNIFICANCE

The following is the Statement of Significance adopted by the Australian Heritage Commission: ' "Merridale", 43 Sackville Street Kew, forms part of a distinctive streetscape and is of architectural importance. The house is stylistically in the early boom classicism manner and is fairly typical in idiom but most distinctive for its detailing. Detailing of the columns ... their bases. Keystones, entrance steps, window detailing and incised patterning on walls are notable. Internally, the T-plan hall is uncommon as is the open wall above the entrance hall. Substantial grounds remain'.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Registered.

National Trust: Classified No.3186

¹ *Argus*, 29 November 1883, p.10

² National Trust of Aust.(Vic), File No.3186

³ Architects' Index, University of Melbourne

⁴ National Trust of Aust.(Vic), *ibid.*

⁵ *ibid.*

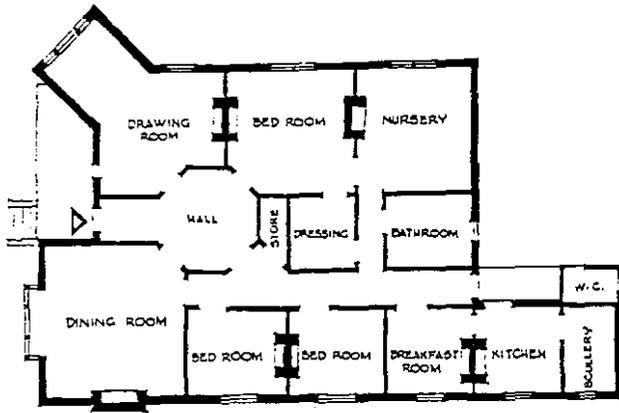
43 SACKVILLE STREET, FORMERLY 'POMEROY' ¹

Original Use: Residence
Date of Construction: 1885²
Architect: Unknown

DESIGNATION A
CITATION NO.14

HISTORY AND DESCRIPTION

In November 1883 tenders were called for the construction of a large two-storey brick residence for John Mickleburgh ³, an insurance company manager, and his two-storey boom mansion was given an initial N.A.V. of £180 in March 1885⁴. Following Mickleburgh's death in 1904 the property was purchased by Louisa Hunt ⁵. Due to limited visibility of the house, the description of the house by the Australian Heritage Commission is given here: '... Two storeyed in height, the building is faced by a double storeyed, arched, colonnade, supported on corinthian columns and terminated by corner piers. The arcade returns down one side, giving the house an asymmetrical disposition. Escutcheons form keystones to the arches and the columns have barley-sugar type shafts. There is a small light well in the entrance.'



(*The Australian House* p.83)

SIGNIFICANCE

The Statement of Significance prepared by the National Trust of Australia (Victoria) and adopted by the Australian Heritage Commission is repeated here: 'A suburban villa of 1885 designed by Lloyd Tayler for his daughter and son-in-law on a plan centred upon an octagonal top-lit hall. A square bay window to the drawing room projects from the front corner of the house at 45 degrees, showing for the first time the diagonal emphasis which was to be developed in other works of the architect and to become in due course a characteristic of the Federation Style. The house is also remarkable for the extent of its surviving interior finishes, including the fine embossed leather dados of the hall and bedroom, the dado, filler and frieze papers of the drawing room and a number of other decorative details.'

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Nominated

National Trust: Classified No.4591

¹ HBC, 'Mynda: 5 Molesworth Street...', 5 October 1982, held in File No.82/1606

² *ibid.*

³ Forge, S., *Victorian Splendour*, pp.83-85

⁴ HBC, 'Mynda': File No.82/1606

⁵ *ibid.*

5 MOLESWORTH STREET, 'MYNDA'

Original Use: Residence
Date of Construction: 1885¹
Architect: Lloyd Tayler²

DESIGNATION A
CITATION NO.13



HISTORY AND DESCRIPTION

'Mynda' was erected for architect Lloyd Tayler's daughter and son-in-law, Mr and Mrs Anderson³. Tayler commenced in practice as an architect in 1854 and was most prolific in Melbourne during its boom years⁴. He was noted for a number of banks and other large commercial buildings as well as residential properties in and around Brighton⁵. The description given of the building in the Australian Heritage Commission citation is repeated here: 'Outstanding for its undisturbed balance between the house, both interior and exterior and the garden. The interior, though architecturally distinctive, is modest and frugally decorated, the emphasis being on monochromatic stencilled decoration on painted walls and ceilings, with dados of embossed 'Leatherette' paper. The more elaborate drawing room uses a combination of conventional mid-Victorian wallpapers. The octagonal vestibule is particularly noteworthy both decoratively and architecturally'. The diagonal emphasis introduced by the vestibule was repeated in the diagonal placement of the corner window to the Drawing Room; an idea later repeated and modified in many Edwardian houses.



SIGNIFICANCE

'Butleigh Wootton' is of significance as a substantially intact large house of the late Victorian period and as such, is one of the key Victorian buildings to have been built in Kew. It is of particular distinction for the graceful and unusual arrangement of the bow window.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Recorded No.1338

- ¹ City of Kew, Rate Books, 1885
- ² *Eastern Suburbs Standard*, 6 May 1964
- ³ Rogers, D., *A History of Kew*, p.142
- ⁴ *Eastern Suburbs Standard*, loc.cit.
- ⁵ Kiddle, M., *Men of Yesterday*, p.212
- ⁶ *ibid.*
- ⁷ City of Kew, Rate Books, 1883
- ⁸ *Eastern Suburbs Standard*, loc.cit.
- ⁹ City of Kew, Rate Books, 1885
- ¹⁰ *ibid.*, 1896-1900
- ¹¹ *ibid.*, 1910

867 GLENFERRIE ROAD, 'BUTLEIGH WOOTTON'

Original Use: Residence
Date of Construction: 1885¹
Architect: Unknown

DESIGNATION A
CITATION NO.12



HISTORY AND DESCRIPTION

In the Boroondara land sale of 18 September 1851 Patrick Mornane purchased the 69 acres of Lot 73² fronting onto Glenferrie Road. Subsequently, in the early 1870s, the Jesuit Fathers of East Melbourne paid Mornane £10,000 for the entire property³, thereby securing the site of Xavier College (q.v). The ongoing expense of building the college necessitated the Fathers to sell a portion of their holdings and in 1882 Thomas Maidment paid £5,750 for nine allotments along Barkly Road (now Glenferrie Road)⁴. Maidment, who had arrived in Australia from the Glastonbury district in England in 1858⁵, owned and managed a number of sheep stations in Victoria and subsequently became an '... eminently respectable ...' member of Western District society⁶.

In 1883 the Rate Books list Maidment's land in Barkly Road as the 'Buxton Hill Estate' and it was given an N.A.V. of £90⁷, while in the following year his property attracted an N.A.V. of £160, suggesting that substantial improvements were taking place. Maidment's two-storey mansion, named 'Butleigh Wotton' after his birth-place in England⁸, was completed in 1885 and was given an initial N.A.V. of £420⁹. While Maidment is recorded as the owner of the building until at least 1896¹⁰ Jane Maidment, his wife, continued the family ownership of the twenty-six roomed house with its extensive grounds until at least 1910¹¹.

The building is now used as a reception centre. It is a substantial two storeyed house built in the Italianate style common in the 1880s. Its walls are rendered and it has limited applied decoration that includes brackets to the eaves line and engaged ionic columns under a broken pediment over the front entrance. The bowed window unit is of particular distinction and is not at all typical of this type of building.

SIGNIFICANCE

Raheen is of significance as an early example of the use of red brickwork combined with cement render dressings, for its associations with Archbishop Mannix and for the landmark value it holds on this prominent hill on Studley Park Road.

HERITAGE LISTINGS

HBR: Registered No.515.

GBR: N/A

RNE: Nominated

National Trust: Classified No.1194

¹ Lewis, M., 'Raheen, 94 Studley Park Road, Kew', April 1985

² Architects' Index, University of Melbourne

³ *ibid.*

⁴ Lewis, *op.cit.*, p.13

⁵ *ibid.*

⁶ Rogers, D., *A History of Kew*, p.27

⁷ Lewis, *loc.cit.*

⁸ National Trust of Aust.(Vic), 'Research into Raheen...', 14 April 1981

⁹ *ibid.*

24 BELMONT AVENUE, FORMERLY 'MONT BELMONT'

Original Use: Residence
Date of Construction: 1888¹
Architect: Reed, Henderson and Smart²

DESIGNATION A
CITATION NO.17



HISTORY AND DESCRIPTION

By 1886 William George Lilley was the owner of Allotments 13 and 14³; the N.A.V. for the property at that date being £20⁴. In February 1887 the leading architectural firm of Reed, Henderson and Smart called tenders for the erection of a two-storey brick residence for G.W. Lilley⁵ and by the following year this house had been constructed⁶. Initially attracting an N.A.V. of £120⁷, the house remained in Lilley's ownership until at least 1920 when the N.A.V. was recorded as £115⁸.

Lilley's business concerns lay with the firm of James Henty and Co., merchants and agents of Little Collins Street, Melbourne, for whom he was their manager⁹. An active member in Kew's civic matters, Lilley was Mayor for one term during 1887-88¹⁰, a Justice of the Peace¹¹ and a member of the first Board of Guardians of Kew's St. Hilary's Church of England¹².

The house is a commanding two storeyed building with a steeply pitched slate roof and walls in red brick with contrasting cream bricks set in bands and in a diaper pattern within the gables. The use of polychromatic brickwork, while common to the firm of Reed, Henderson and Smart, was used in this house to particularly good effect and with restraint. It is set in bands and in string courses of projecting moulded bricks.



SIGNIFICANCE

'Otira' is of significance as an Italianate house of the 1880s built with atypical attention to decorative detail. The removal of the verandah has detracted from the significance of the house.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ *Eastern Suburbs Standard*, 'The Story of Early Kew', 19 February 1964

² *ibid.* Architect given as 'Crouch', perhaps T.J.Crouch. No verification located in the Architect's Index.

³ *ibid.*

⁴ *ibid.*

⁵ Auction Notice, 16 February 1924, held in Kew Historical Society Collection, No.45

⁶ *Eastern Suburbs Standard*, *loc.cit.*

⁷ *ibid.*

⁸ D.Rodgers, *A History of Kew*, p.179, illustrates the house with the verandah intact.

39 SACKVILLE STREET, FORMERLY 'HEATHFIELD'

Original Use: Residence
Date of Construction: 1888¹
Architect: Unknown

DESIGNATION A
CITATION NO.18



HISTORY AND DESCRIPTION

Documentary evidence records that in 1888 Henry Eeles, stationer, was the first owner and occupier of this two-storey mansion². At that date the building was given an N.A.V. of £275³ and Eeles was recorded as the owner of the house until at least 1910, when the thirteen-roomed mansion attracted an N.A.V. of £190⁴. The house is two storeyed and clad in render. It is Italianate in styling and is dominated by a two storeyed loggia that spans two facades. At ground floor level it has rounded arches supported on cast iron colonettes, and above, has colonettes that support stilted segmental arches. The house is quite typical of its time, and it bears a remarkable resemblance to 3 Molesworth Street (q.v.), the architect of which has not been established.

SIGNIFICANCE

This house is of significance as a substantially intact, large house of the 1880s designed by the leading architectural firm Reed, Henderson and Smart.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

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- ¹ City of Kew, Rate Books, 1888
 - ² Architects' Index, University of Melbourne
 - ³ City of Kew, Rate Books, October 1886
 - ⁴ *ibid.*
 - ⁵ Architects' Index
 - ⁶ City of Kew, Rate Books, 1888
 - ⁷ *ibid.*
 - ⁸ City of Kew, Rate Books, 1920
 - ⁹ *Sands and McDougall Melbourne Directories, 1885*
 - ¹⁰ Rogers, D., *A History of Kew*, p.184
 - ¹¹ *Victorian Municipal Directories, 1870-1984*
 - ¹² Rogers, D., *op.cit.*, p.201

c.8 SELBOURNE ROAD, FORMERLY 'MOUNT VIEW'

Original Use: Residence
Date of Construction: 1888¹
Architect: Frederick de Garis²

DESIGNATION A
CITATION NO.19



HISTORY AND DESCRIPTION

Documentary evidence records that the original owner and occupier of this substantial two-storey house was architect Frederick de Garis³. In 1888 the property attracted an N.A.V. of £115⁴ while by 1903 it was known as 'Mount View'⁵. The house is typical of the late Victorian period in it being clad in render and styled in the Italianate. It has an asymmetrical composition with polygonal bay windows extending up both floors, to each of the main facades. The ground floor is heavily incised with banded rustication, while the first floor is distinguished by the cast iron balconettes to each window. The fountain and pond in the garden appear to be those depicted in the 1903 MMBW plan of the property. As an example of de Garis's work, the house is relatively restrained in its ornamentation.

SIGNIFICANCE

'Heathfield' is of significance as a substantially intact large house of the late Victorian period and as such, is one of the key Victorian buildings to have been built in Kew. It is integral to the significance of the concentration of Victorian mansions along Sackville Street.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1888

² *ibid.*

³ *ibid.*

⁴ *ibid.*, 1910

29 SACKVILLE STREET, FORMERLY 'BERRINGTON'

Original Use: Residence
Date of Construction: 1888-1890¹
Architect: Unknown

DESIGNATION A
CITATION NO.20



HISTORY AND DESCRIPTION

Documentary evidence records that in 1888 Job Smith, builder, was the first owner of this substantial two-storey house². The property was given an initial N.A.V. of £125³ and it is possible that Smith was the contractor for his house. The building is a large two storeyed house typical of the late Victorian period. It remains substantially intact with a cast iron verandah dominating the front and side facades, that has the added distinction of a fine cast iron frieze that at ground floor level has two tiers. Behind the verandah, the facade is asymmetrical. There is a central six panelled door with a fine semicircular fanlight, and segmentally arched windows to the ground floor and on one side of the door there is a polygonal bay window that extends up the two floors. The eaves and chimneys are decorated with Italianate brackets.

By the turn of the century 'Berrington' was identified as having thirteen rooms and an N.A.V. of £130⁴ while the house remained in the hands of the Smith family until the late 1930s⁵. The new owner at that stage was a Mrs Pederson who converted the house into three flats⁶ while in 1951 it was further subdivided to become seven units⁷.

SIGNIFICANCE

The former 'Mount View' is of significance as the house built by the leading architect Frederick de Garis for his own use and for having remained in a substantially intact state. The bold use of the Italianate with the cast iron balconettes for decoration and the intact state of the fountain and pond are integral to the significance.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1888

² *ibid.*

³ *ibid.* This is contrary to information contained in D.Rogers that the house was originally built for John Inglis.

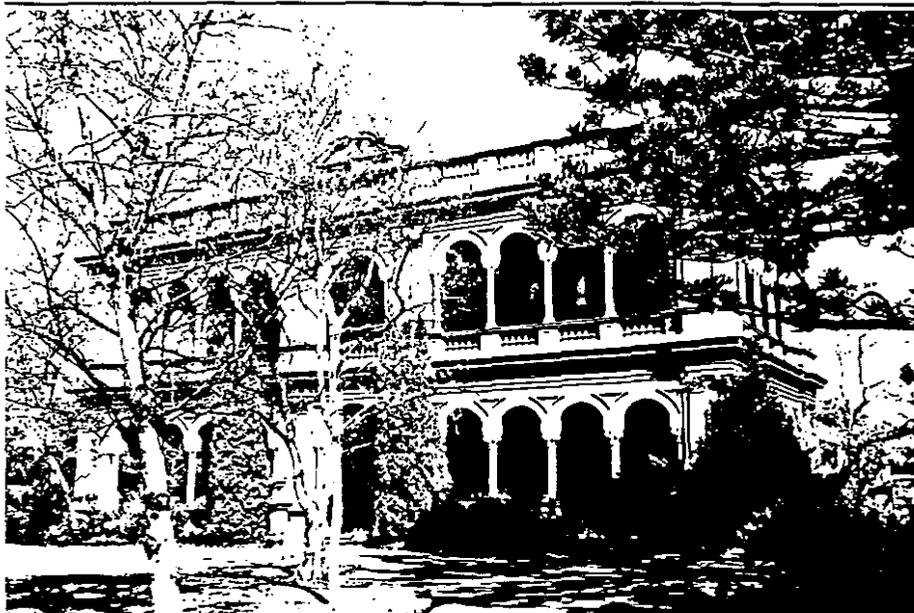
⁴ *ibid.*

⁵ M.M.B.W., 'Plan of Kew - 1574', Scale: 40 feet to 1 inch, May 1903

292 COTHAM ROAD, FORMERLY 'CHARLEVILLE'

Original Use: Residence
Date of Construction: 1889¹
Architect: Henry Shalless²

DESIGNATION A
CITATION NO.21



HISTORY AND DESCRIPTION

The initial N.A.V. of this brick thirteen-roomed, boom period mansion with stables and a coach house was £140³. The contractor G. Gingham⁴ built the house for Charles A. Donaldson, whose family occupied it until 1939 when it was purchased by Thomas King, surgeon⁵. Following King's ownership, the property passed to Stillwell Investments P/L, in 1964⁶.

Due to limited access to the site, the description given of the house by the National Trust of Australia (Vic.), based on their research of 1976, is given here: '... a two storey mansion built in 1889 for Charles A. Donaldson. Constructed of stuccoed brickwork on a bluestone plinth, the house is symmetrically arranged with a double storied arcade supporting a balustraded parapet to three sides. Corinthian columns support the arcade and the piers are decorated with Corinthian pilasters. The original decorations to some principal rooms remain....(it) is a Boom Style mansion, important in its townscape and of most considerable architectural importance both for the design of its facade and for the original decorations which remain in the principal rooms. Substantial grounds remain. The detailing of the arcade is particularly distinctive. Internally, original wall and ceiling finishes and original paint colours remain ... Of State significance.'

SIGNIFICANCE

'Berrington' is of significance as a typical and intact late Victorian mansion and as such is one of the key Victorian buildings to have been built in Kew. It is integral to the significance of the concentration of Victorian mansions along Sackville Street.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Recorded No.1676.

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- 1 City of Kew, Rate Books, 1888-1890
 - 2 *ibid.*, 1888
 - 3 *ibid.*
 - 4 *ibid.*, 1903
 - 5 National Trust of Aust.(Vic), 'Research into 'Berrington'...', 10 June 1980
 - 6 *ibid.*
 - 7 *ibid.*

Original Use: Residence
Date of Construction: 1889¹
Architect: Unknown

DESIGNATION A
CITATION NO.22



HISTORY AND DESCRIPTION

Documentary evidence records that Elizabeth Hawkey was the original occupier of this two-storey mansion². Given an initial N.A.V. of 220³, the house was recorded as having sixteen rooms in 1891⁴ while by the turn of the century, the property was named 'Lancewood'⁵.

The large two storeyed house is one of a number of similar mansions that remain intact in Kew. Its walls are rendered and it has a very fine verandah that extends around two facades. The verandah is decorated with cast iron in a fern leaf pattern and while typical of the period, is distinctive in its state of intacness and the extent of the application. The roof has been re-clad in terracotta tiles, however the rendered chimneys remain intact, as does the cast iron fence.

SIGNIFICANCE

The former 'Charleville' is of significance as one of the key mansions to have been built in Kew in the late nineteenth century and for having remained in a substantially intact state. It is also of significance as a loggiaed two storeyed Italianate house of the period.

HERITAGE LISTINGS

HBR: Registered No.202

GBR: N/A

RNE: Registered

National Trust: Classified No.2427

-
- 1 National Trust of Aust.(Vic), Building Citation: 'Ross House', Originally 'Charleville'
 - 2 Architects' Index, University of Melbourne
 - 3 National Trust of Aust.(Vic), 'Research into "Ross House"...', 6 December 1976
 - 4 Architects' Index
 - 5 National Trust of Aust.(Vic), loc.cit.
 - 6 *ibid.*

878 GLENFERRIE ROAD, FORMERLY 'MELROSE'

Original Use: Residence
Date of Construction: 1889¹
Architect: Frederick de Garis and Son²

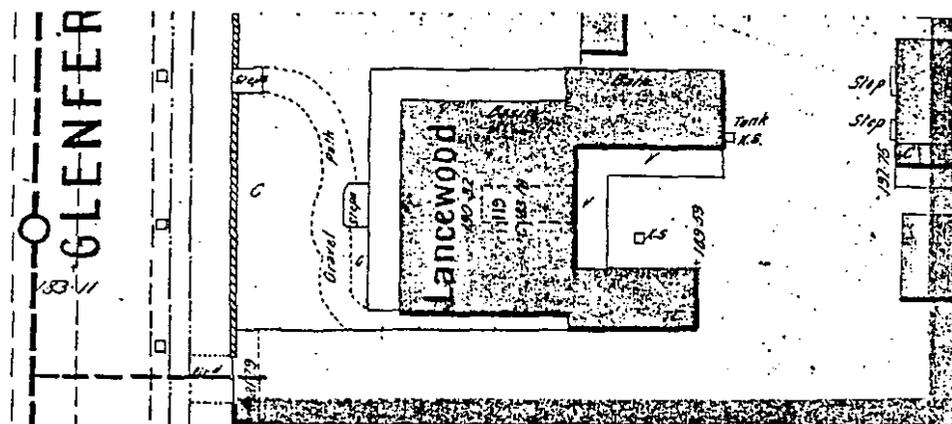
DESIGNATION A
CITATION NO.23



HISTORY AND DESCRIPTION

The Rate Books record that accountant John Ditchburn was the first occupier of this brick house³. Constructed by E. Williams of South Melbourne⁴, the property attracted an N.A.V. of £200 in 1889⁵. Although the owner's name is not listed in the first instance, by 1895 the Melbourne Permanent Building Society is recorded as owning the property⁶. The house was named 'Melrose' by the turn of the century⁷.

The house clearly displays its late Victorian date of construction and has a vibrant application of polychromatic brickwork across its facade. In addition there are unusual castellated polygonal bay window units clad in render that stand in contrast to the walls and a very fine verandah decorated in cast iron. The roof is also very distinctive and intact, with patterning in the slates, bold cast iron ridge crestings, cast iron railings to the central widow's walk and clustered octagonal chimney stacks in keeping with the Tudor theme introduced by the castellation below. It is one of the more vibrant examples of de Garis's work: an architect who often worked with applied ornamentation. The house attracted attention at the time it was built, and was illustrated and described in *The Australasian Builder and Contractors' News*; in that article it being referred to as one of the '... many beautiful homes of the wealthy in Kew'.⁸



'Lancewood', 1894 (MMBW Plan No.1574)

SIGNIFICANCE

'Lancewood' is of significance as a substantially intact large house of the late Victorian period and as such, is one of the key Victorian buildings to have been built in Kew.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1889

² City of Kew, Rate Books, loc.cit.

³ ibid.

⁴ ibid., 1891

⁵ M.M.B.W., 'Plan of Kew - 1574', Scale: 40 feet to 1 inch May 1903

9 SELBOURNE ROAD, 'MAHLAM'

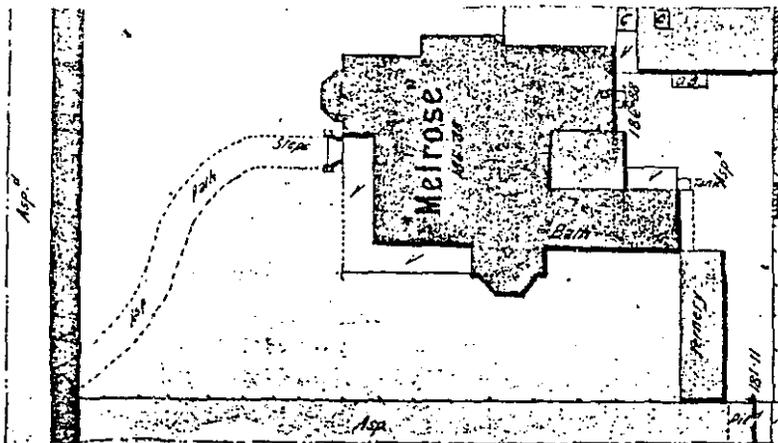
Original Use: Residence
Date of Construction: 1889¹
Architect: Hyndman and Bates²

DESIGNATION A
CITATION NO.24



HISTORY AND DESCRIPTION

This two-storey brick house was built for Benjamin Crosthwaite³. By 1902 the building was known as 'Mahlam'⁴. It is an early, if conventional, example of Queen Anne derived architecture in Melbourne⁵. Built in bichromatic brickwork, the Queen Anne influence is particularly evident in the render of the aedicular window above the entrance porch: that has a sun ray motif in its tympanum, in the modelling of the chimneys that is reminiscent of strapwork, the turned timber columns to the verandah and the fixed leadlight lights above the ground floor windows.



'Melrose' 1903, (MMBW Plan No.1574)

SIGNIFICANCE

The former 'Melrose' is of significance as an intact house of the late Victorian period that has an unusual combination of ornamentation applied in a number of materials. It is also of significance as an unusual and intact example of de Garis's work.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1889

² *The Australasian Builder and Contractors' News*, 6 April 1889

³ City of Kew, Rate Books, loc.cit.

⁴ *The Australian Builder and Contractor's News*, 13 April 1889, p.346

⁵ City of Kew, Rate Books, loc.cit.

⁶ *ibid.*, 1895

⁷ M.M.B.W., 'Plan of Kew - 1574', Scale: 40 feet to 1 inch, May 1903

⁸ *ABCN*, loc.cit.,

24 PAKINGTON STREET, FORMERLY 'RAMORNIE'

Original Use: Residence
Date of Construction: 1890¹
Architect: William Maitland Campbell²

DESIGNATION A
CITATION NO.25



HISTORY AND DESCRIPTION

Documentary evidence records that this two-storey mansion was built in 1890 for James Maitland Campbell³, solicitor and Mayor of Kew for two terms⁴. It was designed by William Maitland Campbell who was presumably a close relative of the owner. Erected at a cost of £5,500 and constructed by N.W.Frogley⁵, the property attracted an initial N.A.V. of £260⁶. The house was of sufficient note at the time of its construction to be illustrated and described in *The Building and Engineering Journal*. That article described the house thus: 'It is built in dark brick, with red bands and warm buff dressings, and the style adopted is a modification of Flemish Renaissance ...'. The design of the house was quite advanced, and while retaining typical late Victorian characteristics such as cast iron decoration to the verandah and contrasting colours of brickwork, Edwardian characteristics are hinted at. These include the bold use of render detailing to the entrance and tower windows, the diagonally set entrance, and the use of terracotta ridge cappings to the roof.

By 1895 Robert Crawford, a merchant, was occupying Campbell's property while in 1899 the building was described as having fourteen rooms and the N.A.V. had declined to £160⁷. In 1940 'Ramornie' was sold and was subsequently renamed 'The Towers'⁸. It is currently used as a boarding house.

SIGNIFICANCE

'Mahlam' is of significance as an early example of a house displaying characteristics that were common to Queen Anne architecture of the following decade.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ Architects' Index, University of Melbourne

² *ibid.*

³ *Sands and McDougall Melbourne Directories*, 1901

⁴ M.M.B.W., 'Plan of Kew - 1574', Scale: 40 feet to 1 inch, May 1903

⁵ M.Lewis 'Following the Red Brick Road', SAHANZ Conference proceedings, 1986.

12 SACKVILLE STREET, FORMERLY 'KALIMNA'

Original Use: Residence
Date of Construction: 1890-91¹
Architect: Peter Matthews²

DESIGNATION A
CITATION NO.26



HISTORY AND DESCRIPTION

Documentary evidence records that in 1890 William H. Jarman, accountant, was the first owner and occupier of this substantial two-storey residence; it having an initial N.A.V. of £150³. In the following year the N.A.V. for the eleven-roomed property had increased to £250⁴ indicating that the building had been completed. Jarman is recorded as owning and occupying 'Kalimna'⁵ until at least 1910⁶.

The house is typical of the late Victorian period with polychromatic brick walls, a two storeyed, cast iron decorated verandah that spans two facades, and a polygonal bay window extending to the front. The eaves and chimneys are decorated with Italianate brackets executed in render. The slate roof remains intact, including its cast iron finials.

SIGNIFICANCE

The former 'Ramornie' is of significance as a substantially intact advanced design of the late Victorian period, recognised as such at the time of its construction, and as one of the key Victorian mansions to have been built in Kew.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: File No.1218

¹ City of Kew, Rate Books, 1890

² Architects' Index, University of Melbourne

³ City of Kew, Rate Books, loc.cit.

⁴ Rogers, D., *A History of Kew*, p.154. Campbell was mayor twice, 1889-90 and 1892-93.

⁵ *Building Engineering and Mining Journal*, 6 September 1890, p.309

⁶ City of Kew, Rate Books, loc.cit.

⁷ *ibid.*, 1899

⁸ Rogers, D., *op.cit.*, p.155

26 SACKVILLE STREET, 'BLACKHALL'

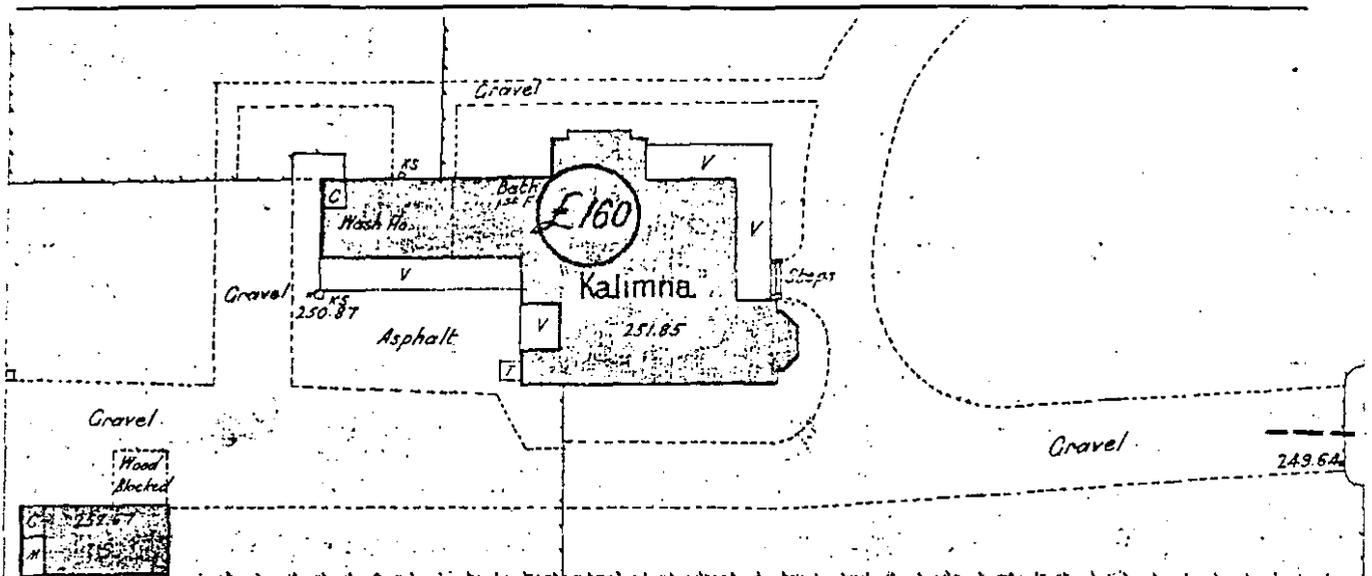
Original Use: Residence
Date of Construction: 1890-91¹
Architect: Unknown

DESIGNATION A
CITATION NO.27



HISTORY AND DESCRIPTION

Documentary evidence records that in 1890 William Henry Roberts was the first owner and occupier of this two-storey mansion² set amongst extensive grounds³. At that date the N.A.V. for the property was £100⁴, while in 1891 the N.A.V. had increased to £350⁵, indicating that the thirteen-roomed house had been completed. The design of the house is dominated by the front loggia, clad in render, that spans across the front and returns down each side. The loggia is superimposed with a trabeated system, doric at ground floor level and ionic above, each with an appropriate entablature. The whole is surmounted with a parapet with blind Italianate balustrading and a very tall central pediment unit. The building is currently used by the Preshil School.



'Kalimna', 1903 (MMBW Plan No.1563)

SIGNIFICANCE

'Kalimna' is of significance as a typical and intact late Victorian mansion and as such is one of the key Victorian buildings to have been built in Kew. It is integral to the significance of the concentration of Victorian mansions along Sackville Street.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

- 1 City of Kew, Rate Books, 1890-91
- 2 Architects' Index, University of Melbourne
- 3 City of Kew, Rate Books, 1890
- 4 *ibid.*, 1891
- 5 M.M.B.W., Plan of Kew - 1563, Scale: 40 feet to 1 inch, December 1903
- 6 City of Kew, Rate Books., 1910

5 DOONA AVENUE, HOUSE

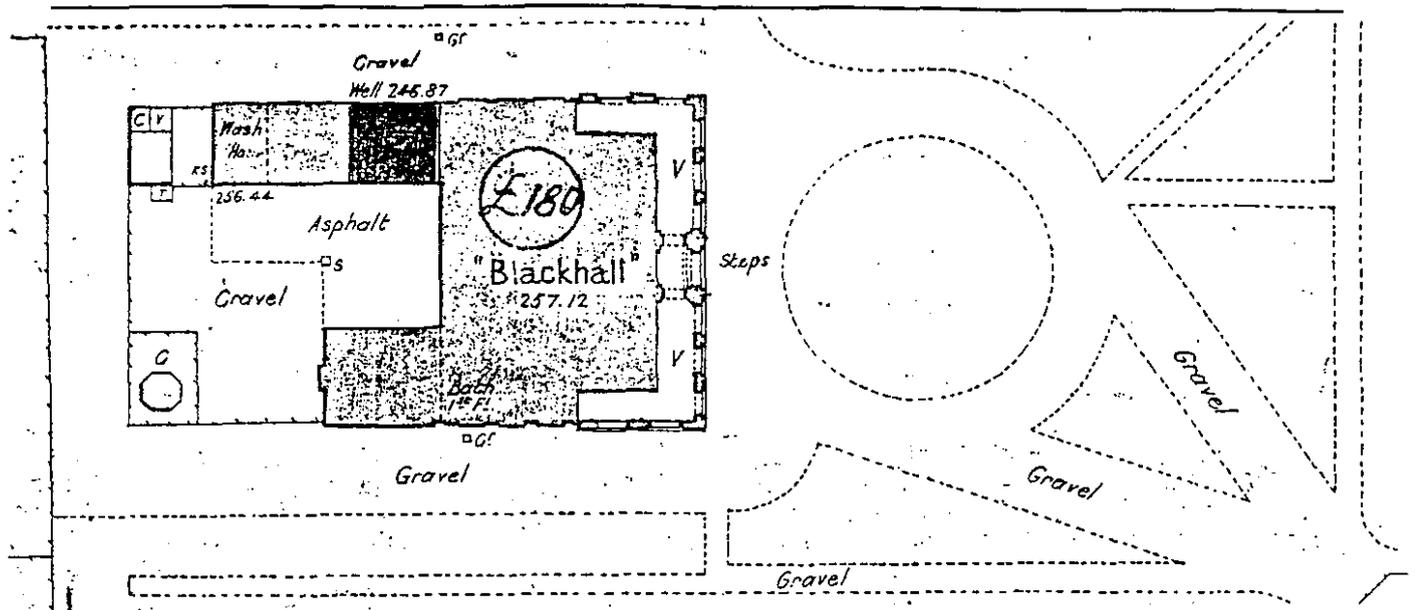
Original Use: Residence
Date of Construction: 1891¹
Architect: Unknown

DESIGNATION A
CITATION NO.28



HISTORY AND DESCRIPTION

The first documentary evidence of this boom period mansion was in 1890 when Rate Books record it having an N.A.V. of £60 and being owned and occupied by Emily Flere². On completion of the building the N.A.V. rose to £140³ and by 1893 Maurice Aron, furniture importer, was occupying the Flere residence⁴. The house remains in a substantially intact state to the exterior. It is a two storeyed rendered Italianate house typical of the period, dominated by a parapeted tower. The tower is flanked by a hip-roofed section set flush against it and on the other side by a verandah decorated with cast iron at both levels. The render to the tower and the walls is decorated with mouldings that remain in a substantially intact state.



'Blackhall', 1903 (MMBW, Plan No.1563)

SIGNIFICANCE

'Blackhall' is of significance as a typical and intact late Victorian mansion and as such is one of the key Victorian buildings to have been built in Kew. It is integral to the significance of the concentration of Victorian mansions along Sackville Street.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Recorded No.810

- 1 City of Kew, Rate Books, 1890-91
- 2 *ibid.*, 1890
- 3 M.M.B.W., 'Plan of Kew - 1563', Scale 40 feet to 1 inch, December 1903
- 4 City of Kew, Rate Books, *loc.cit.*.
- 5 *ibid.*, 1891

896 GLENFERRIE ROAD, 'COMAQUES'

Original Use: Residence
Date of Construction: 1891¹
Architect: Alfred White²

DESIGNATION A
CITATION NO.29



HISTORY AND DESCRIPTION

The first documentary evidence of this two-storey mansion comes from Rate Books that record the leading architect Alfred White as the original owner and occupier of this building³. Having an initial N.A.V. of £160⁴, the house was purchased by a warehouseman Henry Lister, by 1900, when the N.A.V. was recorded at £111⁵. By the turn of the century the house was known as 'Comaques'⁶. White's house is a two storeyed rendered mansion and is composed and decorated in the Italianate style. It is dominated by a balustraded three storeyed tower over the front entrance that is flanked by two polygonal bay window units. A two storeyed loggia spans down the Wellington Street facade. The house remains substantially intact although the roof has been replaced by a terracotta tile roof and some of the parapet decoration has been removed. Although quite typical of the Italianate design of the time, it is unusually extensive in scale.

SIGNIFICANCE

5 Doona Avenue is of significance as a substantially intact large house of the late Victorian period and as such, is one of the key Victorian buildings to have been built in Kew.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

1. Architects' Index, University of Melbourne

2 City of Kew, Rate Books, 1890

3 *ibid.*, 1891

4 *ibid.*, 1893

894 GLENFERRIE ROAD, HOUSE

Original Use: Residence
Date of Construction: 1891¹
Architect: Unknown

DESIGNATION A
CITATION NO.30



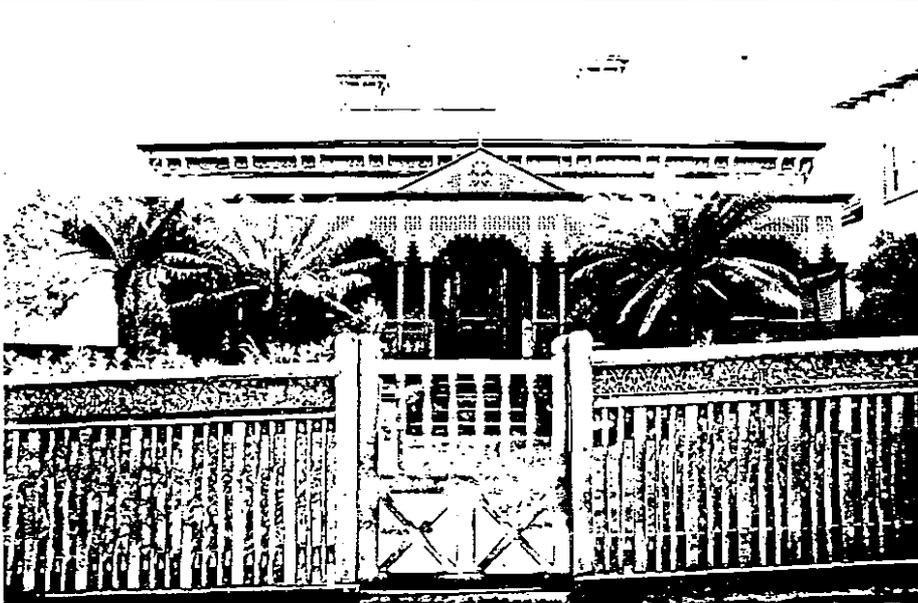
HISTORY AND DESCRIPTION

The first documentary evidence of this two storeyed mansion comes from Rate Books that record Arthur Ratten, a teacher, was the first occupier of this building². The initial N.A.V. was £160³, and the property passed to John Inglis by 1910 when the N.A.V. was recorded at £75⁴. With its Italianate derived detailing and forms, the house displays its late Victorian date of construction. It is rendered and is picturesquely asymmetrical in composition, with a three storeyed tower at one corner, a two storeyed loggia with Italianate balustrading and a polygonal bay window. The balustrading to the tower has been removed.

57 COTHAM ROAD, HOUSE

Original Use: Residence
Date of Construction: 1892¹
Architect: Unknown

DESIGNATION A
CITATION NO.31



HISTORY AND DESCRIPTION

The first documentary evidence of this building comes from Rate Book research, which indicates that William Henry Woollard, a builder, was the initial owner and occupier of the property in 1892². As a builder, it is probable that Woollard constructed his house. Attracting an initial N.A.V. of £70³, by 1910 John Gidley, commercial agent, was occupying the premises⁴. By that date the property was recorded as having an N.A.V. of only £41⁵.

The house is one of very few of its type in Kew and is an outstandingly intact example of a relatively small house of the late Victorian period. It is single storeyed and rendered. The walls are embellished with incised medallions between the openings and the eaves line decorated with closely set render mouldings, and timber brackets. The verandah is heavily decorated with cast iron and has a pediment to its centre and it takes advantage of the small rise in the land to be set up on a plinth and to have a balustrading of cast iron panels. The roof has a banding of hexagonal slates and its bracketed moulded render chimneys are also intact. The front fence is particularly fine and appears to be original with timber pickets of alternating sizes, a cast iron frieze and gate with turned timber insert.

SIGNIFICANCE

894 Glenferrie Road is of significance as a substantially intact large house of the late Victorian period and as such, is one of the key Victorian buildings to have been built in Kew.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1891

² *ibid.*

³ *ibid.*

⁴ *ibid.*, 1910

86 NORMANBY ROAD, FORMERLY 'GOLDTHORNS'

Original Use: Residence
Date of Construction: 1892¹
Architect: Unknown

DESIGNATION A
CITATION NO.32



HISTORY AND DESCRIPTION

John Moore Griffiths followed the earlier move of his brother James and migrated to Australia from England in 1877². James had already established himself as a tea merchant in Melbourne and after John joined the business they expanded to import tea, coffee and cocoa. They operated from Flinders Lane with outlets in Flinders Street, Sydney and Adelaide³.

In 1891 John married Margaret Wightman Davidson⁴ and the couple moved to their house, 'Goldthorns', a mansion set in extensive grounds at the corner of Normanby and Argyle Roads by 1892. Griffiths was recorded as owning land on this site by 1891 which was first occupied at which date there appears to have been a six-roomed weatherboard house on the property. In 1891 it was given an N.A.V. of £40⁵ and by the following year the N.A.V. had doubled⁶, indicating that a more substantial building had been erected on the site. To accommodate the growing family - which eventually numbered seven children⁷ - rooms appear to have been added and by the turn of the century 'Goldthorns' mansion was recorded as having eleven rooms constructed of brick with an N.A.V. of £75⁸. Although no information has been found to connect the two, J.M.Griffiths built St Hilda's No.1 Clarendon Street East Melbourne, designed by architects Ward and Carleton

The 1930s depression slowed the rate of subdivision in Kew, and it was in the years that followed that new estates began to appear, carving up the older established properties. On Saturday 30 November 1940 Griffiths' land and residence was offered for sale as the Goldthorns Subdivision, being broken into seven new allotments with Goldthorns Avenue cutting through the estate⁹. Advertised as comprising '...eighteen well-planned rooms, spacious verandahs and balconies ... in addition to ... a modern electric lift...'¹⁰ the property was suggested to be ideal for conversion into a hospital¹¹. The purchasers of the building did indeed establish the former mansion as the 'Wondong Private Hospital', which later became known as 'Newhaven'¹². The house remains as a hospital.

SIGNIFICANCE

57 Cotham Road is of significance as an (externally) almost completely intact small house of the late Victorian period and for its rarity within Kew. An inspection of the interior of this house would establish whether the interior enhances the significance of the interior.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1892

² *ibid.*

³ *ibid.*

⁴ *ibid.*, 1910

⁵ *ibid.*

While the appearance of the house stands in contrast to its appearance when auctioned in 1940, a substantial amount of the fabric is in fact intact. At that stage and presumably when built, the house had exposed red brick walls with contrasting render bands and embellishments. In addition to this decoration, there was cast iron across the side verandah, ornately decorated barge boards executed in timber and a timber-framed rectangular conservatory space to one side. The effect was a building that referred back to previous decades in the use of the cast iron, but was far more progressive in the contrasting render, its bold application and particularly in forms such as the colonnaded semicircular entrance porch. The subsequent painting of the facade has negated the vibrancy of the facade decoration, while the verandah has been boxed-in, creating a cumbersome addition to that corner. The timber gable decoration has been removed, however the render decoration, the conservatory bay to the front and the distinctive front porch remain intact.



'Goldthorns' when auctioned in 1940 (State Library Map Library)

SIGNIFICANCE

This house, originally named 'Goldthorns', is of significance as a substantially intact mansion built for the prominent Melbourne merchant, J.M.Griffiths. The architecture of the house is of significance for its progressive forms and detailing that allude to the Edwardian period that was to follow.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

- 1 City of Kew, Rate Books 1891-1894
- 2 Rogers, D, *A History of Kew*, p.176
- 3 *Sands and McDougall Melbourne Directories*, 1901
- 4 Rogers, op.cit., p.177
- 5 City of Kew, Rate Books, 1891
- 6 *ibid.*, 1892
- 7 Rogers, loc.cit.
- 8 *ibid.*, 1903
- 9 State Library of Victoria, Map Library, 820 BJE 1880- , Kew East ..
- 10 *ibid.*
- 11 *ibid.*
- 12 Rogers, *ibid.*

52 SACKVILLE STREET, FORMERLY 'DUNOBE' ¹

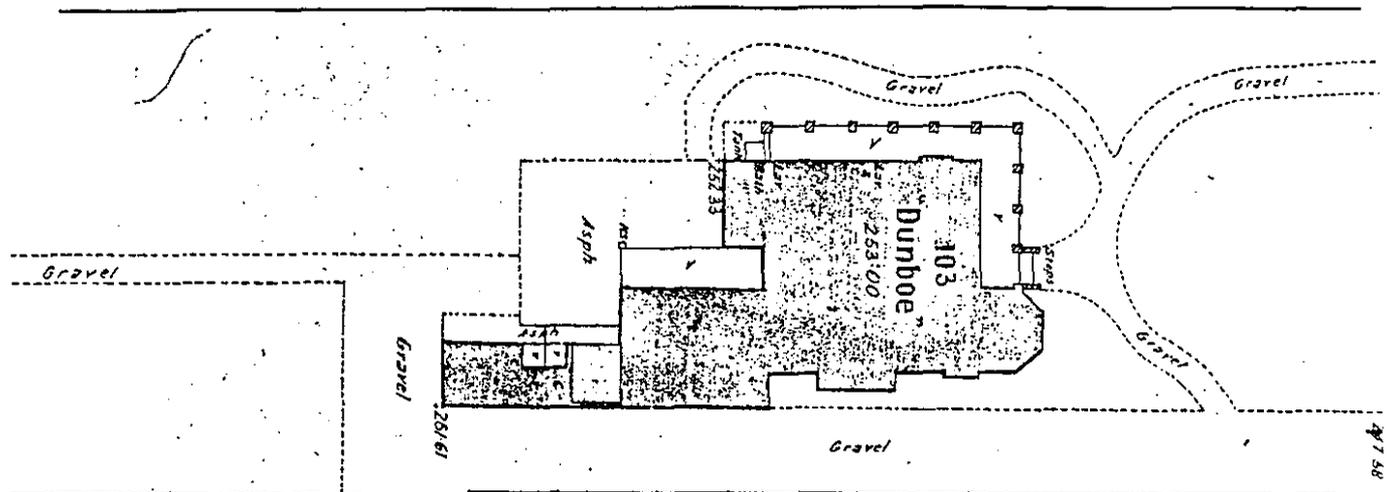
Original Use: Residence
Date of Construction: 1892 ²
Architect: Unknown

DESIGNATION A
CITATION NO.33



HISTORY AND DESCRIPTION

Documentary evidence records that the first occupier of this substantial two-storey residence was Harry Karlbaum, a sharebroker ³ and although the owner's name is not listed in the Rate Books for this first year, it appears in 1893 as Robert Crawford Anderson, a merchant ⁴. The property was given an initial N.A.V. of £150 in 1892 ⁵ while by 1900 it was listed as having eleven rooms ⁶. The house is clad in render and is typical of the late Victorian period with an asymmetrical composition that has a loggia of stilted segmental arches at both levels that turns the corner of the house, and a polygonal bay window on one side of the front facade. The application of colonettes across the facade, the square piers to the loggia, and the lift in the eave to form a small gable unit are less typical.



'Dunboe', 1904 (MMBW, Plan No.1564)

SIGNIFICANCE

'Dunboe' is of significance as a typical and intact late Victorian mansion with a few individual quirks of detailing and as such is one of the key Victorian buildings to have been built in Kew. It is integral to the significance of the concentration of Victorian mansions along Sackville Street.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ M.M.B.W., 'Plan of Kew - 1564', Scale: 40 feet to 1 inch, February 1904

² City of Kew, Rate Books, 1892

³ *ibid.*

⁴ *ibid.*, 1893

⁵ *ibid.*, 1892

⁶ *ibid.*, 1900

3 MOLESWORTH STREET, HOUSE

Original Use: Residence
Date of Construction: 1893¹
Architect: Probably Beswicke and Coote²

DESIGNATION A
CITATION NO.34



HISTORY AND DESCRIPTION

The first documentary evidence of this property records that William Dawson was the original owner and occupier of this substantial two-storey mansion, built at the outset of the economic depression of the 1890s³. Having an initial N.A.V. of £120⁴, the house was occupied by Dawson until at least 1904⁵.

The is a two storeyed rendered house. It is Italianate in styling and is dominated by a two storeyed loggia that spans two facades. At ground floor level it is supported on coupled cast iron colonettes and above has single colonettes that support stilted segmental arches. The house is quite typical of its time, however it bears a strong resemblance to 39 Sackville Street probably by Beswicke and Coote (q.v.), and 'Kawarau' in Hawthorn, designed by Coote. The similarity of these buildings and the fact that Beswicke and Coote called tenders for a house in Molesworth Street, both suggest that this house was also by that firm.

SIGNIFICANCE

3 Molesworth Street is of significance as a substantially intact large house of the late Victorian period and as such, is one of the key Victorian buildings to have been built in Kew.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1893

² Architects' Index, University of Melbourne, records Beswicke and Coote calling tenders for a 2-storey residence in Molesworth Street Kew, late in 1891. *BEMJ* 17 October 1891, Supplement.p.3.

³ *ibid.*

⁴ *ibid.*

⁵ *Sands and McDougall Melbourne Directories*, 1904

59 SACKVILLE STREET, FORMERLY 'GLENCARA'¹

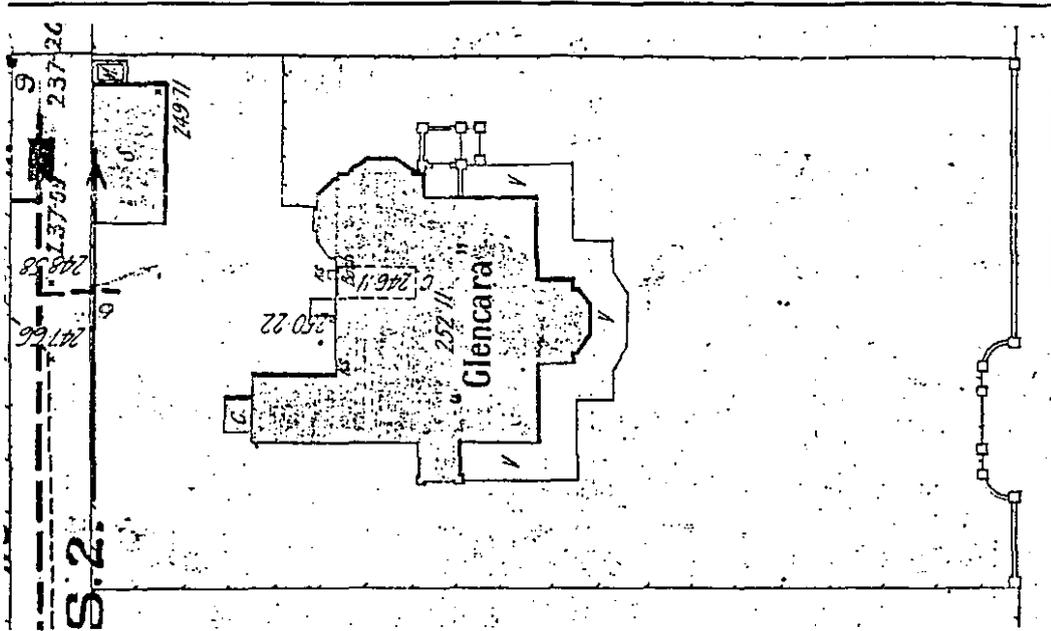
Original Use: Residence
Date of Construction: 1893²
Architect: Unknown

DESIGNATION A
CITATION NO.35



HISTORY AND DESCRIPTION

The first documentary evidence of this house comes from Rate Books which record that in 1893 a Mrs Treadway was the owner of this building with an N.A.V. of £80³. At that date the occupier of the house was Charles B. Kelly, a clerk,⁴ while by 1910 Kelly had become the owner of the property described in that year as a six-roomed stone, brick and wood house with stables and outbuildings⁵. It is a single storeyed house clad in render and dominated by a verandah that wraps around the front and sides, following the line of the projecting polygonal bay window. The verandah has elegance, being supported on coupled candy-twist columns and decorated with cast iron, and it returns around to the side entrance. The slate roof is intact.



'Glencara', 1904 (MMBW Plan No.1568)

SIGNIFICANCE

'Glencara' is of significance as an intact late Victorian mansion and as such is one of the key Victorian buildings to have been built in Kew. It is integral to the significance of the concentration of Victorian mansions along Sackville Street.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ M.M.B.W., 'Plan of Kew - 1568', Scale: 40 feet to 1 inch, March 1904

² City of Kew, Rate Books, 1893

³ *ibid.*

⁴ *ibid.*

⁵ *ibid.*, 1910

41 FELLOWS STREET, 'LALLA ROOKH'

Original Use: Residence
Date of Construction: 1897¹
Architect: Unknown

DESIGNATION A
CITATION NO.36



HISTORY AND DESCRIPTION

Documentary evidence from Rate Books records that John Duncan, civil servant, was the original owner and occupier of this single-storied house². Having an initial N.A.V. of £60³ in 1897, Duncan remained in ownership until at least 1903⁴ and by 1910 William Robert Frayne, chemist, had purchased the property⁵.

Due to limited access to the site, the description given of the house by the Australian Heritage Commission is given here: '... Single-storied, the symmetrical, stuccoed house features a central porch with an arched opening and pedimented consoles and a bull-nose verandah which returns down both sides and is constructed with cast iron columns and friezes. A balustraded parapet crowns the main walls of the house. The encaustic tiled verandah is distinctive. "Lalla Rookh", 41 Fellows Street, Kew, is of architectural interest as a representative example of a villa house of the period and also forms part of the townscape of Kew. In a late version of Boom Style Classicism, the basically modest and conventionally planned house is proportioned to emphasise the porch and heavy balustrade, contrasting with the verandah and plain wall surfaces. The parapet may have had urns originally. The encaustic tiled verandah is of note. ... Of local significance.'

SIGNIFICANCE

'Lalla Rookh' is of significance as a substantially intact large house of the late Victorian period and as such, is one of the key Victorian buildings to have been built in Kew.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Registered

National Trust: Classified No.2492

¹ City of Kew, Rate Books, 1897

² *ibid.*

³ *ibid.*

⁴ *ibid.*,1903

⁵ *ibid.*,1910

6 STUDLEY PARK ROAD, FORMERLY 'TORWOOD'

Original Use: Residence
Date of Construction: 1900¹
Architect: Unknown

DESIGNATION A
CITATION NO.37



HISTORY AND DESCRIPTION

Documentary evidence records that in 1900 Theodore Kitchen, manufacturer, was the first occupant of this ten-roomed brick house², owned at that date by John Bee³. The initial N.A.V. for the property was £80⁴. By 1903 the building was known as 'Torwood'⁵. The building was rather old fashioned for its time, with the design being substantially Italianate with an arcaded verandah, a canted bay window and heavily bracketed eaves line. In contrast to these and more typical of its date, is the Art Nouveau-inspired parapet to the tower. Despite a somewhat incongruous design, the house stands as one of the key mansions along Studley Park Road.

SIGNIFICANCE

'Torwood' is of significance as one of the key mansions to have been built in Kew and for the landmark value it holds in this high part of Studley Park Road.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1900

² *ibid.*

³ *ibid.*

⁴ *ibid.*

⁵ M.M.B.W., 'Plan of Kew - 1352', Scale: 40 feet to 1 inch, July 1903

HOUSES
LATE VICTORIAN TO EDWARDIAN

99 PRINCESS STREET/ 1 FELLOWS STREET, HOUSES

Original Use: Residences
Date of Construction: 1889¹
Architect: Oakden, Addison and Kemp²

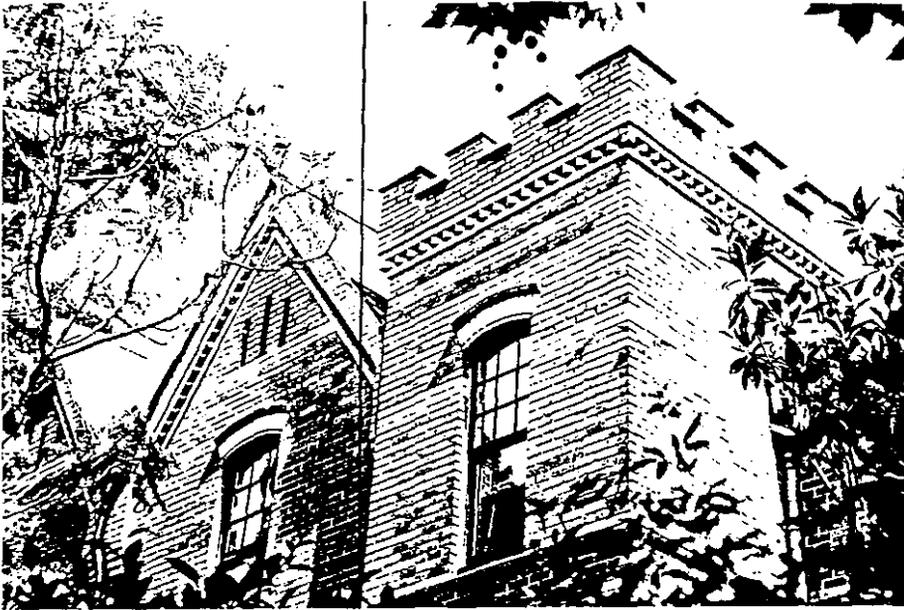
DESIGNATION A
CITATION NO.38



HISTORY AND DESCRIPTION

Erected by Bennie and Olivers³, these two attached houses attracted an initial construction N.A.V. of £260⁴. The houses were originally owned and occupied by the architect Henry Kemp, however Kemp appears not to have lived there long because, while he retained ownership for at least a decade, by 1891 George Martin, merchant and bank manager, was recorded as the tenant of No.1 Fellows Street⁵. At that date the N.A.V. for this individual building was £83⁶ and Kemp remained the owner of both properties until at least 1910⁷. Kemp had arrived in Australia in 1886 and this was therefore one of the first of the many buildings he was to design in Melbourne.

While late Victorian in date, the houses are of a unified design that is an interesting precursor of the Edwardian architecture produced by Kemp. Somewhat awkwardly composed with steep gables, a rectangular castellated tower and slated single storeyed verandahs projecting from the overall box-like form, the house contains features common to the 1880s such as the use of polychromy in the brickwork and slates cladding the roof. The building departs from the norm of the time with the use of terracotta tile ridge cappings, and strapwork to the corbelled chimneys.



SIGNIFICANCE

99 Princess Street/1 Fellows Street is of significance as an attached pair of houses that were designed by Henry Kemp for his own occupation, early in his career in Australia and as a building that is a precursor of the very distinctive Edwardian architecture by that designer.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Recorded No.2236.

¹ City of Kew, Rate Books, 1889

² Tibbits, G., 'The So-Called Melbourne Domestic Queen Anne', in *Historic Environment*, Vol 2, No.2, 1982, p.10.

³ National Trust of Aust.(Vic), 'Survey and Identification Committee Data Form - 1 Fellows Street and 99 Princess Street' filled in by Dorothy Rogers, 1968, held in File No.2236

⁴ City of Kew, Rate Books, loc.cit.

⁵ *ibid.*, 1891

⁶ *ibid.*

⁷ *ibid.*, 1910

46 FELLOWS STREET, 'NEVILLE'

Original Use: Residence
Date of Construction: 1894¹
Architect: Beverley Ussher²

DESIGNATION A
CITATION NO.39



HISTORY AND DESCRIPTION

Peter Roe Clarke Ussher, a Wesleyan Minister, and Christiana Ussher were the original owners and occupiers of this house³ and were presumably related to the building's designer, Beverley Ussher. Attracting an initial N.A.V. of £54⁴, the residence was designed to have several rooms in the roof space⁵. The Usshers occupied the house until at least 1895⁶ and by 1900 George Perrin, a civil servant, was occupant of the property⁷. By that date the N.A.V. had increased to £70⁸.

The house was described and illustrated in the *Building Engineering and Mining Journal* three years after its completion. The illustrations bear out the description that it was '... designed to be as nearly a one-storeyed villa as possible, with some rooms in the roof from which to catch all the views ...'⁹. It is dominated by the steep roof that envelopes the second storey and has two principal facades connected by a verandah, while each facade has a half timbered gable that breaks into the sweep of the roof. Designed in the early 1890s, the house is an early example of the type of architecture produced by Ussher and his associates for at least the following decade.

SIGNIFICANCE

46 Fellows Street is of significance as a house designed by Beverley Ussher for (presumably) close relatives, that is an early example of the type of work executed by him during the Edwardian period.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1894

² *The Building, Engineering and Mining Journal*, 13 November 1897, p.

³ City of Kew Rate Books, loc.cit.

⁴ *ibid.*

⁵ *The Building, Engineering and Mining Journal*, loc.cit.

⁶ City of Kew Rate Books, 1895

⁷ *ibid.*, 1900

⁸ *ibid.*

⁹ *The Building, Engineering and Mining Journal*, loc.cit.

10 FERNHURST GROVE, 'FERNDALE'

Original Use: Residence
Date of Construction: 1899-1900¹
Architect: Unknown

DESIGNATION A
CITATION NO.40



HISTORY AND DESCRIPTION

Jabez Gadsden, a printer, was the original owner and occupier of this two-storey residence². Although initially attracting an N.A.V. of £50 in 1899³, in the following year the N.A.V. was recorded as £100⁴, indicating that the twelve-roomed building had been completed.

The house is distinctive for its tall two storeyed form that stands in contrast to the two storeyed houses of designers such as Ussher, that were typically shrouded in a steep roof, and in this is more reminiscent of the red brick architecture of the preceding decade. The walls are in bichromatic brickwork, that was also somewhat old fashioned by that date, although the form and decoration of the verandah is the most distinctive. It has a splayed entrance at one side from which extends a timber verandah with turned timber columns and a unusual grid-like frieze.

5 WILLSMERE ROAD, HOUSE

Original Use: Residence
Date of Construction: 1903¹
Architect: Ussher and Kemp²

DESIGNATION A
CITATION NO.41



HISTORY AND DESCRIPTION

The original owner of this two-storey brick house was W.H.Davies³. The building stands on a prominent tongue of land and was designed by Ussher and Kemp to take advantage of the exposed position. Built in the form that Tibbits has identified as their 'hipped genre'⁴, the second storey of the house is enveloped in the sweep of the terracotta tiled hip roof, and piercing out from it are large dormer units, tall corbelled brick chimneys and a squat octagonal turret. At ground floor level, the house has a complex interplay of bay windows, a small porch, and verandahs decorated with turned timber. It remains substantially intact and is one of the key works of the Ussher and Kemp partnership, in this hipped style.

SIGNIFICANCE

10 Fernhurst Grove is of significance as a house built at the beginning of the Edwardian period (architecturally) that displays massing found in the late Victorian period combined with decoration more common in the Edwardian period.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1899-1900

² *ibid.*, 1899

³ *ibid.*

⁴ *ibid.*, 1900



SIGNIFICANCE

5 Willsmere Road is of significance as an intact and comprehensive example of the hipped form of the Federation house executed by the leading architectural firm of Ussher and Kemp, successfully designed to compliment one of the most prominent building sites in Kew.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ Tibbits, G., 'The So-Called Melbourne Domestic Queen Anne', in *Historic Environment*, Vol 2, No.2, 1982, p.30

² *ibid.*

³ *ibid.*

⁴ *ibid.*

28 STUDLEY PARK ROAD, HOUSE

Original Use: Residence
Date of Construction: 1905¹
Architect: Unknown²

DESIGNATION A
CITATION NO.42



HISTORY AND DESCRIPTION

James Acton, a warehouseman, was the original owner and occupier of this two-storey brick house³. Attracting an initial N.A.V. of £100⁴, the ten-roomed house remained in Acton's ownership until at least 1915 when it was occupied by Donald Ross, the Commissioner for Canada⁵. Due to the grand entrance tower, the house is one of the most prominent Edwardian houses in Melbourne. The tower is two storeyed and built in a combination of red brick and rough cast render. Its terracotta tiled roof has a chinoiserie form with a wide eave, scalloping up to the apex that is surmounted by a magnificent terracotta dragon. The gabled form of the main roof of the house is plainly solid by comparison and while enveloping two storeys under its sweeping form, it is set free of the tower, serving to heighten the tower's impact.

SIGNIFICANCE

28 Studley Park Road is of significance as an atypically composed house of the Edwardian period that is a landmark within Kew and in Edwardian architecture in Melbourne generally.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1905

² Deacon, H.M., 'Chris A. Cowper: 1868-1954', History Four Thesis, Architecture and Building, University of Melbourne, 1969. Deacon attributes the house to the architect Christopher Cowper. This attribution, on stylistic grounds, is seriously questioned.

³ City of Kew, Rate Books, loc.cit

⁴ *ibid.*

⁵ *ibid.*, 1915

Use: Residence
Construction: 1906¹
Ussher and Kemp²

DESIGNATION A
CITATION NO.43



HISTORY AND DESCRIPTION

This large two-storeyed house was originally owned and occupied by Samuel William Gibson of the Melbourne firm Foy and Gibson, drapers and merchants³. Known as 'Dalswraith', the house remained in Gibson's ownership until 1924 when the land surrounding the house was auctioned as the Glendalough Estate⁴. The house was subsequently purchased Dr. John Murphy⁵ and later, in 1949, by the Jesuit Fathers who use the residence in connection with Xavier Preparatory School⁶. It is now known as 'Campion College'.

'Dalswraith' is one of the most prominent Edwardian buildings to have been built in Melbourne. Its solid, tall, two storeyed form is dominated by two gabled half timbered pavilions, between which spills the steep terracotta tiled roof. The house is what Tibbits⁷ refers to as 'Old English' in style and has very few comparisons in Melbourne: 'Woodlands' at Essendon, also by Kemp, being one of the few. It is a most comprehensive and skilled essay in the style and stands in direct contrast with the Federation Bungalow form of housing that Ussher and Kemp normally pursued. Apart from its most distinctive styling, the use of materials is also of great interest, the walls are in the common red brick but this is combined with the central porch structure in freestone, the decorative horizontal frieze in pressed terracotta, walls clad in hanging tiles, and very fine stained glass to the front entrance.

SIGNIFICANCE

'Dalswraith' is of significance as one of the most scholarly and bold expressions of the Old English style of house in the Edwardian period in Melbourne, and apart from 'Woodlands' is without parallel in Victoria. The outstanding state of intactness of the house and of the grounds that remain, is integral to the significance.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Classified No.1229.

-
- 1 National Trust of Aust.(Vic), 'Building Citation - 99 Studley Park Road', held in File No.1229
 - 2 *ibid.*
 - 3 *ibid.*
 - 4 'Auction Notice - Glendalough Estate', March 29 1924, held in Kew Historical Society Collection No.62
 - 5 Rogers, D., *Lovely Old Homes of Kew*, p.30
 - 6 *ibid.*
 - 7 G.Tibbits, 'The So-Called Melbourne Domestic Queen Anne', *Historic Environment*, Vol.2, No.2, 1982, p.13

14 STUDLEY AVENUE, HOUSE

Original Use: Residence
Date of Construction: 1907¹
Architect: Christopher A. Cowper²

DESIGNATION A
CITATION NO.44



HISTORY AND DESCRIPTION

Documentary evidence records that James Wood, an accountant, was the original owner and occupier of this brick residence³. Attracting an initial N.A.V. of £80⁴, the eight-roomed house was occupied by Wood until at least 1919 when, in the following year, it was tenanted by Arthur Parkin, a chemist⁵. It is a good example of the work of Christopher Cowper, with the typical Edwardian combination of red brick walls with a terracotta tile roof, combined with Cowper's own style. Typical of his work is the rather heavy Tuscan order to the verandah, although in this instance it is applied in piers rather than his more usual round columns. The house dominates through its height off the ground and its corner siting is accentuated with the octagonal turret set at the corner. It is one of few houses built by Cowper in Kew, his name being more widely associated with the Grace Park Estate in Hawthorn where he was responsible for a massive 33 houses in the four years following the construction of this house.⁶

SIGNIFICANCE

14 Studley Avenue is of significance as a fine and substantially intact example of Christopher Cowper's architecture. It is integral to the concentration of Edwardian houses in this area of Kew.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1907

² Tibbits, G., 'The So-Called Melbourne Domestic Queen Anne', in *Historic Environment*, Vol 2, No.2, 1982, p.38

³ City of Kew, Rate Books, loc.cit.

⁴ *ibid.*

⁵ *ibid.*, 1920

⁶ Tibbits, *op.cit.*, p.37.

20 FELLOWS STREET, FORMERLY 'FAIRHOLME'

Original Use: Residence

Date of Construction: 1889¹ and 1909²

Architect: 1889: Perhaps F.J.Smart, 1909: C. Gordon McCrae

DESIGNATION A
CITATION NO.45



HISTORY AND DESCRIPTION

This substantial residence was built for Edward Andrew Smart, solicitor, and in 1890 it was a nine-roomed brick house with an N.A.V. of £165³. Edward Smart was a son of Archibald Smart, owner of 'Turinville' (q.v.), and the brother of architect F.J. Smart, who was a partner in the firm Reed, Henderson and Smart and later Reed, Smart and Tappin⁴.

The house was subsequently purchased by importer J.K. Merritt in 1898⁵. Merritt was referred to in 1910 as '... one of the most popular of Kew's recent mayors ...'⁶ and under his ownership, 'Fairholme' was substantially altered and added to by architect C. Gordon McCrae in about 1909, to become a fourteen-roomed house with an N.A.V. of £150⁷. The work undertaken appears to have effected the two main decorative facades, as a caption to an illustration of the house in 1914 describes the illustration as the building as remodelled by McCrae⁸.

While the overall form of the house is unadventurous, presumably because of the constraints of the late Victorian building within, the decoration is innovative. It draws on the Art Nouveau for its main stylistic source, and this is applied to the plaster panels of the window spandrels and the balcony above the entrance porch, and up the piers of the gabled entrance way. This is set in contrast to the tuckpointed red brickwork of the walls and the turned timber decoration across both levels of the verandah.

SIGNIFICANCE

'Fairholme' is of significance for the unusually comprehensive application of the Art Nouveau to the decoration of its facade and the intact nature of that decoration, the leadlight windows and the timber verandah. Its significance is enhanced by the Edwardian remodelling having been undertaken for J.K. Merritt.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: File No.4917

¹ National Trust of Aust.(Vic), 'Research into 'Halle' ...', 21 June 1982

² *ibid.*

³ *ibid.*

⁴ *ibid.*

⁵ *ibid.*

⁶ F.Barnard, *The Jubilee History of Kew*, p.48

⁷ *ibid.*

⁸ *Building* 12 Nov. 1914

16 STUDLEY AVENUE, HOUSE

Original Use: Residence
Date of Construction: 1909¹
Architect: Unknown

DESIGNATION A
CITATION NO.46



HISTORY AND DESCRIPTION

Documentary evidence records that a Mrs. Treadway was the original owner of this residence². Initially occupied by William Aldom, a teacher, the N.A.V. for the house was £65³. From 1909 until 1914 the house consisted of six rooms, while in 1915 an additional room brought the N.A.V. up to £70⁴. The house is essentially a single storeyed house with a second storey set within the steep roof line. The roof is clad in slate and is hipped, and breaking away from this form are the dormer gable, a half timbered gable that creates a deep verandah area at one side, and a shingled gable over a polygonal bay window unit. The walls are in red brick combined with rough cast render to the upper wall and the chimneys are in corbelled brickwork. While quite typical of the period, the house remains substantially intact.

7 ADENEY AVENUE, HOUSE

Original Use: Residence
Date of Construction: 1909-10¹
Architect: Ussher and Kemp²

DESIGNATION A
CITATION NO.47



HISTORY AND DESCRIPTION

Arthur Norman of the stationery firm Norman Bros.³, was the original owner and occupier of this two-storey residence⁴. In 1909 the building was described as 'unfinished', having eight rooms constructed in brick including a washhouse, bath and a pantry⁵. At that date the N.A.V. of the property was £45⁶ while in the following year, upon completion, it increased to £55⁷. While this house and No.5 next door have the common input of the architect Henry Kemp, this house has a very different effect; possibly the input of Kemp's partner, Beverley Ussher. The house is two storeyed. It is dominated by a steep hip roof⁸ clad in terracotta tiles and set into this are heavily shingled walls and balconies that constitute the second floor. At both levels, the house has heavy turned timber columns and timber friezes. It remains substantially intact and is a very good example of the domestic work of Ussher and Kemp.

SIGNIFICANCE

16 Studley Avenue is of significance as a substantially intact house of the Edwardian period. It is integral to the concentration of Edwardian houses in this area of Kew.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1909

² *ibid.*

³ *ibid.*

⁴ *ibid.*, 1915

5 ADENEY AVENUE, 'HEALD LAWN'

Original Use: Residence
Date of Construction: 1914¹
Architect: Inskip and Kemp²

DESIGNATION A
CITATION NO.48



HISTORY AND DESCRIPTION

The leading Edwardian architect Henry Kemp was the original owner and occupier of this nine-roomed brick house³ that attracted an initial N.A.V. of £90⁴. Kemp was responsible for a great number of houses throughout Melbourne including 'Dalswraith' in Kew (q.v.). This house departs from the English composition of 'Dalswraith', which has a far more formal, pavilioned, form. By contrast on his own house, Kemp adopted the gabled form that he had been using on houses for at least ten years previous.⁵ It is a two storeyed house, concealed within a steep terracotta tiled roof that extends down to create an eave to the ground floor level. Set into the roof are gabled units that extend up the two floors, and these are decorated with half timbering.

SIGNIFICANCE

7 Adeney Avenue is of significance as an intact and well developed example of the two storeyed Federation house as designed by Ussher and Kemp in the hip roofed genre. The existence of Kemp's own house next door at No.5, enhances the significance.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1909-10

² Tibbits, G., 'The So-Called Melbourne Domestic Queen Anne', in *Historic Environment*, Vol 2, No.2, 1982, p.30

³ Kew Historical Society, 'Interview with Joyce Norman'

⁴ City of Kew, Rate Books, 1909.

⁵ *ibid.*

⁶ *ibid.*

⁷ *ibid.*, 1910

⁸ Tibbits, *loc. cit.*

17 SELBOURNE ROAD, HOUSE

Original Use: Residence
Date of Construction: 1914¹
Architect: Unknown

DESIGNATION A
CITATION NO.49



HISTORY AND DESCRIPTION

Arthur H. Mattingly², a civil servant, was the original owner and occupier of this brick residence. Described as having nine rooms³, the house received an initial N.A.V. of £60⁴. Despite its relatively small size, it is a commanding house that is substantially intact to the exterior and is unusual for its period in the front facade being strictly symmetrical. It is pivoted about a bold arch executed in moulded red bricks and above this there is a gabled balcony decorated with a timber frieze and half timbering to the gable. At ground floor level, the entrance is flanked by segmental bay windows, and over each there is a half timbered gable set out on brackets from the wall.

SIGNIFICANCE

'Heald Lawn' is of significance as the house designed by the leading architect Henry Kemp, for his own use and is a key example of his use of the gabled form of Federation house. The existence of another, slightly earlier, work by Kemp's firm (Ussher and Kemp) next door at No.7, enhances the significance.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1914

² Tibbits, G., 'The So-Called Melbourne Domestic Queen Anne', in *Historic Environment*, Vol 2, No.2., 1982, p.16

³ City of Kew, Rate Books, loc.cit.

⁴ *ibid.*

⁵ Tibbits, loc. cit.

Corner ROWLAND AND EDWARD STREETS, FORMERLY 'FORRES'¹

Original Use: Residence
Date of Construction: c.1915²
Architect: A.W.Purnell³

DESIGNATION A
CITATION NO.50



HISTORY AND DESCRIPTION

This house is one of the few extant houses executed by the interesting Edwardian architect, A.W. Purnell. Purnell's work was a fascinating intermixture of the Australian Edwardian bungalow form, with Chinese architecture; a result of him having lived in China for a number of years. In the case of this house, Purnell designed a low slung house with a wide terracotta tiled roof (of unusually low pitch for the period), with three half-timbered dormer gables set into it. The perimeter of the house had a verandah set on very solid piers extending up from brick pedestals. The solemnity of the design is quite striking when compared with the Edwardian works by designers such as Ussher and Kemp, while externally the Chinoiserie was introduced through the chimneys with their flat plate-like tops. The house remains only partially intact, it having been sympathetically added to on the southern side, however despite these additions, Purnell's work is clearly evident and dominates. The house was recognised as an interesting building soon after its construction by being illustrated in the *Real Property Annual*.

SIGNIFICANCE

17 Selbourne Road is of significance as a house of the late Edwardian period that remains in a substantially intact state and that has an effective confidence in its symmetrical design.

HERITAGE LISTINGS

HBR: Not Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate books, 1914

² *ibid.*

³ *ibid.*, 1915

⁴ *ibid.*, 1914



House c.1915 (Private Collection)

SIGNIFICANCE

This house is of significance as a major work by A.W.Purnell that has, for the Edwardian period, an atypical degree of solemnity in its design combined with subtle reference to Purnell's Chinese work.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ *Real Property Annual* 1915, p.23

² *ibid.*

³ *ibid.*, and Purnell's photographic album of work held in a private collection.

HOUSES
WWI TO WWII

20 STUDLEY AVENUE, McCUTCHEON HOUSE

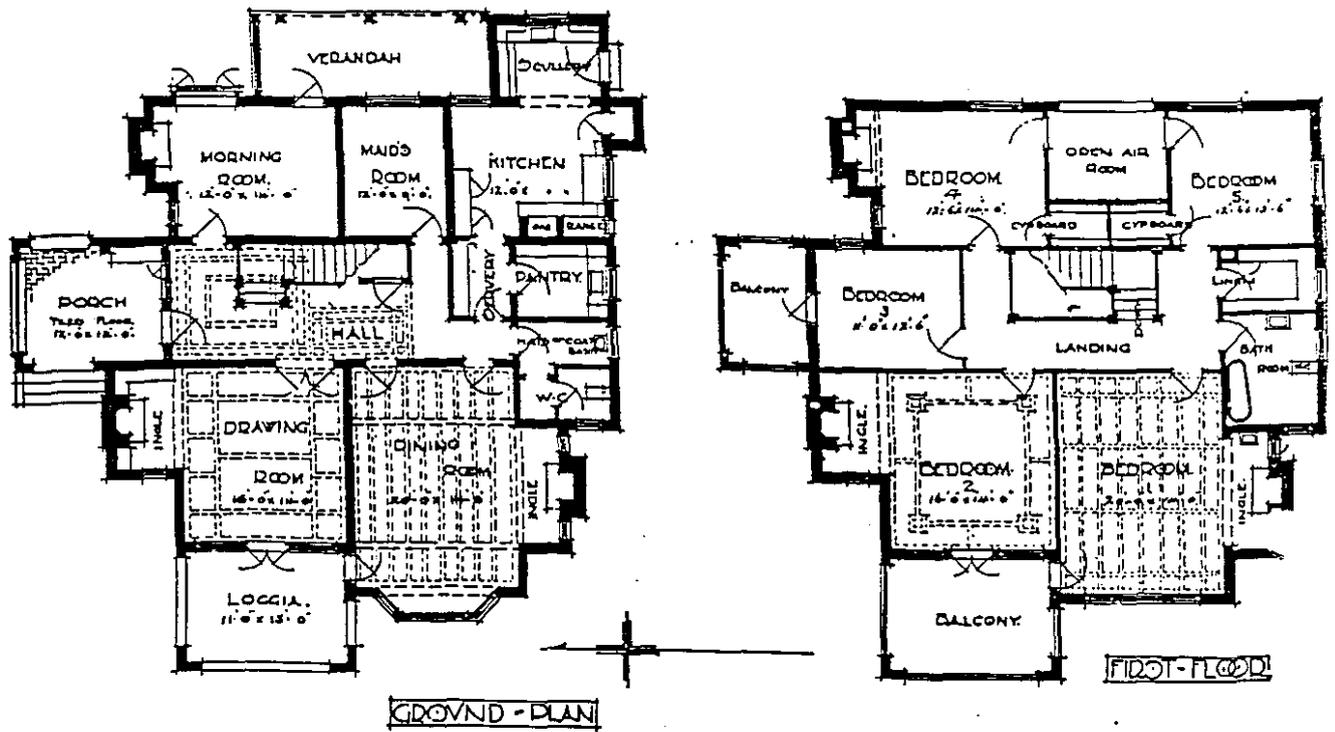
Original Use: Residence
Date of Construction: c.1917
Architect: Osborne Mc Cutcheon of Bates Peebles and Smart

DESIGNATION A
CITATION NO.51



HISTORY AND DESCRIPTION

This house was built by the leading architect Osborne Mc Cutcheon, of Bates Peebles Smart (later Bates Smart McCutcheon), for his own use. As would be expected of Mc Cutcheon, it was an advanced design that adopted the rendered box-like formality typical of the 1920s, and was devoid of the fanciful decoration that had been the norm in Edwardian architecture of the preceding decade. The house had a two storeyed open balcony projecting out to the front, that is now glazed in, and is entered from a covered porch on the north side. The walls are rendered and the roof is in a series of tiled hips with a very wide eave line. The house attracted some attention when built and was illustrated in the *Real Property Annual* in 1917.¹



Floor Plan in 1917 (*Real Property Annual*)

SIGNIFICANCE

20 Studley Avenue Kew is of significance as the house built by Osborne Mc Cutcheon for his own use and for the advanced nature of the design.

HERITAGE LISTINGS

- HBR: Recommended for inclusion on the register.
- GBR: N/A
- RNE: Recommended for inclusion on the register.
- National Trust: Not currently listed.

¹ *Real Property Annual* 1917, p.36

33 UVADALE GROVE, HOUSE

Original Use: Residence
Date of Construction: c 1920s
Architect: Eric M. Nicholls¹

DESIGNATION A
CITATION NO.52



HISTORY AND DESCRIPTION

The design of this house was very heavily influenced by Nicholls's long association with the office of Walter Burley Griffin; Nicholls having been in charge of Griffin's Melbourne office from 1924 until 1932.² The house is clad in roughcast render and its overall massing is a combination of cubes. It is two storeyed, with the height of the second floor having been reduced by it being set into the hip roof. There is an emphasis on horizontality across the house, through the use of very wide eaves with strongly defined edges delineated with box gutters. The eaves act as a continuation of the wall treatment with the roughcast returning under the eave soffit. In its decorative treatment, the house reflects the type of Art Deco practiced by Griffin, in the geometricized leadlight windows, while Griffin's influence is also apparent in the planter boxes that nestle next to the ground floor.

SIGNIFICANCE

33 Uvadale Grove is of significance as an intact example of the work of one of Burley Griffin's associates, for the reflection of Griffin's work in its design, and for the distinction of design inherent in the building itself. The details of the house are integral to its significance, including the leadlight windows and the planter boxes. An inspection of the interior of this house and assessment of its significance, would be warranted.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ Information provided by the present owners of the house

² D.L.Johnson *The Architecture of Walter Burley Griffin*, Macmillan, 1977, p.109

96 KILBY ROAD, NEVILLE HOUSE

Original Use: Residence
Date of Construction: 1924¹
Architect: Gawler and Drummond²

DESIGNATION A
CITATION NO.53



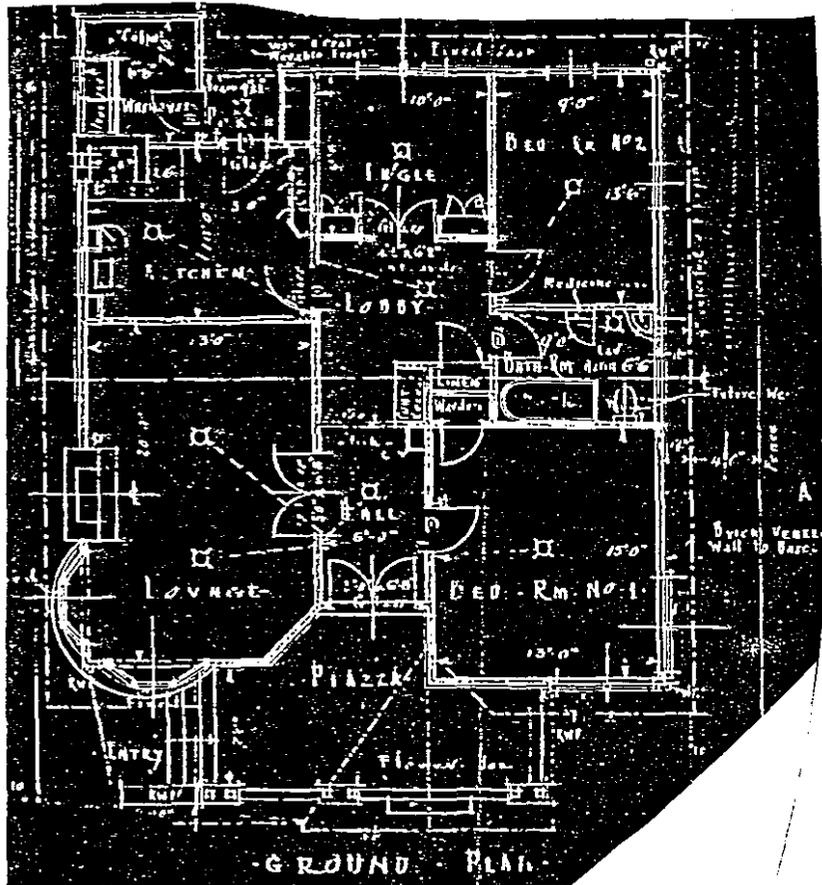
HISTORY AND DESCRIPTION

The house at 96 Kilby Road is one of the earliest examples of brick veneer construction in Melbourne, and is the earliest known example of the coinage of the term 'brick veneer', which appears on the working drawings for the house.³ The term, used by Gawler and Drummond to describe the building technique used for the lower walls of the house, was to become extremely common in the years that followed. Stylistically the house is a good example of a modest house of the mid-1920s.

¹ Gawler and Drummond working drawings, Job No.2434, 15 September 1924, (Copies held by Dr M. B. Lewis, University of Melbourne)

² *ibid.*

³ Information supplied by Dr M.B. Lewis



Ground Plan, Gawler and Drummond Working Drawings

SIGNIFICANCE

96 Kilby Road is of significance as one of the first intentional applications of brick veneer construction in Melbourne, and as a precursor of the widespread use of that construction technique.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

15 STUDLEY PARK ROAD, 'MERRION'

Original Use: Residence
Date of Construction: c1920s
Architect: Unknown

DESIGNATION A
CITATION NO.54



HISTORY AND DESCRIPTION

The exact date and the architect of this house have not been established, however it is one of the most prepossessing, classically-derived houses of the 1920s period to have been built in Kew and warrants attention for that fact alone. It appears to remain substantially intact and is a formal two storeyed house of strictly symmetrical composition and in this represents the strong swing away from the fanciful architecture of the Edwardian period. The walls are clad in render and the front facade is pivoted about a central gable unit with banded quoining to the corners of the shallow pavilion under it. The roof is in a simple hip form reminiscent of Georgian architecture and likewise, the chimneys are simple render-clad shafts, symmetrically placed.

SIGNIFICANCE

'Merrion' is of significance as one of the most substantial and finely designed classically-derived houses to have been built in Kew during the 1920s. Detailed research would be warranted on this building to further substantiate its significance.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

26 FELLOWS STREET, HOUSE

Original Use: Residence
Date of Construction: Circa 1926
Architect: Unknown

DESIGNATION A
CITATION NO.55



HISTORY AND DESCRIPTION

In Boroondara's first successful land sale held on 22 January 1845¹ Thomas Wills purchased Lot 60 of crown section 14²; the area now bounded by Wills, Molesworth and Princess Streets. By 1888 Lot 60 had been laid out³ in a formal grid pattern and on an 1895 map showing the urban housing development of Kew, Wills' subdivision is marked as the 'Rose Bank Estate'⁴.

During the 1920s the encroachment of new subdivisions began to change the rural nature of north Kew and it was at this time that housing schemes financed by the State Bank and administered through the *Housing and Reclamation Act* of 1920 became a feature of Kew's urban landscape⁵. By 1924 Arthur J Terry, a gardener, was recorded as the owner of this property, listed as vacant land with an N.A.V. of £11⁶. By 1927 a five-roomed brick house had been erected and the N.A.V. had been increased to £70⁷, although the building appears to have been under construction at the time of the Rate Book entry of 1925; the entry having been amended in pencil to 'O/O'⁸. Terry remained the occupier of the building until at least 1931 when the property's N.A.V. was recorded as being £90⁹.

The house appears to remain remarkably intact from the 1920s. Stylistically it belongs to the bungalow movement popular around WWI and it displays a number of typical features of bungalow and 1920s architecture including the clinker bricks to the lower wall, rough cast render to the upper wall, shingles in the gables, wide eaves with exposed rafters, a low pitched tiled roof, leadlight with Art Deco references, and a front porch with piers clad in rounded random rubble. While the forms of this house were common for the period, the substantial nature of this bungalow, particularly in elements such as the front piers, sets it apart from houses such as those built under the State Bank housing scheme. One of the most outstanding features of the property is the fence, that appears contemporary with the house and is a splendid reflection of its architecture. The low piers are in exposed brickwork, between which are swags of rubble walling, while the entrance retains its covered way in the nature of a lych gate: a popular form of this period.



SIGNIFICANCE

26 Fellows Street is of significance as a bungalow that is atypically substantial in comparison with other bungalows of the period. The outstandingly intact state, including the entrance porch, front doors, and leadlight windows, and that of the front fence are integral to the significance of the whole.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

- 1 Rogers, D., *A History of Kew*, p.1
- 2 'Plan of the City of Kew', Scale 1:12500, circa 1870-75
- 3 Loxton, H., 'Parish of Boroondara', Scale 600 feet to 1 inch, 1888
- 4 'Plan of the City of Kew', Scale 1:12500, 1895
- 5 Draft History, City of Kew Conservation Study, 1986
- 6 City of Kew, Rate Books, 1924
- 7 *ibid.*, 1927
- 8 *ibid.*, 1925
- 9 *ibid.*, 1931

34 WRIXON STREET, FORMERLY 'FAIRVIEW'¹

Original Use: Residence
Date of Construction: 1935
Architect: Harold Desbrowe Annear²

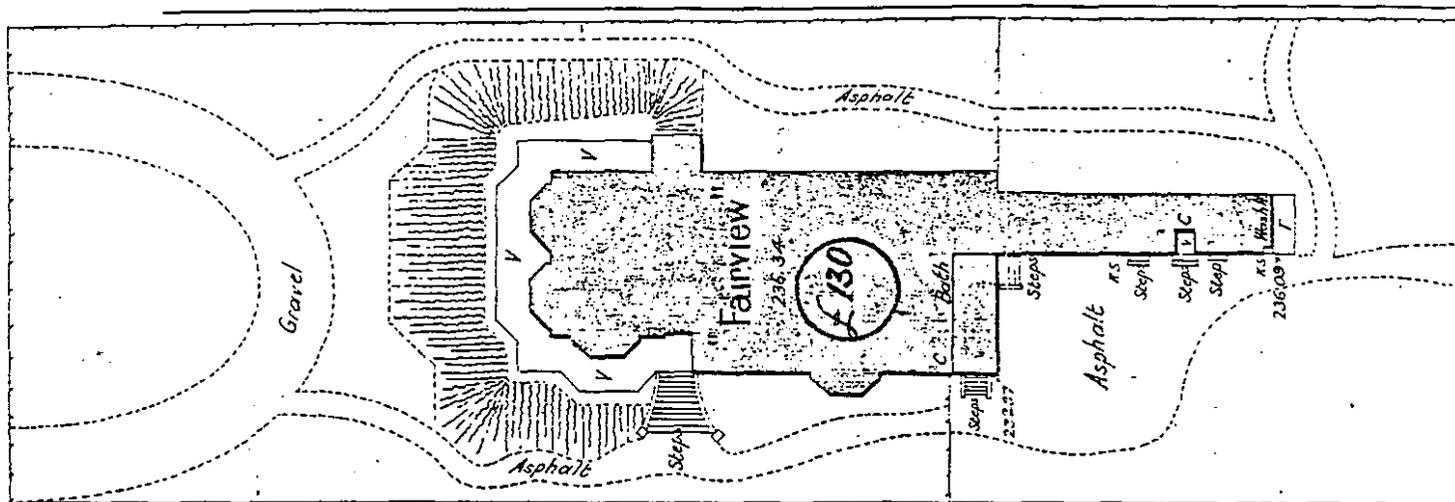
DESIGNATION A
CITATION NO.56



HISTORY AND DESCRIPTION

Frederick J. Robinson, a manufacturer, was the owner and occupier of a nine-roomed brick house by at least 1934³. At that date the N.A.V. for the property was £270 while in the following year the N.A.V. increased to £350 with a note of 'additions' being made, recorded in the Rate Books⁴. By December 1936 Robinson's house was being described as having twelve rooms and an N.A.V. of £295⁵. The works were undertaken for Robinson by the leading architect, Harold Desbrowe Annear, and appear to have been a comprehensive remodelling of the Victorian house on the site, the outline of which was clearly depicted in the MMBW plan of 1903. The works, typically for that period, were classically derived: a style with which Annear was au fait. The west end was given a bold semicircular porch supported on doric and ionic columns, with a very wide bracketed eave line that pivots from a forthright, centrally placed, chimney stack. While on the north, a porte cochere was added, supported on rendered ionic piers and above this, Adamesque decoration was applied to the wall under a projecting gable.

The garden appears to have been remodelled concurrently with the works on the house. A very fine pergola is extant down the length of the garden and is typical of the period in being supported on very broad piers, with a heavy timber superstructure. The garden appears to have been designed to enhance Annear's work, and could have been executed by him. Further investigation of the garden would be warranted.



'Fairview', 1903 (MMBW Plan No.1563)

SIGNIFICANCE

'Fairview' is of significance as a comprehensive remodelling of a Victorian house undertaken in the 1930s by the leading architect of the time, Harold Desbrowe Annear. The extant portions of the garden that date from the 1930s are integral to the significance of the whole.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ M.M.B.W., 'Plan of Kew - 1563', Scale: 40 feet to 1 inch, December 1903

² M.Lozanovska, 'Harold Desbrowe Annear' Research Report University of Melbourne 1984, p.57.

³ City of Kew, Rate Books, 1934

⁴ *ibid.*, 1935

⁵ *ibid.*, 1936

HOUSES
POST WWII

21 REDMOND STREET, HOUSE

Original Use: Residence
Date of Construction: 1946
Architect: K.H. Petherbridge and Robin Boyd

DESIGNATION A
CITATION NO.57



HISTORY AND DESCRIPTION

Built immediately after the Second World War, this house is one of the earliest modern buildings to have been built in Melbourne. It has subsequently been added to, with the addition of the upper level³, however it remains with the bold horizontality of the original. The walls are built in dark cream brickwork, the eaves lined with slatted boards and the roof is near to flat serving to turn attention to the walls, that have a combination of large expanses of glass and long windows set high in the walls. An inspection of the interior and resolution of the phases of construction would be warranted on this house.

SIGNIFICANCE

The original section of 21 Redmond Street is of significance as a very early example of modern domestic design in Melbourne and as a precursor of much design in the decade that was to follow. The relative significance of the later additions to the house requires determination after further research into their designer/s and after an internal inspection.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ RAIA Twentieth Century Architecture Register

36 STAWELL STREET, HOUSE

Original Use: Residence
Date of Construction: 1952
Architect: Anatol Kagan and Associates

DESIGNATION A
CITATION NO.58



HISTORY AND DESCRIPTION

This house is an early and very proficient example of modern domestic design built in Melbourne after World War II. The massing of the house is a combination of cube-like forms, and from the street the glazed rectangular stair tower dominates the composition of the house. The walls are clad in smooth-trowelled render except for on the stair tower, where the render is incised into vertical banding. This banding stands in counterpoint to the deep, timber-slatted eave. Apart from the articulated walls of the stair tower the windows are the main decorative device across the building, and they are set in a play of varying shapes and sizes with some deeply recessed. The front entrance remains intact and is a particularly important element in the composition of the street facade. It has a pergola that spans across as a horizontal element joining the entrance visually with the garage, and stone planter boxes that give the entrance a sense of enclosure.

SIGNIFICANCE

36 Stawell Street is of significance as one of the earlier examples of modern domestic design executed in Melbourne after the Second World War, and for having been designed with skill and confidence. The pergolas and planter boxes that appear contemporary with the construction of the house, are integral to its significance.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.



2 HODGSON STREET, HOUSE

Original Use: Residence
Date of Construction: 1952-54¹ and 1958²
Architect: Peter McIntyre³

DESIGNATION A
CITATION NO.59

HISTORY AND DESCRIPTION

This house was one of the first modern houses to be built in Melbourne after the Second World War and is one of the boldest and most successful domestic buildings to have been built in Melbourne in the 1950s. It is supported on a central steel tower, from which is cantilevered a steel A-frame. The walls are set within this framework leaving the structure exposed. At the outer extent of the frame the walls originally gave way to open decks, although these were covered over, again by McIntyre, in 1958 (refer elevation over). Aside from the radical departure of its architecture, the extensive picturesque site on which the house was built, is outstanding and it gives a freedom to the architectural form that would not have been possible on most suburban allotments.

SIGNIFICANCE

The McIntyre House is of significance as one of the first and best modern houses to have been built in Australia after the Second World War and as such, reflects the radical stylistic changes that were taking place in Australian architecture at that time. The extensive picturesque site, free of other buildings, is integral to the significance of the house.

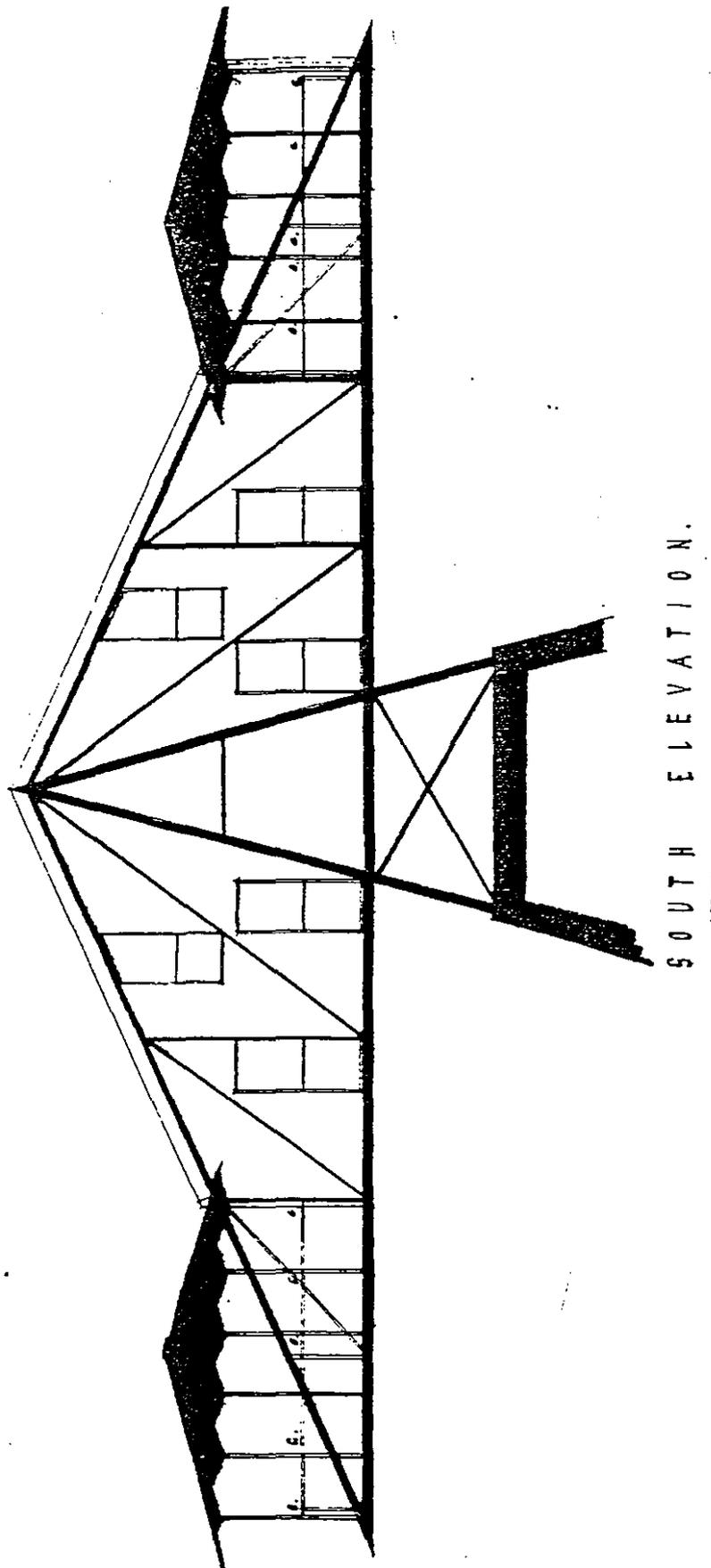
HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.
GBR: N/A
RNE: Recommended for inclusion on the register.
National Trust: Not currently listed.

¹ *Architecture in Australia*, 'The State of Australian Architecture', June 1967

² Plans submitted to Kew City Council for a Building Permit application, dated 2 September 1958.

³ *ibid.*



SOUTH ELEVATION.

South Elevation showing additions to each terrace, detail, working drawings 1958 (Kew City Council)

24 LISTER STREET, HOUSE

Original Use: Residence
Date of Construction: c.1955
Architect: Unknown

DESIGNATION A
CITATION NO.60



HISTORY AND DESCRIPTION

No material has been found to establish either the architect or the date of this house and it is not included in the RAIA Twentieth Century Architecture Register. The building does however hold considerable architectural merit and appears to remain substantially intact. It compares with the McIntyre house at 2 Hodgson Street Kew (q.v.).⁴ Although smaller, it has a similar structure that is an exposed steel frame, into which is hung a nonstructural skin, while in this instance, this is played against the texture of a low wide, random rubble chimney.

SIGNIFICANCE

24 Lister Street is of significance as a very exciting and apparently intact example of 1950s architecture. Further research would be warranted to establish the designer of this building.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

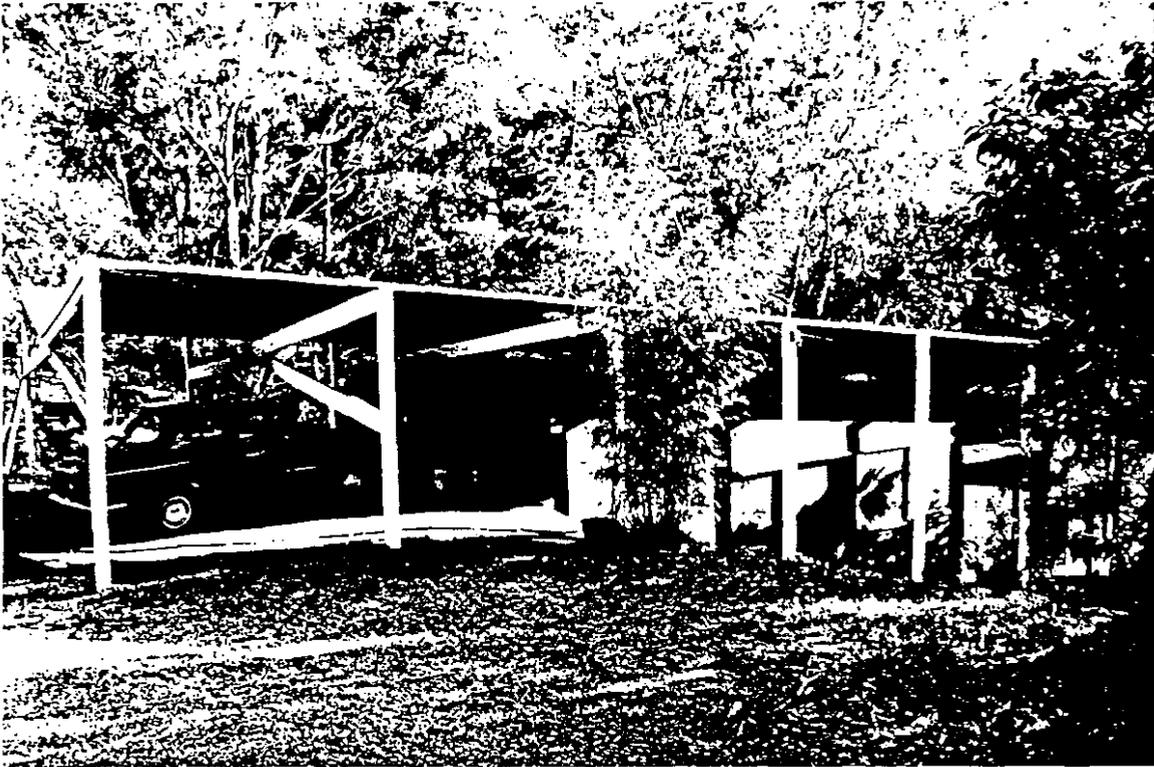
National Trust: Not currently listed.

¹ Despite these similarities, this house is not the work of Peter McIntyre. Verbal communication, May 1987

24 MILFAY AVENUE, CLEMSON HOUSE

Original Use: Residence
Date of Construction: 1959¹
Architect: Grounds, Romberg and Boyd²

DESIGNATION A
CITATION NO.61



HISTORY AND DESCRIPTION

24 Milfay Avenue is one of the earliest modern houses in Melbourne, and is a good example of the bold forms that became a hallmark of 1950s design. The house has the invention and skill in its design that came to be expected of its designers; one of the most prominent architectural partnerships at the time. The most innovative part of the design is the 'V'-shaped channel that serves as the roof. It rests on the upper faces of a series of crossed support beams, while the ceiling is suspended from their lower faces, creating a floating appearance. It is a form particularly sympathetic to the steep site, allowing the house to step down the site under the clean sweep of the roof. The house remains substantially intact.

¹Working Drawings lodged with the Kew City Council in application for a Building Permit. Drawing received by the Council 6 November 1959.

²ibid.

13 STUDLEY AVENUE, LAWRENCE HOUSE

Original Use: Residence
Date of Construction: 1966
Architect: Robin Boyd of Romberg and Boyd

DESIGNATION A
CITATION NO.62



HISTORY AND DESCRIPTION

This house (in fact three separate residences) is a fine and intact example of 1960s domestic architecture by one of Melbourne's foremost post-war architects, Robin Boyd. It is composed of four freestanding rectangular boxes (one a garage) each of a slightly different shape and size to the next. They are connected to, and play against, a central covered walkway that extends down the block. The lineal arrangement of the walkway is also a feature of the fenestration, with the windows in the front block being a series of vertical narrow slits that extend up the two floors of that block. This window arrangement has also been used to advantage to conceal a stairway up to the first floor of the front building. The block-like impact of the buildings is fundamental to the design and has been heightened through the design of the roofs and eaves line, with the roofs being flat and concealed behind box gutters that are boldly suspended behind dark, recessed fascias.

SIGNIFICANCE

13 Studley Avenue is of significance as an intact and most proficiently designed domestic building, designed during the 1960s by one of Melbourne's foremost architects. All four blocks of building and the walkway between, are integral to the significance of the whole. Further research into the design of the various pockets of garden, and an assessment of their significance, would be warranted.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

76 MOLESWORTH STREET, TOWNHOUSES

Original Use: Residences
Date of Construction: 1969
Architect: Graeme Gunn

DESIGNATION A
CITATION NO.63



HISTORY AND DESCRIPTION

This group of six two-storeyed townhouses was awarded the 1970 Bronze Medal by the Victorian Chapter of the RAIA.¹ The client brief identified the need for each townhouse: to take advantage of the attractive views across the Yarra; have a private outdoor area; and have an on-site double garage.² This was achieved in a manner that has a picturesque quality, with each townhouse having a different character and being free of regimentation and repetition, while the carparking was provided without the garages marring the effect of the driveway. Built in an area where there are very few unit/townhouse developments, the architecture used the multiple number of houses to advantage, playing their forms off each other with block-like masses set on different planes along the driveway. The materials used to construct the townhouses were very popular by the 1970s. They were built in exposed grey concrete blocks, with balconies in off form concrete and flat roofs clad with metal decking.



SIGNIFICANCE

The townhouses at 76 Molesworth Street are of significance as a very effective group of buildings that successfully fulfilled both the client's needs and the demands of the site, in one of the most picturesque areas of Kew.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ *Architecture in Australia*, No.5, October 1970, p.788

² *ibid.*

19 ROCKINGHAM CLOSE, McCARTNEY HOUSE

Original Use: Residence
Date of Construction: 1981
Architect: Edmond and Corrigan

DESIGNATION A
CITATION NO.64



HISTORY AND DESCRIPTION

This recently built house was recognized by the Royal Australian Institute of Architects in 1982, through a Commendation for the Robin Boyd Award.³ Considered at that time as somewhat experimental but successful, the house has a strong theatrical quality. The octagonal tower about which the design pivots is intentionally oversized, and is clad with red mosaic tiles, has reflective glazing and a playful hexagonal roof that sits with a controlled degree of awkwardness over the octagon. The house is two storeyed, however the single storeyed arms that extend out to embrace the street give a low rise effect. These are decorated with a pelmet set out from the wall on plain columns that sweeps in towards the entrance in a free curve, and is a device repeated on the rear of the building. Since its construction, the house has become recognized as a major stylistic departure that was executed with great skill.

SIGNIFICANCE

The Mc Cartney house is of significance as one of the most influential houses to have been built in Australia in recent years, that was also recognized by the R.A.I.A. at the time of its construction.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ *Architecture in Australia*, 1982

CHURCHES

267 HIGH STREET, HOLY TRINITY CHURCH AND RECTORY

Original Use: Holy Trinity Church and Parsonage

Date of Construction: Church: 1862¹⁶

Parsonage: 1869¹⁷

Architect: Church: Charles Barrett¹⁸

Parsonage: Charles Vickers¹⁹

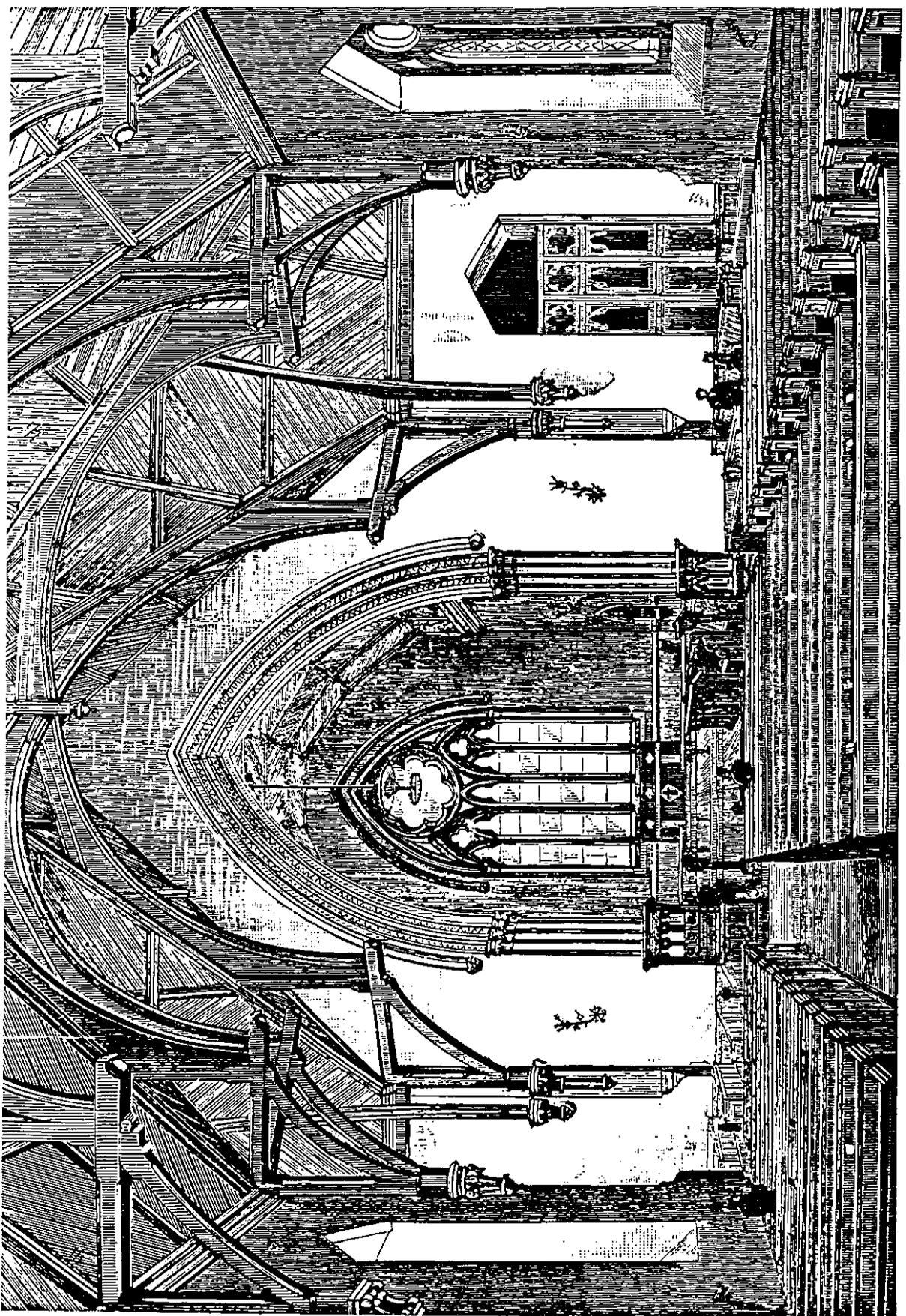
DESIGNATION A
CITATION NO.65



HISTORY AND DESCRIPTION

On 3 September 1862 the Hon. Sir William F. Stawell, the owner and occupier of 'D'Estaville' (q.v.), laid the foundation stone of this basalt church building erected by Corben and Wilson²⁰. The building was enlarged in 1864²¹ and in 1873 transepts were added at a cost of £3,000²². In 1869 additional land was purchased and the vicarage was commenced²³. Completed in the following year, the building was first occupied by the Rev. George Oakley Vance²⁴.

Despite the staged construction, the church and manse form a very coherent pair and as such are rare to Kew. The gothic revival church is in a simple cruciform plan form with the castellated tower set off one corner. The whole is quite sombre in effect because of the use of basalt for the walls, however is lightened through the use of freestone to the openings. The manse was also built in basalt, however Vickers applied the same combination as found at his 'Ivy Grange' (q.v.), setting the basalt walls against cream bricks to the openings. The manse repeats the gothic in its overall picturesque form and in the timber porch.



Interior of Holy Trinity Church, Kew (*Australasian Sketcher*, 18 June 1881)



SIGNIFICANCE

Holy Trinity Church and Manse are of significance as an early pair of ecclesiastical buildings that have a high degree of unity between their architecture, for the command their architecture gives them over the corner site and the landmark value they hold in the area.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Registered.

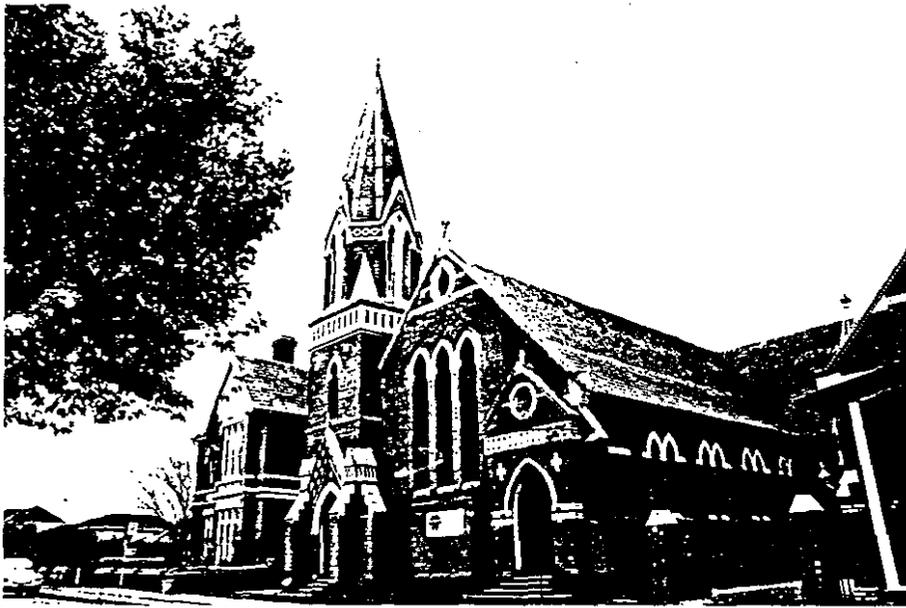
National Trust: Classified No.1513.

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- 16 National Estate, 'Listing for Kew City - Holy Trinity Anglican Church', 23 January 1987
17 Architects' Index, University of Melbourne
18 *Australasian Sketcher*, 18 June 1881, p.198
19 Architects' Index
20 Rogers, D., *A History of Kew*, p.47. It is probable that Corden and Wilson in fact only supplied materials for the construction.
21 *ibid.*
22 *ibid.*
23 *ibid.*
24 *ibid.*

21 & 23 Highbury Grove, Former Wesleyan Church and Manse

Original Use: Wesleyan Church and Manse
Date of Construction: Church: 1887¹
Manse: 1889²
Architect: Church: Nathaniel Billing³
Manse: Oakden, Addison and Kemp⁴

DESIGNATION A
CITATION NO.66



HISTORY AND DESCRIPTION

In December 1874 a timber church building was erected on this site for worship by Kew's Wesleyan community⁵. With the growth of the congregation the foundation stone of a larger church building was laid by the Hon. James MacBain on April 1887⁶. With seating accommodation for over 350 persons, the building cost £4,000⁷. The Rev. Francis Robert Wilson was the Minister of the church at that stage⁸ and it was several years later, in 1891, that the two-storey brick parsonage was ready for his occupation⁹. The initial N.A.V. for the manse was £120¹⁰.

The church has a well balanced composition with a gabled form offset by a spire set to one corner. It is built in polychromatic brickwork, however is quite subdued in its application compared with other buildings of the period. The manse, although only two years later, is far more adventurous in its architecture. It was designed by Kemp, who also built 'Dalswraith' (q.v.), and although this building is in a far more simple form, it repeats the Old English vocabulary of that building. This is particularly apparent in the grouping of the windows and the decorative plaster panels under the gable unit; elements that were to become popular by the turn of the century.



SIGNIFICANCE

The former Wesleyan Church and Manse are of significance as a pair of substantially intact ecclesiastical buildings of the late nineteenth century, that while not stylistically related, are both good examples of the work of leading architects of the time and are designed in sympathy to each other.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: File No.2594

¹ Rogers, D., *A History of Kew*, p.148

² Architects' Index, University of Melbourne

³ *ibid.*

⁴ *ibid.*

⁵ Rogers, *loc.cit.*

⁶ *ibid.*

⁷ *ibid.*

⁸ *ibid.*

⁹ City of Kew, Rate Books, 1891.

¹⁰ *ibid.*

BARKERS ROAD, XAVIER COLLEGE CHAPEL

Original Use: Chapel
Date of Construction: 1927-1934¹¹
Architect: Schreiber and Jorgensen¹²

DESIGNATION A
CITATION NO.67



HISTORY AND DESCRIPTION

In 1919, D.V. Healey won a competition for the design of a war memorial to be erected in Xavier's grounds¹³. Lacking the funds necessary to begin construction at that time, a further competition was held and it was in 1927 that Archbishop Mannix laid the foundation stone of the Memorial Chapel¹⁴. Financial difficulties during the depression meant that the erection of the building was slow and it was not until September 1934 that the first mass was conducted in the new chapel¹⁵.

The chapel was constructed in Sydney sandstone and is a most successful and complete essays in Renaissance revival architecture. It has a commanding giant order ionic portico flanked by squat towers, and set on a high drum to the centre of the church there is a dome. The siting of the chapel on an unconstriicted site on the top of a hill, the tall form of the dome, and the pleasant sandstone colour, all combine to make this a most prominent building and a Kew landmark.



SIGNIFICANCE

The Memorial Chapel is of significance as one of the most successful essays in the Renaissance revival to have been built in Melbourne between the wars, for its role in the history of Xavier College, and as a Kew landmark

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: File No.5171.

¹ Weston, H., 'Application to Add a Building to the Register of Historic Buildings: Xavier College Chapel...',
.19 January 1982

² *ibid.*

³ Denning, G., *Xavier: A Centenary Portrait*, p.246

⁴ *ibid.*, p.248

⁵ *ibid.*

PUBLIC AND COMMERCIAL

190 HIGH STREET, KEW POLICE STATION , COURT HOUSE AND POST OFFICE

Original Use: Kew Police Station, Court House
and Post Office

Date of Construction: 1886 and 1888¹⁸

Architect: John Henry Harvey¹⁹

DESIGNATION A
CITATION NO.68



Court House

HISTORY AND DESCRIPTION

Erected under the supervision of G.W. Watson²⁰, this complex of public buildings includes the Kew Post Office which was opened in 1888²¹. They are unified in design and combine to form one of the most impressive complexes of public buildings in Victoria. They are built in the English vernacular free style in red brick and render, with render banding and ornamentation defining the edges of the buildings with quoining and pilasters, and the openings with architraves and ornamentation. The roofs are in slate, with the Court House having a terracotta ridge capping, while all three have red brick chimneys with strapwork and corbelling. In using the English vernacular free style, these buildings were one of the first to adopt this style and were an influential precursor to Edwardian architecture.



Post Office



Police Station

SIGNIFICANCE

The Kew Post Office, Court House and Police Station are of significance as one of the most impressive groups of public buildings in Victoria, for their successful and early use of the English vernacular free style, and as a landmark in Kew on one of its most prominent sites.

HERITAGE LISTINGS

HBR: N/A.

GBR: Registered - Court House and Police Station only

RNE: Recommended for inclusion on the register.

National Trust: File No.5560

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- 18 Trethowan, B., 'The Public Works Department of Victoria: 1851-1900'
- 19 *ibid.*
- 20 National Trust of Aust.(Vic), 'Post Office, Court House and Police Station...'; September 18 1986
- 21 *ibid.*, 'History of the Kew Post Office'

185 HIGH STREET, NATIONAL BANK

Original Use: Bank
Date of Construction: 1891¹
Architect: Inskip and Robertson²

DESIGNATION A
CITATION NO. 69



HISTORY AND DESCRIPTION

The National Bank of Australasia was established in 1859³ and a branch at High Street Kew, was operating by 1892⁴. Inskip and Robertson designed a number of banking chambers in Melbourne and elsewhere in Victoria⁵ including this building. In February 1889 the *Australian Builder and Contractor's News* recorded that a building on the corner of Walpole and Bulleen (now High) Streets was to be demolished to make way for the erection of the National Bank⁶. The two-storey building accommodated a banking chamber as well as three shops onto High Street (now demolished), one of which was later occupied by the *Mercury* newspaper⁷. In 1918 the Colonial Bank amalgamated with the National Bank of Australasia⁸, now called the National Australia Bank.

The design of the bank takes full advantage of its corner position, with both of the street facades embellished with render mouldings. In a manner typical at the end of the economic boom, the bank is ornately decorated. There is a trabeated system represented across it with half-fluted pilasters, that rise to a projecting pediment to the corner entrance door. In the manner of a basement, the ground floor has rusticated walls and round headed windows in the spandrels of which are heavily foliated render mouldings, while the floor above has been presented as the piano nobile, with large rectangular windows filling the wall plane and surrounded by render architraves. The whole is surmounted by an Italianate parapet.

Apart from the demolition of the High Street shops, the building remains in a substantially intact condition, however the front doors have been replaced and the railings to the front door added.

SIGNIFICANCE

The National Bank is of significance as a substantially intact bank of the early 1890s, the exterior of which is a fine example of the degree of decoration typical of that date. It is a rare survivor of a nineteenth century example of this building type in Kew and is one of few intact nineteenth century commercial premises in the High Street area.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ Architects' Index, University of Melbourne

² *ibid.*

³ *Victoria and its Metropolis*, Vol IIB, p.547

⁴ Architects' Index

⁵ Trethowan, B., 'Banks in Victoria-1851 to 1939', prepared for the HBC, 1975, p.46

⁶ Architects' Index

⁷ Rogers, D., *A History of Kew*, p.175

⁸ Trethowan, *op.cit.*, p.139

2 HIGH STREET, SHOP AND RESIDENCE

Original Use: Residence and shop
Date of Construction: Circa 1919-1920
Architect: Unknown

DESIGNATION A
CITATION NO.70



HISTORY AND DESCRIPTION

In 1915 a Mr Bisset, chemist, was the occupant of this two-storey building ¹ while by 1920 the tenant of the property was Alan Cunningham, who ran his chemist business from these premises ². The building appears to have been built for Bisset's occupation; the Rate Books merely recording land with an N.A.V. of £6 in 1914. ³ It is a two storeyed shop with a residence above, that is built in red brick (now unfortunately painted over), that retains much of its original decoration. At parapet level, the render has mouldings of Art Nouveau origin, and the acute corner site is accentuated with the three sided oriel window at first floor level that is clad with pressed metal sheeting to the ogee shaped roof and its spandrel panels. The verandah to the ground floor is most distinctive and appears original, being cantilevered out from wrought metal brackets, while the shop windows and entrances all retain their original arcaded form.

SIGNIFICANCE

The shop and residence at 2 High Street are of significance as a substantially intact example of early twentieth century commercial design that was tailored to have command over this prominent corner site. The intact nature of the ground floor openings and verandah are integral to the significance.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ City of Kew, Rate Books, 1915

² *ibid.*, 1920

³ *ibid.*, 1914

INSTITUTIONAL

WILLS STREET, 'WILLSMERE'

Original Use: Kew Asylum

Date of Construction: 1864-1880s²⁶

Architect: A.E. Johnson, J.J. Clark, S. Merrett, William Wardell,
Peter Kerr, A.T. Snow and G.W. Watson²⁷

DESIGNATION A
CITATION NO.71



HISTORY AND DESCRIPTION

In the north-west corner of Kew, and bounded by the Yarra, land was initially set aside for a village reserve but the site subsequently was occupied by the Kew Asylum²⁸. Commenced as a replacement for the overcrowded lunatic asylum at Yarra Bend²⁹, the earliest buildings on this site are the two lodges and the entrance gateways designed by architects in the Public Works Department³⁰. The first section of the main building was begun in 1864 and completed in December 1871 at a cost of £155,958³¹, while throughout 1870s and 1880s the Department continued the construction, additions and repair of Asylum buildings³². The Asylum is massive in extent and forms an 'E' shape in plan: the same form as those at Ararat and Beechworth, but far larger. The overall style of the building is the Italianate, with a pavilioned form, squat tower flanking the entrance, and a slate mansard roof. The building itself is tall, and it is set on a very high point of land above the Yarra River. As a result is clearly visible for a great distance around Melbourne.

SIGNIFICANCE

The Statement of Significance given here is that adopted by the Australian Heritage Commission: 'Kew Mental Hospital, Princess Street Kew, is one of the few landmarks prominent throughout Melbourne. The complex is probably the largest erected in the nineteenth century in Victoria and is architecturally a most notable example of such an institution erected by the Public Works Department of Victoria in the Italianate style. The complex is distinctive for its design, the central block being the most important part, but is of greater significance for its overall planning complete with surrounding dwarf walls.

HERITAGE LISTINGS

HBR: N/A

GBR: Registered.

RNE: Registered.

National Trust: Classified No.1278

¹ HBC, 'Willsmere Hospital, Princess Street, Kew: Background', held in file No.83/3780

² Contributing architects were also members of the Public Works Department. HBC, loc.cit..

³ 'Kew Urban Conservation Study: History - Final Draft'

⁴ .Trethowan, loc.cit

⁵ Architects' Index, University of Melbourne

⁶ National Trust of Aust.(Vic), 'Research into Former Male Attendants' Mess Room...', 29 May 1979

⁷ The Architects' Index and Trethowan's report give a comprehensive listing of works undertaken.

BARKERS ROAD, XAVIER COLLEGE - SOUTH AND WEST WINGS, AND GREAT HALL

Original Use: Francis Xavier College
Date of Construction: 1872-1890⁵
Architect: Thomas A. Kelly⁶; Tappin,
Gilbert and Dennehy⁷

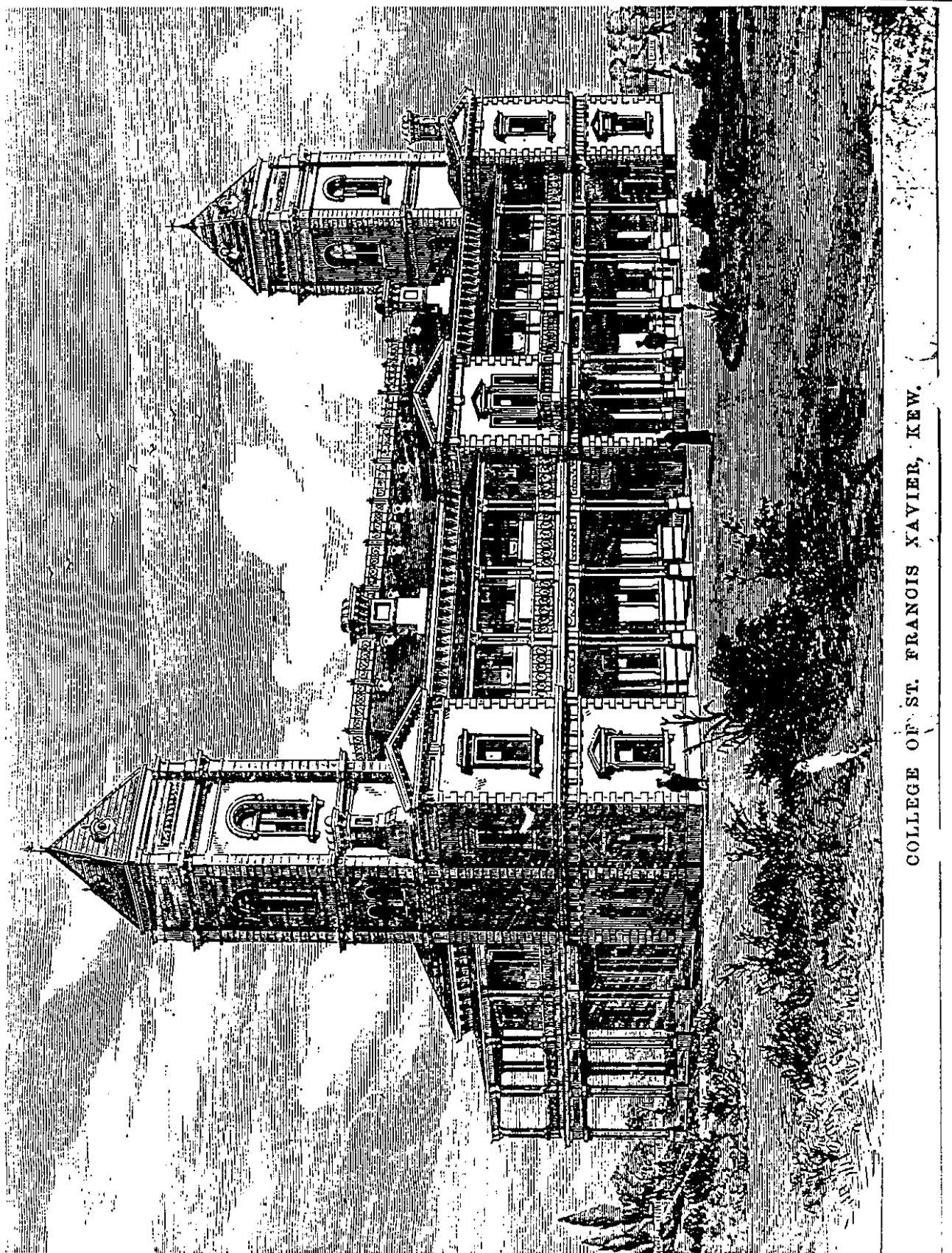
DESIGNATION A
CITATION NO.72



HISTORY AND DESCRIPTION

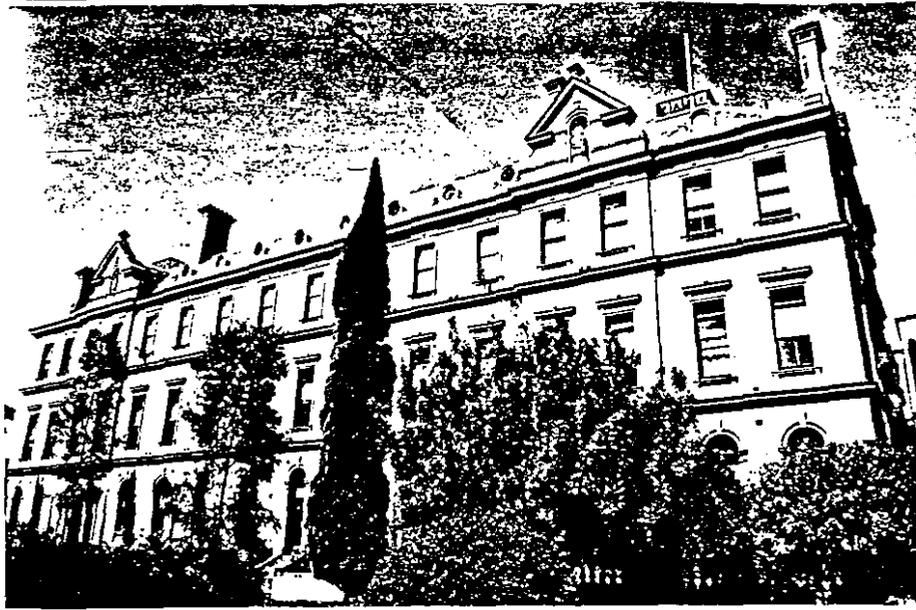
The foundation stone of the first section of Xavier College was laid in December 1872⁸ and by December 1876 the *Australasian Sketcher* reported that the building was well in the course of erection⁹. J. Nation and Co. were the contractors for the building¹⁰ and Bishop Gould opened the school on Sunday 10 February 1878¹¹. During the 1880s extensive additions and completion of works were undertaken¹².

The school has four buildings of historic note: the Chapel (q.v.), the South Wing, West Wing and Great Hall. They command the hill on which they stand. The South Wing was the earliest, built in 1872, and is a fine cement rendered pavilioned two storeyed structure with cast iron verandahs set between the gabled pavilions. The West Wing was built in 1888, and is quite a formidable three storeyed block clad in ruled render. The Great Hall was built in 1889-90 and is built in brick and embellished with panelling to the ceiling and stained glass windows. Detailed research into these buildings would be warranted.



COLLEGE OF ST. FRANCIS XAVIER, KEW.

College of St Francis Xavier, Kew. NB: Towers not built (*Illustrated Australian News*, 18 June 1872)



SIGNIFICANCE

The South Wing, West Wing and Great Hall at Xavier College are of significance as a group of three substantially intact, commandingly designed educational buildings of the nineteenth century that apart from their architectural distinction, have become a Kew landmark.

HERITAGE LISTINGS

HBR: Nominated for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: South Wing and Great Hall: File No.2196

¹ Architects' Index, University of Melbourne, H.B.C. Nomination 1982

² *ibid.*, Kelly was the architect for the earlier section

³ *ibid.*, Tappin, Gilbert and Dennehy completed work in the 1880s

⁴ *ibid.*

⁵ *Australasian Sketcher*, 28 October 1876, p.122

⁶ *ibid.*

⁷ Rogers, D., *A History of Kew*, p.142

⁸ Architects' Index

BARKERS ROAD, METHODIST LADIES COLLEGE - MAIN BUILDING

Original Use: School
Date of Construction: 1882¹
Architect: Crouch and Wilson²

DESIGNATION:
CITATION NO.:

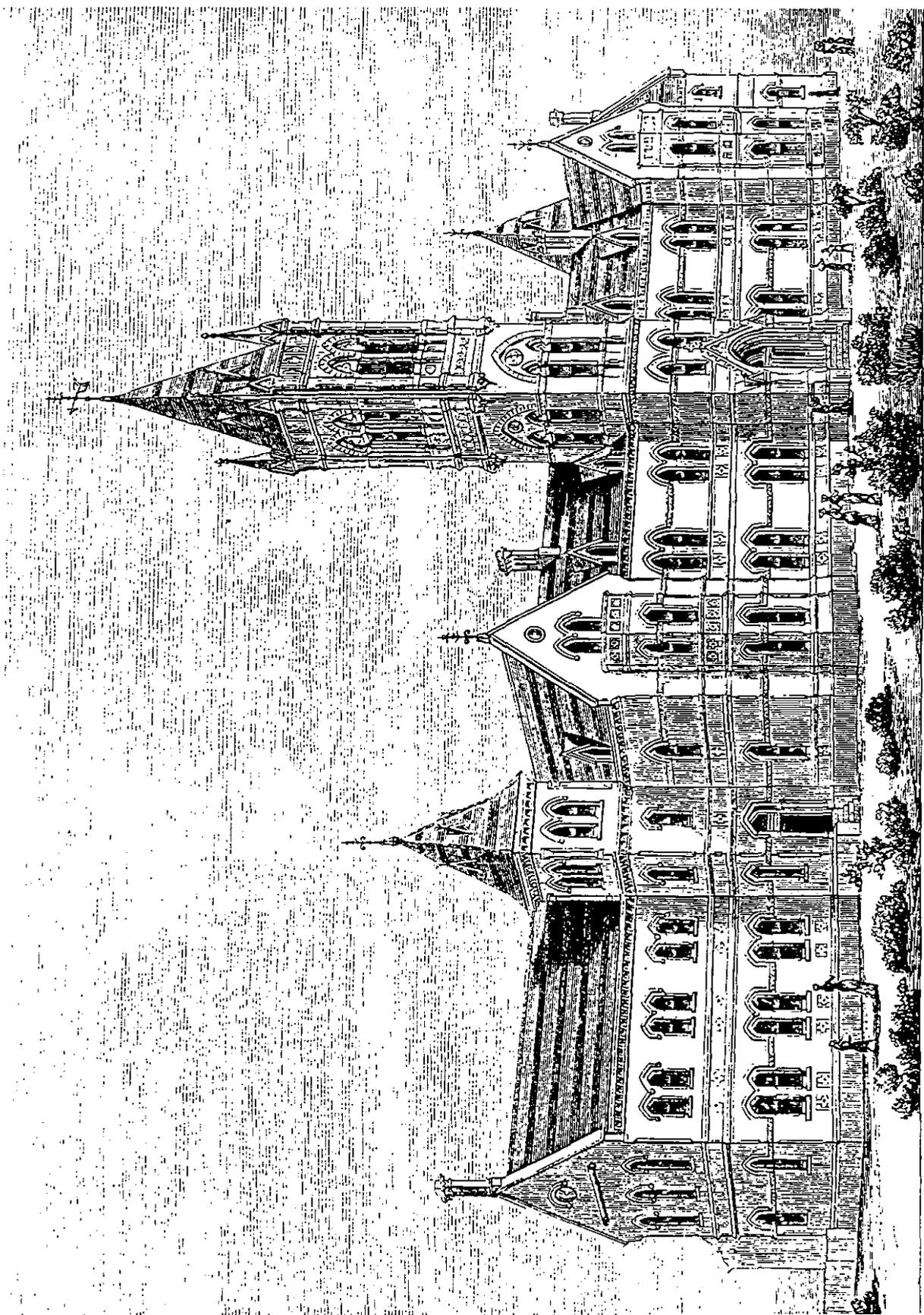


HISTORY AND DESCRIPTION

In 1882 the Rev. George Daniel laid the foundation stone of the Methodist Ladies College³. Built by James Babour the cost of erection came to about £12,00⁴ while in December 1885 Crouch called tenders for extensive additions to the school⁵, the additional works estimated to cost £25,000⁶. Several extra classrooms, a studio and swimming baths were constructed in 1889⁷ while in 1895 John Edmund Burke opened a contract for the internal decoration of M.L.C.⁸. In 1939 the baths were demolished and a new gymnasium and swimming pool were constructed⁹.

The main building at the school has a most commanding design, built symmetrically about the tower. It has a pavilioned form with projecting gables at each end. The decoration across the building is gothic and the tower is particularly heavily decorated, with corner turrets and string courses with quatrefoils, while colonnettes and hood mouldings decorate its the coupled windows. Further research would be warranted on this building to establish the stages of its construction.

As it stands, the school is one of the most commanding educational buildings to have been built in Melbourne and compares in stature to buildings such as Ormond College at the University of Melbourne designed by Joseph Reed.



New Methodist Ladies College, Hawthorn (sic.) (*Australasian Sketcher*, 31 December 1881)

SIGNIFICANCE

The main wing of M.L.C. is of significance as one of the most commanding and successfully designed educational buildings to have been built in Melbourne during the nineteenth century and for its apparently substantially intact state.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ Architects' Index, University of Melbourne

² *ibid.*

³ Rogers, D., *A History of Kew*, p.193

⁴ *Australasian Sketcher*, 31 December, 1881, p.422

⁵ Architects' Index

⁶ *Argus*, 17 February 1885, p.7

⁷ Architects' Index

⁸ *ibid.*

⁹ Zainu'ddin, A.G., *They Dreamt of a School: A Centenary of the Methodists Ladies college, 1882-1982*, 1982, p.239

BARKERS ROAD, METHODIST LADIES COLLEGE: NURSES' MEMORIAL ASSEMBLY HALL

Original Use: Assembly Hall
Date of Construction: 1956-57¹
Architect: Harry Norris²

DESIGNATION A
CITATION NO.74



HISTORY AND DESCRIPTION

In 1938 building plans were announced for the College which included the construction of a new Assembly Hall to accommodate 1000 students³. However due to a lack of funds, the building program did not proceed for several years and it was on Saturday 28 April 1953 that a Foundation Fair was held as a final attempt to raise money for the building⁴. In September 1957 the Nurses' Memorial Assembly Hall was opened by Sir Edmund Herring⁵.

The hall is an outstanding example of 1950s architecture, designed by the office of the leading Melbourne architect Harry Norris. Built in exposed brickwork, it has a bold interplay of masses, with the stage set in a rectangular box, from which springs the free curve of the roof of the hall. The entrance was given monumentality through the use of giant order columns set in front of a two storeyed glazed screen, and it balances the box-like form of the stage. Texture was added to the facade through the device of recessing and projecting bricks to create patterning, and the windows were set along the hall wall in a staggered pattern. The hall is one of the most confidently and successfully designed in Melbourne during the post war period and compares with halls such as Wilson Hall at the University of Melbourne.

¹ Zainu'ddin, A.G., *They Dreamt of a School - A Centenary History of the Methodist Ladies College 1882-1982*, 1982, p.310

² Working drawings submitted to the City of Kew in application for a Building Permit, received by the Building Surveyor 26 November 1956. Drawings drawn by John D. Campbell

³ *ibid.*, p.238

⁴ *ibid.*, p.310

⁵ *ibid.*

SIGNIFICANCE

The Nurses' Memorial Hall is of significance as one of the most confidently and successfully designed in Melbourne during the post war period, and as an outstandingly intact example of the post-war designs of Harry Norris' office

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

395 BARKERS ROAD, PRESHIL SCHOOL HALL

Original Use: School Hall
Date of Construction: Designed 1962¹
Architect: Borland, Trewenach and Brooks²

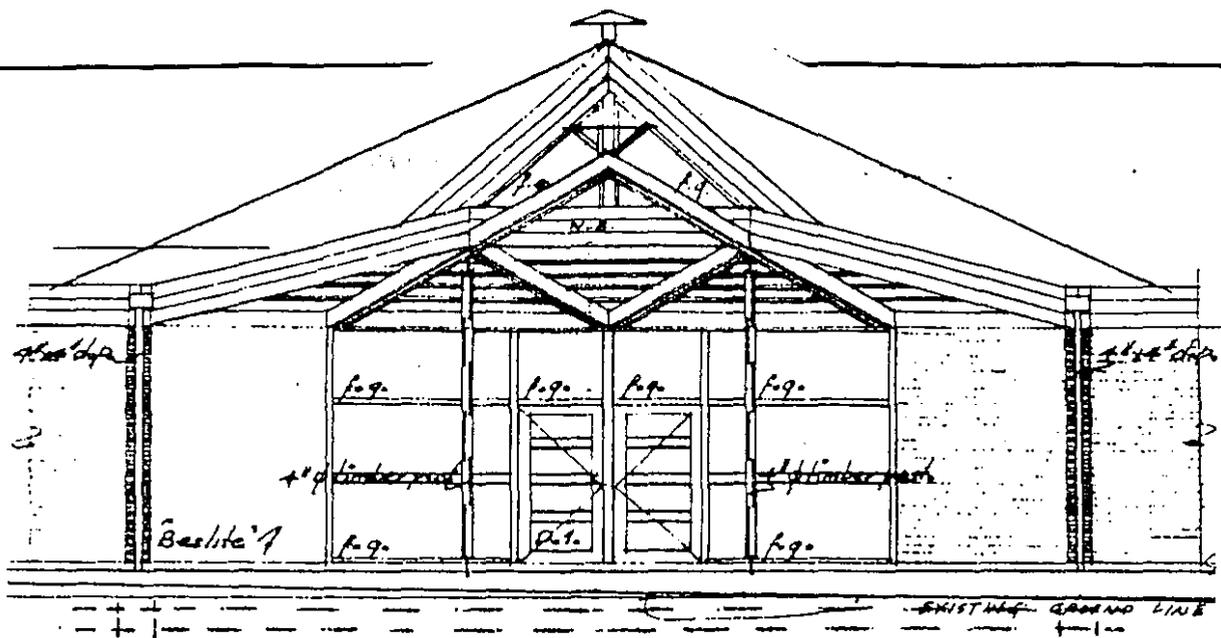
DESIGNATION A
CITATION NO.75

HISTORY AND DESCRIPTION

Drawings were lodged with the Kew City Council for an application to build this hall, in 1962. It has an innovative octagonal plan with an octagonal roof offset against the alignment of the walls, creating a lively play of forms. The form of the hall, and the subsequent manner in which it can be used, represents a major departure from the more common nave-like halls designed for schools. The expressed beams both span the hall, and the sheltered bays on the external perimeter. The walls are built of grey concrete blocks and the roof clad in steel deck. The excellence of the building's design was officially recognised after ten years, when it received the Victorian Architecture Medal in 1972

¹ City of Kew, Building Permit application

² *ibid.*



Elevation, Working Drawing, 1962 (City of Kew)

SIGNIFICANCE

The Preshil School Hall is of significance for its innovative form and as a major early work of Kevin Borland's office. It is also of significance for having been officially recognised for its excellence by the architectural profession.

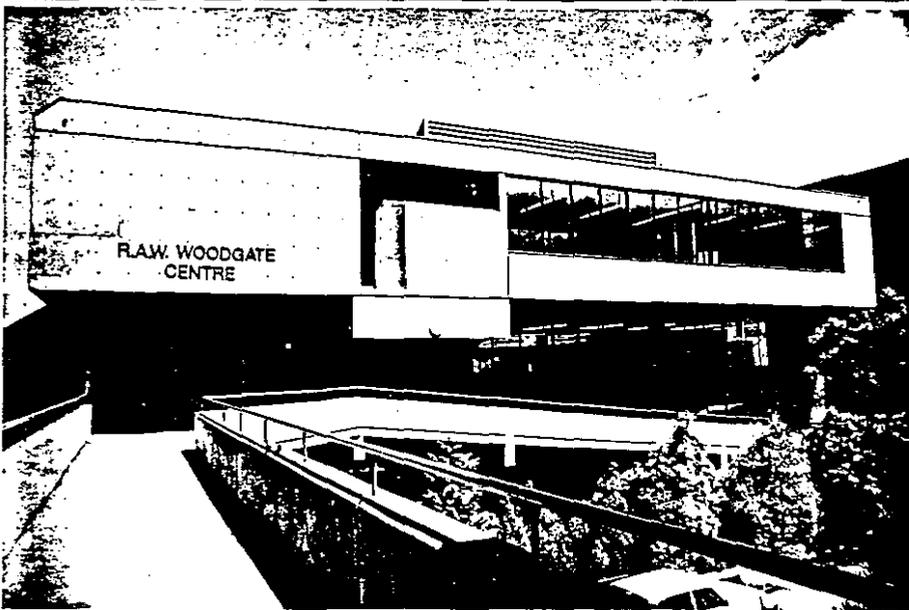
HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.
 GBR: N/A
 RNE: Not recommended for inclusion on the register.
 National Trust: Not currently listed.

BARKERS ROAD, METHODIST LADIES COLLEGE: RESOURCE CENTRE

Original Use: Resource Centre
Date of Construction: 1974¹
Architect: Daryl Jackson, Evan Walker Pty.Ltd.²

DESIGNATION A
CITATION NO.76



HISTORY AND DESCRIPTION

Built by Van Driel Pty. Ltd ³, this building is now known as the R.A.W. Woodgate Centre. It was recognized at the time of its construction by the R.A.I.A. who acknowledged the design in its 1975 awards program. While shortly after completion it was described in *Architecture in Australia* thus: 'The building breaks new ground in educational architecture in Australia in its form, massing, material and detail. It bears a strong relationship to recent work in the USA, UK and parts of Europe.'⁴

The building is in off form concrete and this has been applied not only to the structural system but was used also used as the primary finishing material. The building has a strong horizontality in the placement of its bands of windows, and the cantilevered form of the top floor, while the circulation routes are expressed externally with stairs and ramps extending out from the building in a sculptural manner.



SIGNIFICANCE

The M.L.C. Resource Centre is of significance for having been an early, successful and influential example of the use of off-form concrete as a finishing material.

HERITAGE LISTINGS

HBR: Recommended for inclusion on the register.

GBR: N/A

RNE: Recommended for inclusion on the register.

National Trust: Not currently listed.

¹ *Architecture in Australia*, June 1975, p.86-87

² *ibid.*

³ *ibid.*

⁴ *Architecture in Australia*, June 1975, p.86

MEMORIALS

BOROONDARA CEMETERY, GATE LODGE AND FENCING

Original Use: Office
Date of Construction: c. 1866, 1889 and 1893
Architect: Albert Purchas⁹

DESIGNATION A
CITATION NO.77



HISTORY AND DESCRIPTION

Originally set aside for reserve purposes, a portion of this triangle of land, situated almost in the centre of Kew, was proclaimed the Boroondara Cemetery in 1859¹⁰. The planning of the cemetery was carried out by J.F. Higgins of the Lands Department¹¹ and the first burial, at what was later to become one of Melbourne's historic landmarks, noted particularly for its memorials, took place on 12 March 1859¹².

One B. Carey is recorded as being the first caretaker of the Boroondara cemetery¹³, while tenders were called by Albert Purchas for the erection of an office at the cemetery in 1866¹⁴. Purchas was the designer of various structures at the cemetery including the galvanised iron fencing erected in 1874 and 1875 and an iron, brick and stone shelter in 1877¹⁵, and appears to have been responsible for all the stages of construction on the gate lodge. Additions to the offices and iron entrance gates were carried out by Purchas in 1889¹⁶ and by February 1893 he again called tenders for additions to the lodge¹⁷. It was at this later date that the clock tower was erected.

Although a composite of at least three stages of construction, the gate lodge has quite a coherent design. All parts are built in red brick, with that nearest the gates having polychromatic bricks to the head of the Serlian window unit under its end gable. The simple timbering to the gables is repeated on each, and appears to have been executed on all as part of the last stage of works. The tower is however the dominant feature. It is nestled picturesquely against the building and is a plain brick shaft with the roof rising to a small gable on each face. Set on this acute corner, the tower is a landmark in the area and reinforces the impact of the magnificent red brick wall that encloses the cemetery.

SIGNIFICANCE

The Gate Lodge and surrounding wall of the Boroondara Cemetery are of significance as landmarks in Kew, both in their individual forms and for announcing the site of the cemetery which has dominated the area since the late 1850s. (The cemetery is of significance as a whole and is to be discussed further in the Planning Recommendations of this report.)

HERITAGE LISTINGS

HBR: Gate Lodge and Wall Recommended for inclusion on the register.

GBR: N/A

RNE: Gate Lodge and Wall Recommended for inclusion on the register.

National Trust: Not currently listed.

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- 1 Architects' Index, University of Melbourne
 - 2 Barnard, F.G.A., *The Jubilee History of Kew*, p.104
 - 3 *ibid.*
 - 4 *ibid.*
 - 5 Vaughan, J.P., *Kew's Civic Century*, p.114
 - 6 Architects' Index
 - 7 *ibid.*
 - 8 *ibid.*
 - 9 *ibid.*