

# Kew Junction Commercial Heritage Study

City of Boroondara

## Outcomes & Recommendations

Report prepared for

City of Boroondara

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## **Schedule of changes**

Citations and property schedule revised (as dated) in accordance with Panel recommendations regarding Amendment C149 - August 2013

Citations and property schedule revised following public exhibition of Amendment C149 - April 2013

Adopted by Council – 15 August 2011

The properties at 137-139 High Street Kew have been removed from the proposed Heritage Overlay precinct. This is in line with Council's resolution to reduce the grading of the properties to non-contributory, and to remove them from the proposed heritage controls due to the public benefit to be had from future increased road widening and accessibility.



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## 1.0 Introduction

This report has been prepared for the City of Boroondara. It outlines the methodology employed in the Kew Junction Commercial Heritage Study, including the approach to the survey and assessment of the heritage significance and heritage values of the Kew Junction commercial area (referred to below as the 'study area', see Section 1.3 below). The report also includes documentation and citations for the heritage places recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

### 1.1 Background to heritage study

Kew Junction was designated as a Major Activity Centre in *Melbourne 2030*, and the area presents an opportunity to accommodate increased commercial, retail and residential activity and growth. The *Kew Junction Structure Plan*, which was adopted by Council in November 2009, was prepared to guide the area's growth and development in light of the planning objectives of *Melbourne 2030* (see also Section 3.0 below).

### 1.2 Study outcomes

The objective of the heritage study, as outlined in the Project Brief, was to 'identify any individual places or precincts of cultural heritage significance to the City of Boroondara' in the study area. Accordingly, as a result of the survey and assessment of the area, the following heritage precinct and individual heritage places are recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme:

- High Street-Cotham Road Commercial Precinct (a schedule of properties within the boundaries of the precinct is attached to the citation)
- 114 High Street, Kew
- 14-16 Princess Street, Kew
- Alexandra Gardens, Kew

Citations for the High Street-Cotham Road Commercial Precinct and the individual heritage places are included at the end of this report (see Section 7.0); Figure 2 illustrates the recommended Heritage Overlay precinct and individual properties.

Several properties in Princess Street and Union Street are also recommended to be included in (added to) existing Heritage Overlay precincts (namely the Barry Street Precinct HO143 and the Glenferrie Road Precinct HO150 respectively). Figure 2 also illustrates these properties; Section 7.0 includes a schedule of the properties, together with a brief description and history of the properties, and current images.

In addition to the above, a group of properties at 90-98 High Street, Kew, at the south-west end of the Structure Plan study area, has been separately assessed and recommended for inclusion in a new residential Heritage Overlay precinct, known as the High Street South Residential Precinct. The assessment and identification of this latter precinct was also undertaken by Lovell Chen in a separate study for the City of Boroondara, resulting in recommendations for several new residential precincts in Kew; see *Assessment of Heritage Precincts in Kew*, Lovell Chen Architects & Heritage Consultants, June 2011. The majority of the recommended High Street South Residential Precinct is located outside the Structure Plan study area.

### 1.3 Study area

The study area is shown on Figure 1, and is concentrated on the five-ways intersection at Kew of Studley Park Road, Princess, High and Denmark streets; High Street to the east of the intersection; and a section of Cotham Road to the east of the intersection with High Street. As the name indicates, the heritage study has principally focused on commercial and retail heritage buildings, although the broader study area incorporates some residential and other non-commercial development. There are approximately 330 properties (property addresses) in the study area.

The study area includes many properties which have been identified in the past as having heritage significance and there are a few existing heritage controls within the area (see the Heritage Overlay map at Figure 1 and Table 1 below). Several existing Heritage Overlay precincts and properties also abut the study area.

#### 1.3.1 Existing heritage controls

There are currently four properties with individual Heritage Overlay controls in the study area. These include both Boroondara controls and Victorian Heritage Register (VHR) controls, and are indicated in Figure 1 with their respective HO/VHR numbers:

<i>Property</i>	<i>Heritage Overlay</i>	<i>Victorian Heritage Register</i>
National Australia Bank	HO67	
Former Kew Post Office and Kew War Memorial	HO68	VHR 885 and VHR 2035
Police Station and Former Court House	HO69	VHR 944
Holy Trinity Church and Vicarage	HO70	

Table 1 Summary of existing heritage controls in study area.

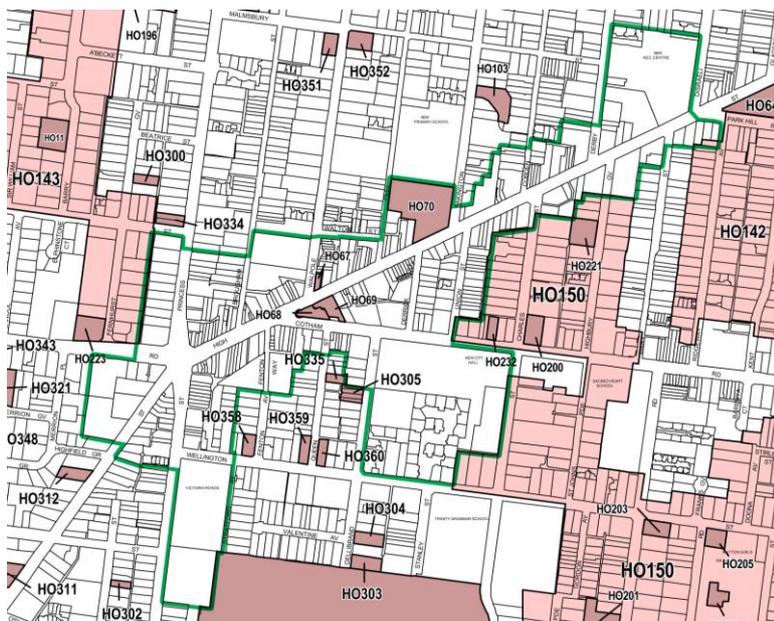


Figure 1 Extract from Boroondara Heritage Overlay Map, with study area outlined in green. Existing Heritage Overlay properties and precincts are also indicated.



of heritage controls to the subject properties. The previous gradings were referred to in the assessment undertaken for this current study, and where relevant are identified in the precinct and individual property citations included in this report.

It is also the case that some of the previous gradings are no longer relevant, as properties have been demolished or significantly modified in the period of time which has elapsed since the 1988 study. There are also properties in the study area which were not graded in the 1988 study, but have been reviewed and assessed in this current study.

## **2.2 Kew Junction Commercial Centre Preliminary Assessment of Significance (1992)**

The *Kew Junction Commercial Centre Preliminary Assessment of Cultural Significance of Buildings* was prepared by Andrew Ward & Associates in 1992. The report, prepared as part of the implementation of the *Kew Junction Commercial Centre Strategy Plan* of 1991, reviewed the significance of buildings in the Junction commercial area and includes a datasheet on each property. The area subject to the 1992 assessment is more limited than the current study area. The report adopts a four level alphabetical grading system (A, B, C and D), with streetscapes given a numerical ranking (1, 2 or 3). Unlike the *Kew Urban Conservation Study*, the 1992 study is not a reference document at Clause 22.05 and hence less 'weight' is given to these gradings.

However, the 1992 gradings are reproduced in the schedule of properties for the recommended High Street-Cotham Road Commercial Precinct. The gradings are not reproduced in the schedules of properties in Princess Street and Union Street, which are recommended to be included in existing Heritage Overlay precincts, as the 1992 study did not cover these properties/streets.

It is also noted that the 1992 gradings/assessments differed in some cases to those of 1988, and revised properties up or down.

## **2.3 B and C\* Grade Building Reviews (2005-2006)**

In 2005/2006, Lovell Chen undertook a review of B and C\* grade properties in Boroondara, for Council, which were not (then) covered by Heritage Overlay controls. This study involved 228 residential places identified as B grade properties in the earlier heritage studies for Kew (1988), Camberwell (1991) and Hawthorn (1993). The review of C\* grade (or 'keynote') properties related to Hawthorn only, and involved 116 properties.

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

Two of the B grade (review) properties are located within the current study area (27 Princess Street and the terrace row at 18-26 Union Street). These properties were not recommended for individual Heritage Overlay controls in the 2005/2006 review, but as part of this current study are recommended for inclusion in the existing HO143 and HO150 precincts. They are also identified in the property schedules at Section 7.0 of this report.

## **2.4 Kew Junction Structure Plan Heritage Report (2006)**

The *Kew Junction Structure Plan Heritage Report*, prepared by HLCD Pty Ltd in 2006, reviewed the existing heritage controls in the Kew Junction Structure Plan area (i.e. the current study area) and identified broad opportunities and constraints for new development in the area, arising out of the existing controls. The report was relatively limited in scope,

and did not include a detailed review and/or assessment of the heritage values or significance of the area.

### **3.0 Kew Junction Structure Plan (2009)**

The *Kew Junction Structure Plan*, which as noted above was adopted by Council in November 2009, provides direction on the potential growth and development of the Kew Junction area in the context of the planning objectives of *Melbourne 2030* and as a designated Major Activity Centre. It sets out guidelines for new built form, height (anticipating in some areas up to eight storeys, or 28.5 metres), land use, character, heritage, traffic, parking and access within the Junction area.

The emphasis of the plan is on encouraging expanded uses and facilities, including commercial development, within the study area. The Structure Plan also seeks to:

- Strengthen the identity and character of Kew Junction through the quality of architectural design in new buildings.
- Retain elements of Kew Junction's built character that are highly valued, while encouraging innovative new development that enhances the appearance and amenity of the centre.
- Create attractive and vibrant streetscapes that are defined by high quality buildings of an appropriate scale to their location.
- Protect the amenity of residential areas and the significance of heritage sites.

The objective of the *Structure Plan* in regard to heritage is 'to retain and enhance buildings or places that are identified as being of heritage significance within the centre as a highly valued part of its local identity'. Accepting this, the *Plan* aims to balance heritage objectives with the development of the activity centre.

*Structure Plan* objectives which are consistent with the Heritage Overlay provisions include encouraging quality architectural design outcomes for new buildings, innovative new development, landscaping of open spaces, and attractive and vibrant streetscapes of high quality buildings. The heritage provisions relating to encouraging restoration of heritage buildings, reconstructing original elements such as verandahs and shopfronts, and removing unsightly additions and alterations, would also support the *Structure Plan* objectives in relation to encouraging attractive and high quality streetscapes.

The range and diversity of uses encouraged in the *Structure Plan* are also consistent with the identified heritage values of the study area. The historic values largely derive from the long history of commercial and retail use, and these uses will continue to be supported by the *Structure Plan*.

## **4.0 Property Gradings**

### **4.1 Previous gradings**

As noted above, both the *Kew Urban Conservation Study* (1988) and *Kew Junction Commercial Centre Preliminary Assessment of Cultural Significance of Buildings* (1992) utilise alphabetic grading systems as a means of indicating the relative significance of heritage buildings. The studies' gradings and their definitions are tabulated below.

	<i>Kew Urban Conservation Study (1988)</i>	<i>Kew Junction Commercial Centre Preliminary Assessment (1992)</i>
A	Places that are of individual cultural significance within the locality, the State of Victoria, or Australia as a whole. These are on, or recommended for inclusion on, at least one of the Historic Buildings Register, the Government Buildings Register, or the Register of the National Estate.	Important at the State, regional and local levels on the basis of an item's outstanding characteristics. Eligible for inclusion on the State Historic Buildings Register, National Estate Register and for planning scheme protection.
B	Places that are integral to the cultural significance of the City of Kew as a whole, through their architectural integrity or historical associations.	Important at the regional and local levels. These buildings are crucial to the maintenance and enhancement of the Centre's cultural significance. They represent the most important examples of building types at the local level and, together with the 'A' graded properties, are the key buildings around which the remainder congregate. They are eligible for planning scheme protection and possibly for inclusion on the National Estate Register.
C	Places that contribute to the architectural or historical character and cohesiveness of the City of Kew. Grade C structures are, in the main, severely altered examples of typical building types.	Important at the local level. These buildings contribute to the Centre's cultural significance and are generally intact above canopy level. Their architectural or historic significance is seen to be representative of the period to which they relate and in these respects they are the major contributor to the Centre's overall streetscape character. Eligible for planning scheme protection.
D	N/A	Contributory buildings at the local level and demonstrating a comparatively low level of cultural significance though at the same time being representative of one of the time periods noted above. Retention, therefore, is to be encouraged though not a requirement of the planning scheme.

Table 2 Summary of previous heritage study gradings and definitions

#### 4.2 Current gradings

The City of Boroondara recently introduced a revised and updated local 'Heritage Policy' at Clause 22.05. The revised policy includes statements of significance for each heritage precinct in the municipality, and new grading categories for heritage properties, introducing 'significant', 'contributory' and 'non-contributory' gradings to replace the earlier alphabetic gradings. The policy defines these levels of significance as follows:

**'Significant'** heritage places are individually important places of State, municipal or local cultural heritage significance. They can be listed individually in the Schedule to the Heritage Overlay at Clause 43.01 of the Boroondara Planning Scheme. They can also be places that, when

combined within a precinct, form an important part of the cultural heritage significance of the precinct. They may be both individually significant and significant in the context of the heritage precinct.

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

**'Non-contributory'** places are places within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent 'Significant' or 'Contributory' heritage places. Non-contributory places are not identified in the Schedule of Gradings in Heritage Precincts (2006).

The new gradings, for individual properties, are contained in the reference document *Schedule of Gradings in Heritage Precincts 2006*.

The following conversions generally apply:

<i>Kew Urban Conservation Study Gradings (1988)</i>	<i>Kew Junction Commercial Centre Preliminary Assessment Gradings (1992)</i>	<i>Current schedule of gradings in HO precincts</i>
A, B	A, B	Significant
C	C, D	Contributory
Ungraded	Ungraded	Non-contributory

Table 3 Summary of conversions from previous to new property gradings.

### 4.3 Approach of current study

This current Kew Junction Commercial Heritage Study adopts the grading categories of Clause 22.05. Individual properties within the High Street-Cotham Road Commercial Precinct are identified as being either significant, contributory or non-contributory in the schedule of properties attached to the citation. The same applies to the schedules of properties in Princess and Union streets recommended for inclusion in existing precincts.

All of the properties identified for individual Heritage Overlay controls (outside the precinct) are significant.

Notwithstanding the 'summary of conversions' table above, and as noted at Section 2.1, the previous gradings for individual properties do not necessarily automatically convert into the new categories. Where there have been changes to properties (such as demolition or significant modification), this may have resulted in a downgrading of the relative significance. The downgrading may also result from a re-appraisal of the significance, including the contributory value of the property to the precinct. Previously ungraded or lowly-graded properties have also in some instances had the grading revised upwards as a result of a re-appraisal of significance.

For properties included in the High Street-Cotham Road Commercial Precinct, and the Princess Street and Union Street properties recommended to be included in existing

precincts, the changes to gradings are indicated in the schedules of properties (see Section 7.0). For graded properties outside these areas, and not otherwise recommended for an individual Heritage Overlay as part of this study, the gradings have not been revised and accordingly are not documented in this report.

## **5.0 Methodology & Outputs**

The methodology adopted for the survey and assessment of heritage places in this Kew Junction Commercial Heritage Study is set out below, and generally follows a standard approach to such studies. It has included historical research; a physical survey and investigation of the study area; an assessment (of the properties and precinct) against accepted heritage criteria including comparative analysis; and the preparation of supporting documentation (citations).

### *Burra Charter*

The methodology is also informed by the principles set out in the *Burra Charter*, 1999, adopted by Australia ICOMOS (International Council on Monuments and Sites), which are recognised Australia-wide in the identification, assessment and conservation of heritage places. Cultural heritage significance is defined in the *Burra Charter* as being 'embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects'. Places may have a range of values for different individuals or groups, including aesthetic, historic, scientific, social or spiritual value. An understanding of the Burra Charter values has informed this assessment process, including through the use of the assessment criteria.

## **5.1 Historical Research**

Historical research was undertaken to shed light on the pattern of historical development in Kew Junction. The focus of the initial research was on the whole of the study area, followed by more targeted research into individual properties and elements of heritage interest. This eventually included research into the historical and physical evolution of the specific High Street-Cotham Road Commercial Precinct area, and the significant properties recommended for individual Heritage Overlay controls. The historical research also informed the assessment of historical significance.

The research included reference to a mix of primary and secondary sources, including:

- *Kew Urban Conservation Study* (1988);
- *Kew Junction Commercial Centre Preliminary Assessment of Cultural Significance of Buildings* (1992);
- published histories of Kew, and historical pamphlets;
- subdivision and auction plans and notices;
- Council building records;
- Sands & McDougall Commercial Directories;
- rate books (principally for the individual properties);
- historic Melbourne & Metropolitan Board of Works (MMBW) plans;
- aerial photographs, including historical aerials; and
- other historical images.

For the High Street-Cotham Road Commercial Precinct, the research did not necessarily focus on individual buildings in detail, although exceptions were made for buildings which required further investigation in order to better understand their significance; and where the extra research provided information on, and insight into, the broader history of the precinct. The dating of individual properties in the precinct (which is indicated in the schedule of properties attached to the citation) is approximate and based on an assessment made during the physical survey, together with the information given in the existing heritage studies. Rate books were also generally not consulted for properties in the precinct, but were for properties identified for individual controls. Other sources of information on individual properties include Boroondara's building records, specifically the building permits card index. Sands & McDougall Directories were also consulted to assist in building up information and understanding about the commercial history and uses of the area.

## **5.2 Physical Survey**

The physical survey of the study area involved an inspection of all properties within the *Kew Junction Structure Plan* boundary, regardless of previous gradings, with the aim of identifying groups or collections of related heritage properties for potential inclusion in a heritage precinct (or precincts); and also individual properties located outside potential precinct areas which were of sufficient significance as to warrant individual inclusion in the Schedule to the Heritage Overlay.

The survey was undertaken in several stages, with the first stage resulting in the elimination of properties from further research and investigation. It was also apparent after the first stage that the study area contained one large, albeit non-contiguous potential heritage precinct of commercial properties; a number of properties of individual heritage significance outside the precinct area; and residential properties in Princess and Union streets which were not of a commercial nature, nor warranting the application of individual controls, but were of contributory heritage value to (two) adjoining precincts.

The survey involved inspecting and photographing each property, typically to the extent of what was visible and could be captured from the main street frontage. The survey assisted in determining the relative intactness of buildings, and identifying where change has occurred. Modifications to a heritage building, depending also on the nature and degree of change, can impact on the grading and diminish the relative significance of a property. The issue of intactness has also traditionally been a key consideration in local heritage studies and is one of the factors which influences the ranking or grading of properties. The grading system in the 1988 study (as identified above at Section 4.1) makes reference to intactness; for instance C grade buildings are distinguished from the higher gradings as they are 'in the main, severely altered examples of typical building types'.

Accepting the above, the updated gradings for Boroondara (at Section 4.2) do not specifically reference intactness. However, given the emphasis in the Heritage Overlay on fabric and on the control of change to fabric, the issue of intactness remains important, and the approach in this study has been to use intactness as a moderating factor in assessing the relative significance and contributory nature of heritage properties.

For the historic retail buildings of Kew Junction, it is often the case that the fabric of the ground floor shop fronts is not original, having been updated and replaced over time, although where original or early shopfronts have been identified, and are considered to be part of the contributory fabric, these are noted in the precinct citation. Awnings/verandahs are also often not original. Conversely, the upper levels (including first floor) facades are more often original and it is these elements of the buildings which tend to make the greatest contribution to the heritage character of the commercial streetscapes. This is also a pattern

which is common to other heritage precincts of a commercial/retail character across Melbourne.

The physical survey was necessarily constrained by the streetscape nature of a heritage study, and external changes to buildings which are not visible or obvious from the street (or other public vantage points), or not otherwise picked up through aerial photograph analysis, were not necessarily identified. It is also the case that changes concentrated to the rears of buildings do not necessarily diminish the significance of buildings, or the contribution they make to the heritage streetscape and precinct, although this depends on the degree of visible change and the extent to which this has had an inappropriate impact on the heritage building.

Reconstructed heritage fabric, or faux heritage details which may have been added to buildings (such as verandahs, awnings, window forms, etc), may also not be identified as such, again due to the generally limited nature of the survey.

The schedule of properties attached to the High Street-Cotham Road Commercial Precinct citation, and the schedules for the Princess and Union streets properties, includes a comment on the relative level of intactness of buildings, being either 'good', 'fair' or 'poor'. Accepting that the ground floors and shopfronts of the majority of the commercial/retail buildings are not original, and have been altered, the assessment of intactness generally provides guidance on the overall degree of intactness, including that of the upper level (first floor) façades. Overpainting of an original unpainted surface may in some cases result in the level of intactness being downgraded, for instance from 'good' to 'fair', but this depends again on the overall impact of the overpainting, recognising also that such work is ultimately reversible.

### **5.3 Assessment**

The next stage of the study, after completion of the main component of the physical survey and the identification of potential precinct areas and individually significant properties, involved more detailed assessment. In some cases, properties were inspected again in this stage, and further research undertaken, to confirm their relative significance, and for the commercial precinct, their degree of contribution. Several properties (including individual or contributory precinct properties) were removed from further assessment during this stage.

The assessment included comparative analysis, assessment against heritage criteria and preparation of a statement of significance.

The purpose of comparative analysis is to compare similar 'types' of places, including individual properties or precincts, with other broadly similar places (similar in architectural style, period, use, etc). This assists in determining the relative significance of the heritage place, and identifying distinguishing characteristics of the properties/precincts. The analysis draws on the historical research and also the consultants' knowledge about similar places in both Boroondara and the wider metropolitan area. The outcome of the comparative analysis is included in the precinct and property citations.

This stage of the study also confirmed the relative grading of properties, utilising the categories of significant, contributory or non-contributory, as outlined above; and identifying these gradings in the schedules of properties.

The precinct and properties were then assessed against cultural heritage criteria, including historical, social and architectural/aesthetic criteria. The Victorian Heritage Council criteria (modified to reflect the local context of the City of Boroondara) were used for this study. These criteria for the assessment of cultural heritage significance were adopted by the Heritage Council of Victoria in August 2008, and are in turn a modified version of the

HERCON model criteria which were generally accepted by the *Advisory Committee Report: Review of Heritage Provisions in Planning Schemes* (August 2007). The criteria are as follows:

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

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

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

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

Criterion E - Importance in exhibiting particular aesthetic characteristics.

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

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

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

A statement of significance, including the identification of the key heritage characteristics of the place, was then prepared for the High Street-Cotham Road Commercial Precinct and each of the properties recommended for individual controls.

#### **5.4 Citations**

Finally, the outcome of all the above research, survey and assessment (i.e. the precinct and individual property documentation) was written up in citation format. The citations are incorporated into this report and include:

- a brief history of the heritage place
- a description of the heritage place including identifying the distinguishing characteristics, an architectural analysis and an indication of intactness
- a key image (or images)
- a map identifying the location
- comparative analysis
- assessment against criteria
- statement of significance
- recommendation for inclusion in the Heritage Overlay
- list of references

The schedules of properties also includes the address of each property, previous and current gradings, any existing heritage listings, approximate date of construction, an indication of intactness, and a photograph of each property.

## **5.5 Precinct boundaries & inclusion/exclusion of properties**

The High Street-Cotham Road Commercial Precinct citation includes a map which indicates the properties included in the precinct (see also Figure 2 in this report). The heritage buildings in the precinct form several substantially contiguous groups along both the north and south sides of High Street, east of the five ways junction; extend into Cotham Road from the junction with High Street; and break up into smaller non-contiguous groups of heritage buildings further east on High Street. The precinct is made up of mainly 'Contributory' properties, with some significant properties, as well as several existing individual Heritage Overlay properties, specifically HO67, HO68 and HO69 (again see the schedule of properties attached to the citation).

The precinct boundaries also incorporate several non-contributory properties, while some sections of High Street have been excluded from the precinct altogether. Development in the side streets (running off High Street and Cotham Road) has also largely been excluded from the precinct due to the precinct's focus on buildings of a commercial and retail nature (meaning that the side streets tend not to have buildings of this nature).

Princess and Denmark streets, Studley Park Road, and High Street south of the five ways junction, also contain commercial and retail development which has been excluded from the recommended High Street-Cotham Road Commercial Precinct. Much of this development is not of heritage value, although there are some buildings of heritage interest or significance. In the latter category are buildings which are not necessarily consistent with the heritage character of the precinct, but are considered to be of sufficient individual significance as to warrant inclusion in the Heritage Overlay. These include the properties at 14-16 Princess Street (pair of Victorian residential terraces, adapted to commercial office use) and 114 High Street (Oak Tree Cottage).

There are also historic commercial/retail buildings in this area which are not considered to be individually significant and accordingly are not recommended for an individual Heritage Overlay control. They are also not recommended for inclusion in the High Street-Cotham Road Commercial Precinct, principally because they are distant from the core area of the precinct which is focused on High Street and Cotham Road to the east of the five ways junction.

Regarding the matter of including or excluding non-contributory properties within the precinct boundaries, this largely depends on the location of the particular property. For instance, where a non-contributory property is located within a row of (or adjoined on both sides by) contributory buildings, or is otherwise in a particularly sensitive part of the precinct, their retention in the precinct will assist in managing the precinct's heritage character and values through (Heritage Overlay) controls over future development. Conversely, where a non-contributory property is located at the end of a row or group of contributory buildings, on the edge or boundary of the precinct, or otherwise in a less sensitive location, exclusion from the precinct can be contemplated without jeopardizing the future management of the precinct's heritage character and values.

## **5.6 Mapping of properties**

The maps included in the citations indicate the location of the subject properties, typically to the extent of the allotments shown on the base plans provided by the City of Boroondara. This method of mapping (usually to the allotment boundary) does not necessarily indicate

the extent of the area of heritage value or character. In most cases the mapped areas (allotments) include the rears of properties where there are outbuildings, carparking spaces, and in some cases more recent detached buildings or common public carparking areas, which are not of heritage interest.

## **6.0 Recommendations of Study**

### **6.1 Additions to the Heritage Overlay**

As a direct outcome of this study the following properties/precinct are recommended to be included in the Schedule to the Boroondara Heritage Overlay:

- High Street-Cotham Road Commercial Precinct
- No 114 High Street, Kew
- Nos 14-16 Princess Street, Kew
- Alexandra Gardens, Kew
- Nos 15, 17, 19, 21, 23, 25, 27 and 29 Princess Street, Kew (include in existing HO143 Barry Street Precinct)
- Nos 6-8, 10-12, 14, 16, 18-26 and 28 Union Street, Kew (include in existing HO150 Glenferrie Road Precinct)

Citations for the High Street-Cotham Road Commercial Precinct and the individual heritage places are included at the end of this report in Section 7.0; the section also includes a schedule of the properties in Princess and Union streets, together with a brief description and history of the properties, and current images.

As noted above, a group of properties at 90-98 High Street, Kew, at the south-west end of the Structure Plan study area, has been separately assessed (under a different study) and recommended for inclusion in a new residential Heritage Overlay precinct, known as the High Street South Residential Precinct. The majority of this recommended precinct is located outside the Structure Plan study area. The assessment and documentation of these properties, including the precinct citation and schedule of properties, are contained in a separate report: *Assessment of Heritage Precincts in Kew*, Lovell Chen Architects & Heritage Consultants, June 2011

### **6.2 Policy Revisions**

As a direct outcome of this study the following policy revisions/changes are recommended.

#### *6.2.1 Municipal Strategic Statement*

- Revise Council's Municipal Strategic Statement (MSS) to include reference to the heritage significance of the Kew Junction area, and to the importance of historic commercial and retail buildings and streetscapes.

**Purpose:** Council's MSS at Clause 21.05 'Heritage, Landscapes and Urban Character', already makes reference to the importance of the municipality's heritage, and the valued contribution this makes to the historic character of the City. Adding a reference to the Kew Junction area, and other valued historic retail precincts and shopping strips in the municipality, is an appropriate means of acknowledging these significant heritage areas.

### 6.2.2 Clause 22.05 'Heritage Policy'

- Update the 'Heritage Policy' at Clause 22.05, specifically 22.05-5 'Heritage Precincts Statements of Significance', to include the statement of significance for the High Street-Cotham Road Commercial Precinct.

**Purpose:** Council's local heritage policy includes summary statements of significance for each Heritage Overlay precinct in the municipality. A summarised version of the statement included in the High Street-Cotham Road Commercial Precinct citation (see Section 7.0 of this report) should be added to the policy.

- Amend the statement of significance at Clause 22.05 for the Barry Street Heritage Overlay Precinct (HO143). The following reproduces the existing statement, with the recommended additional text highlighted:

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

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

The area is one of Melbourne's best concentrations of large late Victorian and Federation house designs, in varied materials and often ably utilising the topography of the area. The precinct also has a number of distinctive designs of the interwar period.

**The eastern area of the precinct has some more modest dwellings on smaller blocks, including substantially intact development from the late nineteenth and early twentieth centuries.**

Many of the streets are marked by original basalt kerbing and grading, and the area features mature gardens and street trees.

- Amend the statement of significance at Clause 22.05 for the Glenferrie Road Precinct (HO150). The following reproduces the existing statement, with the recommended additional text highlighted:

The Glenferrie Road Precinct, Kew, is an area of heritage significance for the following reasons:

The western parts of this precinct are marked by mansion development of the Victorian period, and though some are surrounded by unsympathetic later development, a significant number of individually significant early Kew mansions survive here, albeit in some cases converted to institutional uses. This is one of three notable mansion precincts in Kew, the others being HO158 (Walmer Street) and HO162 (Sackville Street).

**More modest but still valued late Victorian residential development, such as single-fronted cottages and terrace rows, is also located in the western areas of the precinct.**

The eastern section of the precinct is significant for its mixture of small and medium scale Victorian housing, much of which relates to two important 1880s estates: Edgevale and Doona Hill.

The area has a strong visual connection with several fine assemblages of school buildings: either in its midst (Ruyton) or at its borders (Trinity, Xavier, Methodist Ladies' College).

The area includes the former Kew civic buildings and the Sacred Heart Church and School, both in Cotham Road, the latter important to the considerable Roman Catholic heritage in the area.

The area also includes the entire Glenferrie Road streetscape north of Barkers Road up to Wellington Street, including two of MLC's most important buildings and a mixed 1880s to interwar streetscape.

The area includes a number of individually significant architectural designs, the majority of which are Victorian mansions.

**Purpose:** In recommending that the properties in Princess and Union streets be added to the adjoining heritage precincts, it was also recognised that the existing statements of significance (as included in the 'Heritage Policy' at Clause 22.05) required reviewing and potentially updating, in order to accommodate these buildings (and their heritage character).

For the Princess Street properties, the recommended change to the statement will assist in including the properties in the Barry Street Precinct. The recommended change is minor, but sufficient to capture the properties and their value/importance to the precinct.

Similarly, the change to the Glenferrie Road Precinct is also minor, but it provides for modest historic development in the western area of the precinct, both in Union Street and also in other streets currently located within the Heritage Overlay area (for example Gordon Avenue), which was not specifically flagged or identified in the existing statement.

### 6.2.3 *Schedule of Gradings in Heritage Precincts 2006*<sup>1</sup>

- Update the Schedule of Gradings in Heritage Precincts 2006 to include the properties within the High Street-Cotham Road Commercial Precinct, and the additional properties in the Barry Street and the Glenferrie Road precincts, with their respective gradings.

**Purpose:** The *Schedule of Gradings* is a reference document at Clause 22.05. It identifies, in a schedule format, the gradings of properties included within all Heritage Overlay precincts in Boroondara. The schedule identifies properties which are significant or contributory; non-contributory places are not specifically identified in the Schedule. In order for this document to remain current, and on the basis that the properties in the recommended High Street-Cotham Road Commercial Precinct, and the additional properties in Princess and Union streets are included in the Schedule to the Heritage Overlay, then the *Schedule of Gradings* should be updated.

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<sup>1</sup> The *Schedule of Gradings* is available on Council's website (Heritage page) at [http://boroondara.vic.gov.au/your\\_council/building-planning/strategic-planning/heritage/ref/documents/gradings](http://boroondara.vic.gov.au/your_council/building-planning/strategic-planning/heritage/ref/documents/gradings)

#### 6.2.4 *Update schedule to Clause 43.01 Heritage Overlay*

- Update the schedule to reflect the addition of new Heritage Overlays for High Street-Cotham Road Commercial Precinct, 114 High Street, 14-16 Princess Street and Alexandra Gardens.

**Purpose:** The Schedule to Clause 43.01 identifies the properties which are covered by a Heritage Overlay and provides a planning scheme map reference number. It also identifies if a particular property is subject to external paint and internal alteration controls. Properties identified in this schedule will also be subject to Council's local heritage policy at Clause 22.05.

## **7.0 Citations & Property Schedules**

The precinct and property citations resulting from this heritage study are as follows:

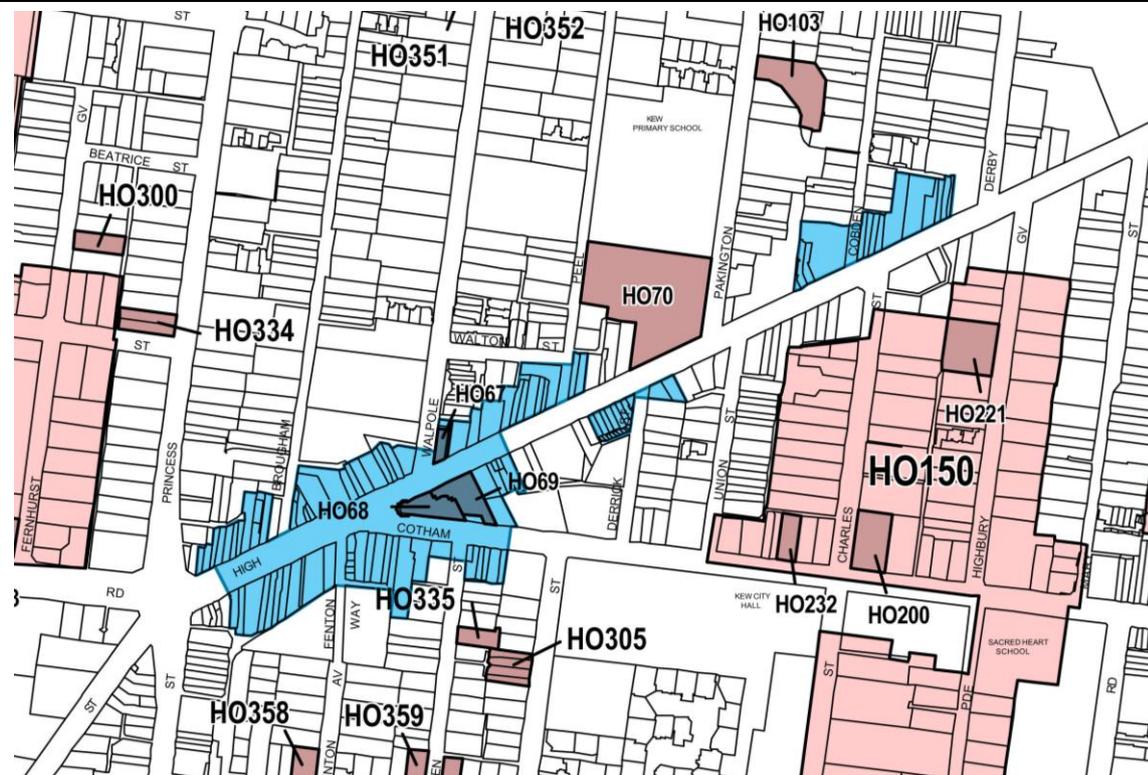
- High Street-Cotham Road Commercial Precinct (plus schedule of properties)
- 114 High Street, Kew
- 14-16 Princess Street, Kew
- Alexandra Gardens, Kew

Schedules of those properties recommended for addition to the Barry Street Heritage Overlay Precinct, and to the Glenferrie Road Heritage Overlay Precinct, have also been prepared and are included below. These are accompanied by images, and a brief description and history of the properties.

**7.1 High Street-Cotham Road Commercial Precinct Citation**



<b>Precinct</b>	Kew Junction Commercial Heritage Precinct	<b>Reference No</b>	
<b>Streets</b>	Principal streets and High Street and Cotham Road, with some addresses to Fenton Way.	<b>Survey Date</b>	Jan-March 2010



Map showing proposed Heritage Overlay precinct in blue



High Street, north side, looking east.

## History

### *Establishment and Early Development of Kew*

Charles Grimes, Surveyor General of New South Wales, was charged with the survey of the Port Phillip district and discovered the Yarra River in 1803. He and a party travelled up what he called the Freshwater River (the Yarra) and after disembarking at Dight's Falls made a brief survey of the land to the east. Reports of the country were mixed – one of the party reflected on the quality of the country, while Grimes was not impressed.<sup>1</sup> It was not until the mid-1830s that settlers and squatters recognised the potential of the country to the east of the Yarra and travelled from New South Wales and Van Dieman's Land to settle the area.

Much of the land in the present day City of Boroondara was taken up as part of a vast pastoral estate by John Gardiner, Captain John Hepburn and Joseph Hawdon in 1836. John Gardiner soon bought out his partners, but by 1839 had given up the estate and it was reclaimed by the colonial government of New South Wales. Robert Hoddle undertook initial surveys of the region in 1837 and proclaimed the Parish of Boroondara. 'Boroondara' was taken from a compilation of aboriginal names Hoddle had compiled in his fieldbook, which suggested it was from the Woiwurrung language and translated as 'where the ground is thickly shaded'.<sup>2</sup> Kew was earmarked as farmland and larger blocks were surveyed for this purpose. Bulleen Road (now High Street), Cotham Road, Princess Street and Denmark Street had probably already been developed as roads and formed the boundaries of Crown portions in Hoddle's survey.

Under Hoddle's supervision, T H Nutt carried out further land surveys in 1843 and the first land sales in the Parish of Boroondara were held in Sydney shortly after. The survey divided Gardiner's former estate into lots varying between ten and 200 acres in size<sup>3</sup>. Few of the original 150 portions sold in initial auctions.

The discovery of gold in the 1850s brought a massive influx of people to Victoria. The population boost and accompanying demand for land prompted further land sales in Kew, and auctions were held in 1851. Allotments that had been slow to sell in previous auctions were more popular and some of the prime land close to the river fetched exorbitant sums of 480/- per acre.<sup>4</sup>

The general area of this precinct, located on both sides of High Street, and part of Cotham Road, to the east-north-east of the junction of the five ways (see below), was first sold as three large allotments in the Crown Land sales of October 1851. The boundaries of these large lots in part followed existing tracks and stock routes, formalising these routes into the principal roads of the area which met at the five ways road junction.<sup>5</sup>

The land that would become Kew Junction formed most of Section 87, which was purchased by speculator Mr N A Fenwick at the 1851 land sales. Fenwick bought the land with a view to subdivision and the 122 acres of the allotment cost £4/6/ per acre. Section 87 extended from the corner of High and Princess Streets, bounded by Eglinton Street to the north and just past Derby Street to the west.<sup>6</sup> Fenwick employed surveyor George Wharton to survey and lay out 'Kew Estate' (which afterwards gave its name to the suburb) into streets and half-acre allotments, which were sold off at substantial profit at £25 apiece.<sup>7</sup> Wharton's plan drew on Hoddle's layout of inner Melbourne and the streets of Kew Estate were laid out in a similar fashion: wide streets interspersed with narrow streets.<sup>8</sup> Fenwick named the larger streets of Kew Estate for English statesmen, including Walpole, Pakington, Derby and Disraeli.

Following Fenwick's success, other speculators took up land in the area. A conglomerate of four speculators acquired Section 86, directly to the south of Fenwick's and bounded by Bulleen Road (now High Street) and Cotham Road, in 1852. Another portion of 74 acres, between Cotham Road and Denmark Street, was also sold to speculators. These investors quickly resold the allotments to others, who then subdivided the land over time.<sup>9</sup> Development of the residential allotments was rapid, although the quality of the dwellings established was variable. The appeal of Kew was heightened by its proximity to Melbourne and by the 1860s it had attracted a relatively high proportion of

professional and middle class residents. A majority of these were of English extraction.<sup>10</sup> In 1858, James Bonwick described Kew as '...the prettiest place out of the dust of Melbourne.'<sup>11</sup>

Much of the residential and commercial development of the area was concentrated around the junction of Bulleen Road (now High Street), Princess Street and Cotham Road, while the land along the Yarra River and to the north was developed primarily as market gardens and dairy farms. By the 1860s a number of churches had been established in the general area, with schools following.

On 4 October 1856 the Roads Board for the Parish of Boroondara was established, comprising parts of the suburbs of Hawthorn, Kew and Camberwell. The Board was vigorous in its development of the area and expended some £25,000 on local road infrastructure over the subsequent four years.<sup>12</sup> In 1860, Hawthorn succeeded from the Roads Board of Boroondara to establish a separate roads entity. The move was quickly followed by the succession of Kew in December 1860. Three years later Kew was proclaimed a Borough.

The concentration of settlement at Kew Junction and away from the Yarra River created problems with water shortages. In 1865, a main connecting Kew to the Yan Yean water system was constructed down the centre of High Street, terminating at the junction with Cotham Road. In the late 1880s, streets branching off High Street at Kew Junction were also connected to the main. At this stage, however, street construction did not extend past Eglinton Street, meaning the mains followed a similar pattern.<sup>13</sup>

#### *Kew Junction: Commerce, Transport, Public Buildings & Public Works*

With the growth of residential development in Kew, businesses moved in to service the population. Establishing premises on High Street, known in earlier times as Bulleen Road or Main Road, shopkeepers benefited from the custom of both the local residents and also from the traffic passing through on the way to Lilydale or the Woods Point goldfield.<sup>14</sup> According to James Bonwick, writing in 1858, Kew was 'well supplied with stores and the usual tradesmen of a township', with the first storekeeper, reputedly Mr French who established a grocery in August 1853;<sup>15</sup> an early post office also operated out of a store in Cotham Road from 1856.<sup>16</sup> Other early businesses included butchers, a blacksmith, bakery, ironmongery, painter, bootmaker, drapers and a chemist. The Prospect Hill Hotel opened in 1857 (today the Dan Murphy store at 299 High Street<sup>17</sup>); and the Greyhound Hotel (today the Skinny Dog Hotel at 151-55 High Street) in 1874.<sup>18</sup>

Construction continued around Cotham Road and High Street, which were cemented as social and commercial centres by the 1860s. James Moragan added to the development of High Street with construction of a series of wooden shops and dwellings between Charles Street and Highbury Grove circa 1863, which he rented out to various tenants.<sup>19</sup> The pace of development in the rest of Kew, however, was effected by its isolation and the barrier presented by the river. Despite construction of the Johnston Street Bridge (1858), a punt across the Yarra (c.1860) and the Victoria Bridge (1884) which connected Kew with the inner suburbs, development of public transport was slow.

The (then) Borough of Kew experienced generally slow but steady growth in the middle years of the nineteenth century. The number of businesses also grew, concentrated in the area to the east of the five ways road junction, up to the intersection of High Street and Cotham Road. The name 'Kew Junction' was generally given to this area, between the five ways 'junction' and the High Street/Cotham Road 'junction'.

High Street was also modified in this period. Before 1865 the road was much steeper in this area, but was regraded by the Borough Council through lowering the street level (by about one metre, or three or four feet) at the intersection with Cotham Road; and also infilling a hollow between Brougham and Princess streets.<sup>20</sup>

By the 1870s and 1880s the prosperity of Kew had increased sufficiently for the opening of several bank branches. After initially operating out of existing buildings, the ES & A Bank moved into a purpose built premises in 1884 (175 High Street), with the National Bank of Australasia doing the same in 1888 (185 High Street).<sup>21</sup> The 1888 National Bank replaced an earlier branch of the bank

located at 87 High Street in 1885. The new premises were designed by architects George Inskip and W E Robertson. The branch incorporated a residence at the rear of the banking chamber and on the second floor of the building.<sup>22</sup>

The ES & A Bank was designed by prominent architects Leonard Terry and Percy Oakden, who were responsible for the design of a number of ES & A banks, including branches at Ascot Vale, Brighton, Hawthorn, Melbourne, Oakleigh, South Melbourne and Windsor. The partnership of Terry and Oakden formed in 1874, although the partners retained an individual approach to their design work. Terry, often in partnership with Oakden, was also responsible for the design of many buildings included in the Victorian Heritage Register which, in addition to banks, included churches and residences. Plans for the Kew building indicate that it had a banking chamber and hall, as well as rooms for tellers, ledgers, the manager and a strong room. The second floor of the building was presumably used as the manager's residence.<sup>23</sup>

Kew was serviced primarily by horse drawn trams and omnibuses prior to its connection to the rail network. The Kew and Hawthorn Omnibus Co., which had stables in Denmark Street, serviced several short routes around Kew and into neighbouring suburbs.<sup>24</sup> The promise of a railway line in the 1880s prompted further development and subdivision.

With the boom of the 1880s, the population of Kew increased, growing to 7462 by 1891, followed by a more moderate increase to 8119 inhabitants by 1901. The horse-drawn tram service, beginning in December 1887, conveyed passengers to and from the Boroondara Cemetery to the east of the precinct area, down High Street and along Barkers Road, before turning west to Victoria Bridge. The Kew spur railway line also opened about this time, with the Kew railway station located to the south of the precinct area, on the corner of Denmark and Wellington streets (on land now occupied by the VicRoads complex).<sup>25</sup> The short spur line connected Kew to the eastern suburbs lines at Hawthorn railway station, via the Barker railway station on Barkers Road. A frequent rail service was still in operation at least until 1939, with a rail service running daily to Hawthorn in peak times. Off peak, a rail motor coach service travelled via Denmark and Power streets, bypassing the Barker railway station site. The spur line was formally closed on 13 May 1957.<sup>26</sup>

The depression of the 1890s effectively halted subdivision and construction in Kew and a number of planned estates failed. Despite agitation for the electrification of tramways along High Street, the service remained horse drawn for a number of years. The Borough of Kew also attempted to garner support for a large public transport scheme, which included the establishment of a tram link along Glenferrie Road to St Kilda. Construction of the project commenced prior to the outbreak of World War I, but lack of funds thereafter meant it was put on hold. By 1914, trams in Glenferrie Road, Cotham Road, Burke Road and the former horse tram route had been electrified.<sup>27</sup> Construction of the tramway along Barkers Road and High Street was commenced in 1915 and completed soon thereafter. Transport continued to impact on the success of development, and much subdivision was concentrated in undeveloped areas of East Kew, where further tram lines were planned.

The complex of (former) public buildings on the triangular allotment at the corner of High Street and Cotham Road, comprising a post office (VHR 885; HO68), court house and police station (VHR994; HO69), were also opened in 1888, at a cost of £10,000.<sup>28</sup> The buildings were designed by the Public Works Department architect, J Harvey, with the design accommodating the apex of the road junctions.<sup>29</sup> Other buildings constructed in the late nineteenth century include terrace rows of two storey shops and commercial buildings at 121-127 High Street, 169-173 High Street, 283-291 High Street and 315-319 High Street.

The Kew War Memorial (VHR 2035; HO572), prominently located in the small triangle of land on the west side of the public buildings complex, was erected by Kew Council in 1925 to honour soldiers from Kew who had fought and died in the Great War (World War I). Architect Harry Tompkins was responsible for the design, submitted while he was (for a time) Mayor of Kew. The memorial is regarded as a particularly fine example of a Classical style war memorial, built of granite and marble in a circular temple form, supported on Ionic columns. Together with the court house, police station and post office, the memorial contributes to what is considered to be a very fine civic precinct, the components of which are all identified as being of significance to the State of Victoria.<sup>30</sup>

Interestingly, Harry Tompkins was also responsible for the design of other buildings in the precinct in this period, including 176–180 High Street (no longer extant), and the existing buildings at 221 (modified), 223-225 and 305 High Street, all built in the early 1920s.<sup>31</sup>

The Melbourne and Metropolitan Board of Works (MMBW) plan for the area in 1902 shows that by this time, the frontages to High Street between the five ways junction and Cotham Road had been closely developed. The plan indicates that a majority of the buildings are of brick construction, however at that time some timber buildings remained. Development to the north-east of this area is not as dense, with several vacant frontages and some residential development, particularly on the south side of High Street.

Writing in 1910, Barnard describes the junction area as 'the business portion of the Borough'. The Prospect Hill area, located on High Street to the east of the intersection of High and Union streets, is described as being 'almost joined by business premises with the more important part between the Post Office and the Junction', where once it was a separate commercial centre. Barnard was less complimentary about the buildings themselves, stating 'The shop architecture of Kew is unfortunately in many cases not attractive....why pull it down before it is absolutely necessary seems to be the prevailing policy.'<sup>32</sup>

By the 1920s and 1930s however, many of the older premises had been redeveloped and new shop buildings were being constructed; in some cases, new shopfronts were also added to existing buildings in this period. Buildings within the precinct which generally date from the interwar era include 141-149, 305-311, 321-323, 325-333, 142-146 and 154-160 High Street. Number 234-248 High Street is a Victorian era terrace row, the façade of which was remodelled in c.1930-40. An oblique aerial photograph of Kew Junction from this period (c.1925-35, see Figure 9 below) indicates that few timber buildings remained by this time, however many awnings and post-supported verandahs are still apparent to the street.

This period of development in the precinct corresponded with the opening of the electric tramway along High Street in 1915, and a large increase in the local population of Kew between about 1920 and the early 1930s. Additionally, Council passed a by-law in 1927 that forbade the establishment of any new industries, commercial ventures or places of amusement within the City boundaries, effectively ensuring the residential character of the municipality. Exceptions were made for main roads and intersections in Kew, allowing for the establishment of shops in these areas and effectively isolating these types of development in pockets such as Kew Junction.<sup>33</sup>

Car ownership had been steadily increasing since the 1920s, although relatively low numbers of Victorians owned cars until the 1950s. In 1948, General Motors-Holden began production of the Holden Sedan, a relatively inexpensive family model which catered for the increasing demand from families and boosted car sales.<sup>34</sup> With the subsequent increase in car ownership, the problem of Kew's isolation from public transport began to disappear; car ownership was also affordable for Kew's large middle class population.

The increase in car ownership created problems at Kew Junction, especially on High Street, although traffic congestion along the street had been recognised as a problem as early as 1920. A project to widen the street commenced in 1934 when Council acquired approximately 80 metres of (linear) land on the south side of the street between Fenton Way (near Cotham Road) and Denmark Street, which allowed the road to be widened by approximately four metres (12 feet) and also the footpath to be increased in width.<sup>35</sup> Retail and commercial buildings were subsequently constructed on the new road alignment (south side of High Street) where many buildings of the interwar era are now concentrated.

The road widening project was not fully completed, however, with a portion at each end of the widened section of High Street remaining unchanged. Congestion therefore remained a problem with the narrow ends of this section of the street, and in 1943 Town Clerk W D Birrell urged the completion of the project, but this did not eventuate. In 1954, Kew was identified as a major traffic corridor in the Board of Works Planning Scheme, and earmarked for the development of new roads to deal with the congestion.<sup>36</sup> High Street was eventually declared a metropolitan highway in February 1957, and the work to complete the widening was undertaken.<sup>37</sup> The identified need for increased road

infrastructure also culminated in the eventual construction of the Eastern Freeway which, while reducing traffic through the suburb and heavy traffic zones like Kew Junction, also effectively cut the south of the suburb off from the Yarra River and parklands in the north.

The widening also impacted on the form of the five ways junction, in particular opening it up (through demolition of buildings) on the north side of High Street where the street meets the east side of the junction, and realigning the corner at Princess Street. The junction, pre-widening, can be seen in the oblique aerial image at Figure 9.

Save for these later works, the majority of the precinct appears to have been substantially developed by World War II. Development since that time has included the (ongoing) replacement of many original or early ground floor shopfronts, removal of post-supported verandahs and erection of cantilevered awnings, and overpainting of some upper level (first floor) façades. Individual allotments have also been redeveloped, with the original buildings removed and replaced by post-WWII infill development.

As part of a State-wide restructure of local government, the City of Kew was incorporated into the larger City of Boroondara in 1996.

#### *Mid-Twentieth Businesses at Kew Junction*

The following list is a 'snap shot' of businesses at Kew Junction in the middle decades of the twentieth century, including several of long-standing. It begins in the interwar era and continues through to the 1960s, and has been compiled from Sands and MacDougal Directories of 1920-1965. All dates are approximate.

- 142-4 High Street – H, Seligman; Upholsterer. 1945 – 1965
- 174 High Street – Elizabeth of Kew; Miliner. 1945 – 1965
- 192 – 196 High Street – Miss V A Cornish; Estate Agent. 1935 – 1965
- 198 High Street – L Mas; Hairdresser. 1945 – 1965
- 242 High Street – Arthur Snell. 1925 – 1965
- 242 High Street – Mrs E Newman. 1925 – 1955
- 119 High Street – Ritchie & Long; shoe store. 1945 – 1965
- 121 High Street – Appleton & Wright; Mercer. 1935 – 1965
- 127 High Street – H Holmes & Son; ironmongers. 1920 – 1965
- 129 High Street – H J & J L Marsh; Butchers. 1920 – 1965
- 133-35 High Street – J P Aarons; Electrical engineers. 1945 – 1965
- 153-55 High Street – Charles Turnley. 1935 – 1965
- 157-63 High Street – G J Coles & Co Ld; Fancy Goods. 1955 – 1965
- 159-61 High Street – Crofts Stores; Grocers. 1935 - 1955
- 171 High Street – Carol Smith; Ladies Drapers. 1945 – 1965
- 181 High Street – Crook National Stores; Grocers. 1945 – 1965
- 189 High Street – P Cohen; Hairdresser. 1920 – 1955
- 197 High Street – Langknitt Drapery (formerly Langham Knitting Mills). 1935 – 1965
- 199 High Street – 'L'Argent'; Ladies Hairdresser. 1945 – 1965
- 211 High Street – Bob Stewart; Mercer. (formerly Mrs A Stewart). 1935 – 1965
- 217 High Street – S Famularo; Fruiterer. 1935 – 1955

- 219 High Street – 'The Mayflower', Art Needlework. (formerly Mrs G E Thurman, Art Needlework). 1935 – 1965
- 223-25 High Street - Miss G V Twiss; Milliner. 1945 – 1965
- 317 High Street – C A Skiptaris; Fishmonger. 1945 – 1965
- 331 High Street – Arnette, First. (formerly 'Naenette'), 1945 – 1965

(Lovell Chen, 2010)

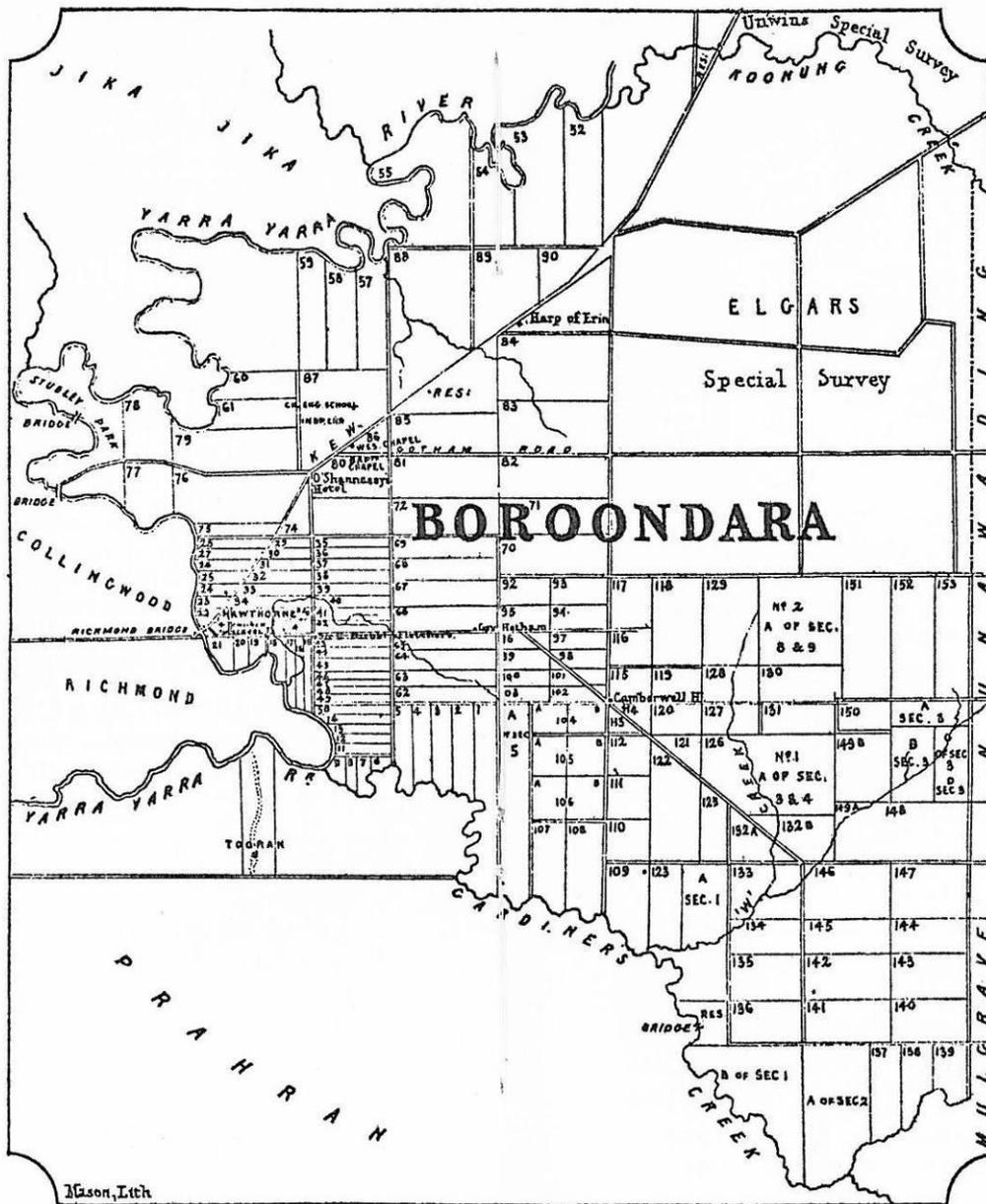


Figure 1 Parish of Boroondara, original survey portions.  
Source: Barnard, 1910.

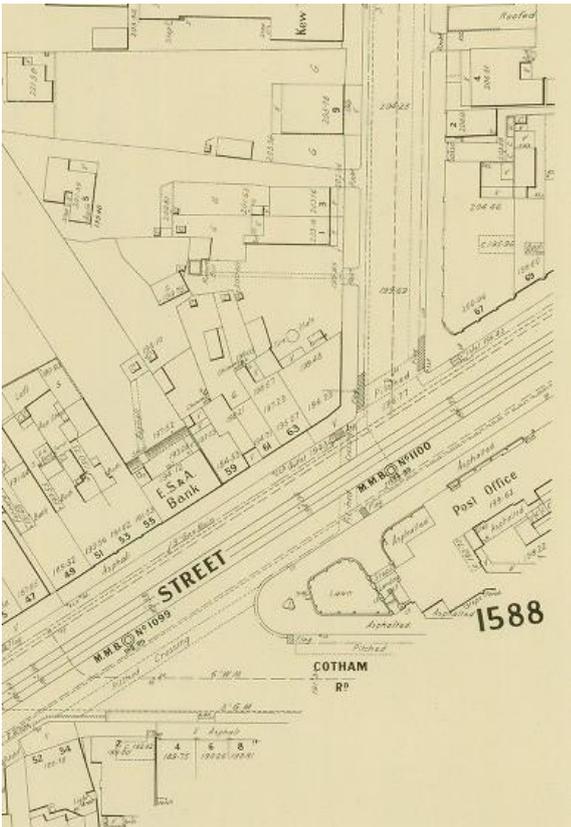


Figure 2 Extract from MMBW plan 1581, 1903. The plan shows the intersection of High Street and Cotham Road. Note the post office on the triangular site.  
Source: State Library of Victoria.



Figure 3 High Street in the 1890s, looking east; the five ways road junction is at bottom of picture. The then recently completed post office is indicated by the arrow.  
Source: State Library of Victoria.



Figure 4 High Street in c.1900 looking west. Note the horse drawn tram.  
Source: State Library of Victoria.



Figure 5 Looking south-west along High Street in the post-WWII period. The War Memorial (just visible) and junction with Cotham Road are at left.  
Source: State Library of Victoria.



Figure 6 Kew Railway Station, c.1890, today the site of the VicRoads complex in Denmark Street, Kew (just outside the precinct area).  
Source: State Library of Victoria.

### **Description**

The Kew Junction Commercial Heritage Precinct has a predominantly retail and commercial built form character. The valued heritage buildings form several substantially contiguous groups along both the north and south sides of High Street, east of the five ways junction; extend into Cotham Road from the junction with High Street; and break up into smaller non-contiguous groups of heritage buildings further east on High Street. The key focal point within the precinct is the very distinguished group of former public buildings concentrated in the post office, police station and court house complex on the landmark triangular site at the junction of High Street and Cotham Road. The significance of this civic group is recognised through their individual inclusion in the Victorian Heritage Register and the Heritage Overlay. The five ways junction, although located immediately outside the precinct boundary, is also highly visible from within the precinct.

The majority of buildings are two-storey terraces, with ground floor shopfronts, parapeted first floors, and zero setbacks to the main street frontages. There are also some single storey examples, and larger commercial buildings some of which have corner presentations. Roofs and chimneys are typically not prominent (i.e. not highly visible), and include hipped roof forms, and skillion or single-pitched roofs. Awnings, which have replaced original verandahs in most instances, are principally cantilever types with boxed soffits and standard-depth fascias. The upper (first) floors of the buildings generally have a comparatively high level of intactness, albeit some original unpainted surfaces have been overpainted. Most ground level facades/shopfronts have been altered, although some of long standing remain (of some age if not necessarily original) and are contributory elements; these include those at 141, 158, 160, 172, 174, 192-196, 198, 234-248 High Street.

The built form extends back into the properties, where outbuildings, carparking spaces, etc, are located to the rears, many with ROW rear access. In some cases, the rear yards of the original allotments have also been truncated and presumably subdivided and given over to common or public carparking areas. Some buildings, including in particular on the north side of High Street, also have angled (or cranked) footprints behind their street frontages, following the irregular allotment plans (as can be seen in Figure 9).



Figure 7 Junction of High Street and Cotham Road, with former Kew Post Office (VHR 885; HO68), and adjacent Memorial (VHR 2035; HO572), at centre.



Figure 8 High Street, south side, looking towards intersection with Cotham Road.



Figure 9 Oblique aerial photograph looking south-west (High Street at centre) towards the five ways road junction (at top of image) c.1925-35. Note the irregular (angled) allotments on the north side of High Street (right half of picture).

Source: State Library of Victoria

As is typical of historic retail strips, the precinct is generally linear in nature with the valued built form presenting as a 'wall' of building frontages. This 'wall', including in views looking up High Street from the west at the five ways junction, has a generally consistent two-storey scale (as can be seen in the images included in this citation). The majority of architectural detailing is also concentrated in the visible streetscape facades, with the precinct therefore deriving much of its heritage character from the building frontages, as opposed to appreciating the three dimensional form of buildings. The exception to this is of course the corner buildings in the precinct, and the public buildings on their triangular central site.

It is also the case that in most instances the rear areas and elements of the graded properties (outbuildings, carparks, etc) tend to be of little or no heritage interest.

Also as is typical with commercial precincts, signage, colourful advertising and shop names are abundant, generally found on the fascias of awnings/verandahs, in windows and on parapets, or attached to first floor facades as detached signs, or screens. In some cases, the latter include whole

of façade screens which conceal original walls/fabric beneath, as occurs with two of the terraces at 10-16 Cotham Road.

The majority of built form within the precinct boundaries dates from the Victorian and interwar eras, with some more limited Federation and post-WWII development (up to the 1960s). While this area of Kew was first developed in the late 1850s and 1860s, no individual buildings or built form fabric from this early period, including original timber buildings, have been identified as part of this assessment, although early building components may remain behind existing street frontages or located within property allotments where they are not obvious or discernible in streetscape investigations.

## **Architectural analysis**

### *Commercial Italianate (terraces)*

The oldest buildings in the precinct are predominantly in the adapted Renaissance revival style,<sup>38</sup> typical of terraced shops in Melbourne of the 1880s, as at 6-16 Cotham Road, 169-173 High Street or 283-291 High Street. This style and approach to commercial building design was widespread in inner suburban shopping strips, including elsewhere in Boroondara as at Camberwell and Hawthorn. The terraces variously have balustraded or moulded parapets; elaborate cornices and friezes with a moulding over the central bay; some of the friezes have sculpted festoons or swags; other elements include moulded string courses at the window sills and arch springing points; round or stilted segmental arches over paired upper-storey windows; and squared piers which often support urn or orb finials. Chimneys usually have plain stacks and broad, elaborately sculpted cornices finished in stucco. Classical orders are not normally used in these frontages, although informal Italian Romanesque columns derived from Corinthian support arches are evident in some fronts, as with the triple arcade at 115 High Street.

### *Free-standing Italianate & Renaissance Revival*

Larger Kew Junction buildings such as Inskip and Robertson's splendid National Bank of Australasia (HO67) at 185 High Street (1888) continue this style in ways similar to the larger banks and hotels in Camberwell or Hawthorn. The National Bank building also has clear parallels with the Commercial Bank at the Glenferrie Road-Burwood Road corner (c.1887), the Hawthorn Hotel in Burwood Road (1888), and the Palace Hotel in Burke Road (1887-8). Free-standing Italianate buildings generally display a more extensive set of Renaissance detailing than is seen in commercial terrace buildings. The National Bank building, for example, uses a sculpted stone-fronted base, pilasters on each level, sculpted pediments and spandrels, rusticated stone effects on the lower storey, lugged aedicules around the upper and some ground floor windows, a cartouche frieze with relief consoles, and a full set of orbed finials set above gabled piers. In date this building comes near the close of consistent Renaissance revival usage, and has additional Mannerist<sup>39</sup> elements such as scroll pediments and 'quasi' orders, where fragments of floral Corinthian (upper storey) and Doric fluting (ground storey) are spread across each pilaster. The timber window frames are fully sculpted in Renaissance mouldings, a device seen on major city buildings of the time such as Sulman and Power's Ross House in Flinders Lane, Melbourne.

### *Commercial Gothic*

The most conspicuous example of this style in the precinct is 175 High Street, the former ES & A Bank of 1884; it also has parallels with Guyon Purchas' Wilton at 63 Cotham Road, outside the precinct and now the Kew RSL (1886).<sup>40</sup> The treatment of exposed Hawthorn brick with stucco parapets, courses and arch dressings draws on the earlier Gothic banks of architect William Wardell and others, influences which also appear in Wardell's own (former ES & A Bank of 1885) at the corner of Burke and Riversdale roads, Hawthorn East (Camberwell Junction).<sup>41</sup>

### *Late 19<sup>th</sup> Century English Queen Anne Revival ('Queen Anne')*

In the late 1880s-c.1890, several buildings in the precinct adopted a mode which can be described as 'Queen Anne'. These include the aforementioned police station, court house and post office at the junction of High Street and Cotham Road (1886, 1888). Several other commercial frontages are in this manner, as at 119-127 and 315-319 High Street. The National Bank of Australasia also has several of these touches in amongst its otherwise late Renaissance revivalism. These elements, which are evident across the exteriors of the post office and court house buildings, include vertically exaggerated pediments resembling equilateral triangles; extruded triglyph or flute mouldings; exposed face brick on both storeys (sometimes over-painted here); and small pediments supported on relief consoles. The public buildings also show another characteristic detail of this early free style: exposed face brick chimneys criss-crossed by 'strapwork' and string courses of raised and angled brick headers. This is additionally seen in many surrounding houses and recurs along with a typically early free style frontage, at 315-319 High Street.

While 'Queen Anne' is a term which is often applied to these designs,<sup>42</sup> the term more accurately refers to London and other British buildings of Queen Anne's time, before 1713. It was later applied to early free style London architecture of the 1860s and 1870s, associated with Norman Shaw, Eden Nesfield and others in a circle influenced by the aesthetic movement, and exploring both open internal planning and the direct expression of materials and internal function. Apart from exposed face brick, fanciful gabling and stuccoed window trim, however, this work differed from the original Queen Anne in most other respects. As Norman Shaw and others worked with free treatments of asymmetrical house design, this term was extended to cover new and reforming architecture outside Britain, as with North America's 1880s Shingle Style and Australian architecture of the Federation period (the late 1880s to c. 1915).<sup>43</sup> Bernard Smith and others have also considered this architecture as reflecting a distinct Australian Federation style.<sup>44</sup>

### *Early 20<sup>th</sup> Century (1900s-1920s)*

Some early twentieth century buildings in the precinct are in a more Classically and Baroque-based mode, as in the shop buildings at 141-143 High Street. Of the latter the rustication, raised flat panels and swags have been influenced by the contemporary revival of 'English Renaissance' (now known as Edwardian Baroque)<sup>45</sup> common in the 1900s. Ionic was the preferred order in Australia's Baroque Revival of c.1895-1925, but Baroque Mannerism and formal complexity often vied with Greek classical purism in designs from this period, spurred by Greek hero-mythologizing in World War I.<sup>46</sup> This Classical purist tendency gained ground on the Baroque after c.1914, influenced by architectural shifts in the United States and France.<sup>47</sup>

The next major group of buildings in the precinct in this period is a range of commercial buildings dating from the 1910s-1920s, in both single- and double-storey forms. The single-storey buildings typically have a deep upper parapet, some framed in brick-coursing, covered in stucco, and retaining hints of Art Nouveau or Arts and Crafts influences. Ground floor shop fronts may also retain tile detailing, window framing, top lights over doors, and also clerestory windows above the awning to draw in natural light. Examples include 145-149, 179-183 High Street and 40-52 Cotham Road.

The two-storey buildings of this period extend the single-storey approach at ground floor level, with generally unadorned first floors. These include 198-202 High Street, overpainted but with corbelled piers and paired windows sitting on heavy bracketed sills; 305-311 and 321-323 High Street. Number 192-196 High Street is similarly plain but with clinker brick colour relief in course lines and window sills to the first floor façade. Somewhat more complex treatments are seen in 113 High Street, which has a recessed balcony and bracketed cornice over a signage panel; 119 High Street, with 'mortarboard'-capped piers and a reversed arch above the awning; the former butcher's at 129-131 High Street, with a broad curving cornice and signage panel in the parapet; 201-203 High Street, with flat projecting panels recalling the Edwardian Baroque; 213-219 High Street, with five scooped or curved brick parapet bays in a plain face brick; and 223-225 High Street, an asymmetrical front with three rusticated piers and non-original windows. Almost all these frontages also have clerestory windows to let in light above the awnings.

### *Late interwar and immediately post-war (1930s-1950s)*

A large number of commercial buildings in the precinct date from this period, when modern 'functional' (unornamented) architecture was being absorbed into Australian practice. The building frontages are marked by continued colouration through the use of courses of clinker, glazed brick and some stucco. Tudor and Old English styles were popular in residential architecture, and this influence was reflected in some commercial buildings, where gables and clinker brick distinguished the street elevations. These include 142-146 and 154-160 High Street which are vaguely Medieval in character and emphasise this with exposed face brick. Number 154-160 High Street extends this with diagonal brickwork treatment, although its windows are modernist double-hung sashes with horizontally emphasised glazing bars.

Other examples from this period are 'parapet' types, generally with a pitched roof behind or possibly a single-pitch roof sloping away from the street. Among the two-storey buildings of this type, 325-333 High Street is unusual in its use of stepped and pent parapet lines. Many have been overpainted and previously relied on varied brick texture and colour for relief. Those that retain unpainted exposed brickwork include the tapestry and clinker brick building at 162-164 High Street, and the cream brick of 254-256 High Street.

### *1960s & Beyond*

Several of the buildings from this later era are typical but nevertheless competent designs for their period. Those which contribute to the precinct include the ANZ Bank building at 176 High Street, and the former Commercial Banking Corporation of Sydney (CBC) bank branch, the (current) Silk Gallery building on the opposite corner at 178 High Street, with its associated single-storey shops to Fenton Way.

## **Comparative Analysis**

The Kew Junction Commercial Heritage Precinct focused on Kew Junction is similar to many inner and middle-ring historic commercial strips and shopping centres in Melbourne which had their origins in the mid-nineteenth century, but lost all or most of their original timber shops and first generation commercial buildings. Camberwell Junction compares in this way, although some commercial buildings from the 1850s and 1860s survive in Fitzroy and Richmond. The precinct, while lacking a major transport presence such as a centrally placed railway station (as at Burke Road, Camberwell, Glenferrie Road, Hawthorn or Maling Road, Canterbury), does have some civic presence in the very distinguished group of former public buildings (post office, police station and court house) complemented by the War Memorial, located on the prominent triangular site at the corner of High Street and Cotham Road. The significance of this civic group is recognised through their individual inclusion in the Victorian Heritage Register and the Heritage Overlay.

The precinct also compares favourably with other historic commercial precincts in retaining a relatively high proportion of intact upper (first) floor facades. This goes beyond Boroondara examples to include retail precincts in Fitzroy (Smith and Brunswick streets); Richmond (Swan Street and Bridge Road); and Prahran/South Yarra (Chapel and Greville streets).

While the Kew Junction Commercial Heritage Precinct lacks the concentrated and often exuberant Victorian and early twentieth century character of Glenferrie Road, or the aforementioned Brunswick, Smith, Chapel and Greville streets, it has a notable collection of interwar (1920s and 1930s) commercial and retail buildings. The precinct also compares favourably in this context through retaining some interwar ground floor shopfronts, although as with the other comparable historic shopping strips most earlier shopfronts have been removed/replaced.

## **Assessment Against Criteria**

### *HERCON Criteria*

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

The Kew Junction Commercial Heritage Precinct is of local historical significance. From the mid-nineteenth century, this area of Kew Junction has been a commercial centre and more broadly a civic and social focus for residents of Kew, attracting many prominent public and commercial buildings as well as numerous local businesses established and supported by the community over many decades. The earliest businesses on High Street were established in the 1850s, when the street served local residents as well as traffic passing on the road to Lilydale or beyond to the Woods Point goldfield. As the number of businesses grew, they were concentrated in the area to the east of the five ways road junction, and up to the intersection of High Street and Cotham Road. This is now known as 'Kew Junction', after the intersections of the principal roads in the area. The local growth in population and prosperity in the later decades of the nineteenth century attracted banks, hotels, a variety of merchants, a horse-drawn bus/tram service, and the Kew spur railway line. This burst in growth and development culminated in the late 1880s in the outstanding complex of public buildings (post office, court house and police station) constructed on the prominent and elevated triangular site at the junction of High Street and Cotham Road. The significance of this civic group is recognised through their individual inclusion in the Victorian Heritage Register and the Heritage Overlay. Later, after a section of High Street was widened in 1934 to relieve traffic congestion, a number of retail and commercial buildings were constructed on the new road alignment (south side of High Street), adding to the growing number of interwar era commercial buildings. In the 1950s, when Kew was identified as a major traffic corridor in the Board of Works Planning Scheme, and High Street was declared a metropolitan highway, additional road widening was undertaken which in particular impacted on the form of the five ways junction, opening it up through demolition of buildings on the north side of High Street.

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

Not applicable

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

Not applicable

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

The Kew Junction Commercial Heritage Precinct is significant for demonstrating several of the principal characteristics of historic retail strips/shopping centres in inner and middle-ring suburbs of Melbourne. These include the comparatively high level of intact and parapeted first floor façades, in contrast to the ground floor shopfronts which have often been altered/replaced; and the generally linear nature of the precinct, whereby the valued built form presents as a 'wall' of building frontages with the majority of architectural detailing concentrated in the streetscape façades. The precinct is also similar to other historic commercial centres which had their origins in the mid-nineteenth century but have substantially lost their original timber shops and first generation commercial buildings.

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

The Kew Junction Commercial Heritage Precinct is of local architectural significance. It retains many comparatively intact buildings constructed in the second half of the nineteenth century through to the first half of the twentieth century, some of which are architecturally distinguished. The precinct also has several focal points, including the five ways junction and the notable group of former public buildings on the landmark triangular corner site at the junction of High Street and Cotham Road. Architectural styles evident in the precinct include Italianate and Renaissance Revival, Commercial Gothic, Queen Anne, Baroque influenced buildings of the early twentieth century, and a rich collection

of interwar buildings displaying Art Deco characteristics. While the precinct may lack the concentrated and often exuberant Victorian and early twentieth century character of comparable retail precincts in Boroondara and outside the municipality, it has a notable collection of interwar (1920s and 1930s) commercial and retail buildings.

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

Not applicable

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

The Kew Junction Commercial Heritage Precinct is of local social significance, as the focus of retail, commercial and some civic activity in Kew for over 150 years.

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

Not applicable

### **Significant sites within the precinct**

#### *Former A W Padbury & Co, Funeral Parlour 13-15 Cotham Road*

The former premises of the A W Padbury & Co., funeral directors, is of architectural and historical significance at a local level. The building, a two-storey rendered brick interwar structure, was purpose-built as a funeral home, replacing or refurbishing an earlier parlour. It incorporates details and features which are distinctive and demonstrate this historic use: There is a central carriageway through the building, leading to a rear parking area, for the passage of hearses and a chapel and reception rooms to the west side of the carriageway. The chapel entry is marked by a small cantilever canopy, incorporating decorative metal detailing and adjoins a tripartite Gothic-arch form window, marking the chapel. Label moulds, terminating in cement decorations, frame the ground floor and some of the first floor openings, giving the building an ecclesiastical flavour that also assist in demonstrating its original use. The building, although now used for a different purpose than its original one, retains a high level of external intactness and is also of historic significance for its association with one of Kew's pioneer families. The parlour was the first of several operated by the firm in Melbourne's eastern suburbs in the inter-war years.

#### *The Block, 6-16 Cotham Road*

The Block is a row of five rendered brick late Victorian two-storey shop buildings, designed as a unified whole, and is of architectural and historical significance at a local level. Constructed in c. 1900, the shop row retains a high level of ornamentation to the first floor level, although the upper facades of 6-10 Cotham Road are presently screened from view by signage. The building is less common in the precinct context in that it comprises a row of shops, constructed as a single event, in a streetscape where historic commercial premises are more commonly single shop buildings. The Victorian shop row form, which is much more common in the inner suburbs north and south of the city centre, is less common in the Kew context. The degree of ornamentation and scale of the building may have been a response to the prominent siting of the buildings, at the historic civic heart of Kew, opposite the Post Office and Court House.

### *115 High Street*

115 High Street, a two storey rendered brick late Victorian shop building, is of architectural and historical significance at a local level. Within the context of the Kew Junction Precinct the building displays a number of distinctive and uncommon architectural details including an inset colonnaded balcony, set above a frieze of cast ironwork. Its cement decoration is accomplished with escutcheons set flanking the centre arch and a scallop shell infilling the segmental pediment. The inset balcony form, while seen in other later buildings contained within the precinct is not demonstrated elsewhere in buildings of this date.

### *National Bank of Australasia, 185 High Street*

The former National Bank of Australasia, a two storey brick and render Victorian building is of architectural and historical significance at a local level as reflected by its individual inclusion in the Schedule to the Heritage Overlay as place number HO67. Prominently sited and addressing the north-east corner of High Street and Walpole Street, the bank retains significant Italianate ornamentation. This is demonstrated in its moulded pediment, the window framing and engaged pilasters as well as the rich decoration incorporating cartouches displaying the banks insignia which surround the arched window heads to the ground floor. The building retains a high level of intact external detail, including original painted timber doors studded with decorative bosses to the corner splay and a fanlight above, as well as much of its timber window framing. Sited opposite the former Kew Court House and Post Office complex, the subject building reinforces the significance of this important civic group and is of considerable historical and architectural significance in its own right. A heritage citation (number 69) is included for the National Bank in the *City of Kew Urban Conservation Study*, 1988.

### *315-319 High Street*

The former Goss' Buildings, constructed in 1890 and adopting an early Federation Anglo-Dutch form and decoration, are of architectural and historical significance at a local level. The building comprises a terrace row of three two-storey shop and dwellings, constructed of red face brick incorporating horizontal banding of cream brickwork, and elaborate cement render decoration. The first floor elevation retains a high level of intactness, including its unpainted brick finish, cement decoration and window framing, and original sash windows to all three shops. The central parapet element, above the date of construction has however been removed. The building retains the capitals of the pilasters to the ground floor facade, visible above the modern cantilever awning. Flanked by buildings constructed 20 to 30 years later than the subject building, Goss's Buildings are a significant early shop row of considerable scale and detailing in what was at its time of construction, an area of Kew which was slower to develop in a commercial sense, as evidenced by the date of construction of the surrounding buildings.

### *154-160 High Street*

The row of four brick two-storey interwar shop buildings is of architectural and historical significance at a local level. In 1934 the then City of Kew had acquired land along the south side of High Street between Denmark Street and Fenton Street, to permit both road and footpath widening works. The building was one of a number of shop premises constructed after the works were completed in the mid 1930s. The building, similarly to the neighbouring shop buildings to 142-146, 162-164 and 170-174 High Street, also constructed at this time, skilfully utilises a variety of different brick types and finishes. Here though the decorative effect is entirely reliant on the finish and patterning of the bricks, there being no render or pressed cement decoration in evidence. Symmetrically realised and with gablets enclosing a series of unusual semicircular brick projecting window heads, the building retains its original umber terracotta tiled roof and narrow eaves, projecting out over stepped courses of very narrow bricks. The shop to 160 High Street retains its ground floor shopfront intact, apart from the tiling.

### *War Memorial, High Street*

The Kew War Memorial is included in the Victorian Heritage Register as place number H2035 for its architectural, historical and social significance to the State of Victoria, and is identified as HO572 in the Schedule to the Heritage Overlay. In addition to its State significance, the Kew War Memorial is of local significance as the memorial to commemorate the citizens of Kew who were lost in World War I. The memorial is located on a highly prominent site within the commercial precinct at the intersection of High Street and Cotham Road, and is the key focal point of the group of civic buildings within the precinct. A heritage citation (number 81) is included for the Kew War Memorial in the *City of Kew Urban Conservation Study, 1988*.

### *Former Kew Post Office, 186 High Street*

The former Kew Post Office is included in the Victorian Heritage Register as place number H0885 for its historic and architectural significance to the State of Victoria, and is identified as HO68 in the Schedule to the Heritage Overlay. The former Kew Post Office, together with the adjoining Court House and Police Station, form a group of architecturally distinguished nineteenth century civic buildings at the prominent intersection of High Street and Cotham Road. The group of buildings form the historic civic centre of the commercial precinct and the broader suburb. The commercial precinct expanded from and around this civic centre. A heritage citation (number 68) is included for the former Kew Post Office, Court House and Police Station in the *City of Kew Urban Conservation Study, 1988*.

### *Former Kew Court House and Police Station, 188 High Street*

The former Kew Court House and Police Station are included in the Victorian Heritage Register as place number H0944 for its historic and architectural significance to the State of Victoria, and is identified as HO69 in the Schedule to the Heritage Overlay. The buildings, with the Kew Post Office, form a prominent group of civic buildings within the precinct at the apex of the intersection of High Street and Cotham Road. The group of buildings formed the historic centre of the local commercial precinct in Kew. A heritage citation (number 68) is included for the former Kew Post Office, Court House and Police Station in the *City of Kew Urban Conservation Study, 1988*.

## **Statement of Significance**

### *What is significant?*

The Kew Junction Commercial Heritage Precinct has a predominantly retail and commercial built form character, with the majority of contributory buildings, as well as some individually significant buildings within the precinct boundaries dating from the Victorian and interwar eras, with some more limited Federation and post-WWII development (up to the 1960s). The precinct includes several substantially contiguous building groups along both the north and south sides of High Street, east of the five ways junction; extends into Cotham Road from the junction with High Street; and breaks up into smaller non-contiguous groups of heritage buildings further east on High Street. The key focal point within the precinct is the (former) public buildings group (post office [VHR 885; HO68], police station and court house [VHR 994; HO69] and war memorial [VHR2035; HO572]) on the landmark triangular site at the junction of High Street and Cotham Road.

The earliest businesses on High Street were established in the 1850s, albeit no buildings appear to survive from this period. As the number of businesses grew, they concentrated in High Street to the east of the five ways road junction, up to the intersection with Cotham Road; this area is now known as 'Kew Junction'. Development in the later decades of the nineteenth century attracted banks, hotels, a variety of merchants, horse-drawn transport services and the Kew spur railway line. This burst in growth culminated in the late 1880s in the construction of the outstanding complex of public buildings (post office, court house and police station) on the prominent and elevated triangular site at the junction of High Street and Cotham Road. Development picked up again in the interwar period, including new buildings constructed on the south side of High Street following the road alignment of

1934. The road works were aimed at improving traffic congestion, a constant problem at Kew Junction from the 1920s, and still being addressed with road widening and realignment in the late 1950s when the five ways junction was altered and opened up.

Significant and contributory buildings are principally two-storey terraces, with ground floor shopfronts (many of which are not original); parapeted first floors which display overall a high level of intactness; and zero setbacks to the main street frontages. There are also some single storey and larger commercial buildings, some of which have strong corner presentations.

The precinct is generally linear in nature with the valued built form typically presenting as a 'wall' of building frontages, and the majority of architectural detailing concentrated in the visible streetscape facades.

*How is it significant?*

The Kew Junction Commercial Heritage Precinct is of historical, social and architectural significance to the City of Boroondara.

*Why is it significant?*

The Kew Junction Commercial Heritage Precinct is of local historical and social significance. It has been a commercial centre and a civic and social focus for residents of Kew since the mid-nineteenth century, attracting many prominent public and commercial buildings as well as numerous local businesses established and supported by the community over many decades. The Precinct is also significant for demonstrating several of the principal characteristics of historic retail strips/shopping centres in inner and middle-ring suburbs of Melbourne. These include the comparatively high level of intact and parapeted first floor façades; the generally linear nature of the precinct whereby the valued built form presents as a 'wall' of building frontages; and the concentration of architectural detailing in the streetscape facades.

Architecturally, the Kew Junction Commercial Heritage Precinct is also of local significance. It retains many comparatively intact buildings constructed in the second half of the nineteenth century through to the first half of the twentieth century, including through to the post-WWII period (up to the 1960s), some of which are architecturally distinguished. Architectural styles evident in the precinct include Italianate and Renaissance Revival, Commercial Gothic, Queen Anne, Baroque influenced buildings of the early twentieth century, and a rich collection of interwar buildings displaying Art Deco characteristics. The precinct also has a notable intact collection of interwar (1920s and 1930s) commercial and retail buildings..

**Recommendations**

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

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

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- <sup>2</sup> Boroondara history and heritage: <http://boroondara.vic.gov.au/our-city/history>. Accessed 13 January 2010.
- <sup>3</sup> Rogers, Dorothy, *A History of Kew*, Lowden Publishing Co., Kilmore, Vic., 1973, p. 1-2.
- <sup>4</sup> Barnard, F. G. A. *The Jubilee History of Kew, Victoria: Its origin and progress 1803 – 1910*, E. F. G. Hodges, Mercury Office, Kew, 1910, p. 7.
- <sup>5</sup> Lay, Max. *Melbourne Miles: the story of Melbourne's Roads*, 2003, p. 127.
- <sup>6</sup> Barnard, p. 9.
- <sup>7</sup> Barnard, p. 10.
- <sup>8</sup> Rogers, p. 15.
- <sup>9</sup> See Parish Plan reproduced in Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, p.4/6
- <sup>10</sup> Pru Sanderson Design Ltd, *Kew Urban Conservation Study*, Volume 2, p. 5.
- <sup>11</sup> Rogers, p. 14.
- <sup>12</sup> Sanderson, p. 4.
- <sup>13</sup> Rogers, p. 94.
- <sup>14</sup> Barnard p.31
- <sup>15</sup> Bonwick, James, *A Sketch of Boroondara*, 2<sup>nd</sup> ed. 1968, p.9
- <sup>16</sup> Barnard pp.64-65.
- <sup>17</sup> This building has been significantly altered and does not contribute to the heritage character of the precinct.
- <sup>18</sup> Barnard pp.64-66; Sands & McDougal Directory 1861.
- <sup>19</sup> Rogers, p. 133.
- <sup>20</sup> Barnard p.66
- <sup>21</sup> Barnard pp.64, 77-78
- <sup>22</sup> Information obtained from NAB archives.
- <sup>23</sup> Information obtained from Westpac archives.
- <sup>24</sup> Rogers, p. 188.
- <sup>25</sup> Vaughan, pp.42-44
- <sup>26</sup> Harrigan, Leo J., *Victorian Railways to '62*, Melbourne: Victorian Railways Public Relations and Betterment Board, 1962, p. 287.
- <sup>27</sup> Sanderson, p. 11.
- <sup>28</sup> Barnard pp. 64, 78
- <sup>29</sup> See Victorian Heritage Register citation for the police station and court house, VHR 944; and also the citation for the Kew post office, VHR 885.
- <sup>30</sup> See Victorian Heritage Register citation, VHR 2035.
- <sup>31</sup> Information included in Property Service Plans, obtained from Yarra Valley water.
- <sup>32</sup> Barnard pp. 38, 62, 66

- <sup>33</sup> Sanderson, pp.4/15-4/17
- <sup>34</sup> Davison, Graeme, *Car wars: how the car won our hearts and conquered our cities*, Allen & Unwin, Sydney, 2004.
- <sup>35</sup> Vaughan pp.50-56
- <sup>36</sup> Benyei, J. 'The significance of the Eastern Freeway to North Kew', 1979 as cited in Sanderson, p. 25.
- <sup>37</sup> Sanderson, p. 24.
- <sup>38</sup> Renaissance revivalism, with round-arched windows and revived cornices from the 15<sup>th</sup> and 16<sup>th</sup> centuries, gained momentum in Germany and then Britain between 1830 and 1848, and appeared in Australia as a developed form with James Blackburn's Queen Mary Club in Hobart (1844). Its elements were standard in larger Melbourne villas by the 1860s and adapted to terraced shop fronts soon after. In commercial buildings it supplanted temple-form Greek revivalism.
- <sup>39</sup> Architecture which alludes to classical rules but flouts them. Dominant in Italy in the 1510s-1560s, it was reprised in the Baroque period (c.1640-1750) and in two later Baroque and Mannerist revivals, 1850-65 and 1890-1910. In addition, Australia had a wave of Mannerist architecture in its public buildings during the 1880s. See Richard Apperly, Robert Irving, Peter Reynolds, *Identifying Australian Architecture*, Angus and Robertson, Sydney, 1989, esp. 'Victorian Mannerist', pp. 64-67.
- <sup>40</sup> Sanderson, v. 2a, Citation 15.
- <sup>41</sup> See Victorian Heritage Register citation, VHR 534.
- <sup>42</sup> Apperly and others, 'Federation Anglo-Dutch', pp. 112-115, and 'Federation Queen Anne', pp. 132-135.
- <sup>43</sup> Mark Girouard, *Sweetness and Light: the Queen Anne Movement*, Yale, London, 1981.
- <sup>44</sup> Bernard Smith, 'Architecture in Australia', *Historical Studies*, August 1969, a reaction to Freeland's book; Miles Lewis, 'Architecture from Colonial Origins', *The Heritage of Australia*, Macmillan, Melbourne, 1981, esp. pp. 79-82.
- <sup>45</sup> British examples are examined in Alastair Service, *Edwardian Architecture*, Thames and Hudson, London, 1977, esp. Part 1, Ch. 4, and Part 3, Ch. 10.
- <sup>46</sup> Summed up in Hudson and Wardrop's Melbourne Shrine of Remembrance (1922-34) which combined the temple front of the Athenian Parthenon with the stepped crown of the Helicarnassus Mausoleum.
- <sup>47</sup> These gathered momentum around 1910-12, and were a reaction against contemporary Neo-Baroque. Conrad Hamann, in discussion with Vincent Scully, Yale University, September 1980.



**7.2 Precinct Schedule of Properties**



**Precinct** Kew Junction Commercial Heritage Precinct: Schedule of Properties Within Precinct Boundaries

<b>Name</b>	<b>Address</b>	<b>Existing Heritage listings</b>	<b>Previous Grading (1988)</b>	<b>Previous Grading (1992)</b>	<b>Precinct Grading (2010)</b>	<b>Date/level of intactness/other comments</b>
Public Toilets	9 Cotham Road				Contributory	c1940-50 Good Located on the south side of the former Kew Courthouse and Police Station.
Former A W Padbury & Co	13-15 Cotham Road		B	B	Significant	c. 1920 Good Former premises of Padbury funeral directors/undertakers, retains original central carriageway
	2 Cotham Road				Non-contributory	unknown
The Block	6-16 Cotham Road		B (10-16)	B	Significant	1900 Good Nos 6-10 have boarding/advertising screen over the upper level façades, which appears to conceal original wall fabric beneath.
	24 Cotham Road		C		Contributory	1880-90 Good
	26-28 Cotham Road		C		Non-contributory	A non-original c.1950s frontage has been added to an earlier building.
Ashby Chambers	32-38 Cotham Road		C	B	Non-contributory	c1920s Former 'De Lux' Dance Hall. Building has been rendered externally (post 1992), and non-original mouldings applied to external

<b>Name</b>	<b>Address</b>	<b>Existing Heritage listings</b>	<b>Previous Grading (1988)</b>	<b>Previous Grading (1992)</b>	<b>Precinct Grading (2010)</b>	<b>Date/level of intactness/other comments</b>
						openings.
	40-52 Cotham Road		C	D	Contributory	c1920s Fair
	113 High Street		C	D	Contributory	c1920s Fair
	115 High Street		B	B	Significant	c1880-90 Good
	117 High Street			D	Non-contributory	c1900-10 Poor
	119 High Street		C	B	Contributory	c1910-20 Good
	121-127 High Street		C	B	Contributory	1880s-90s Good
Former Butcher	129-131 High Street		C	D	Contributory	c1910-20 Good
	133-135 High Street		C	B	Contributory	c1880-90 Good
	141-149 High Street		C	B (141-143) D (145-149)	Contributory	c1920 Good
Former Greyhound Hotel	151-155 High Street		C	B	Contributory	1870s Fair
	157-163 High Street				Non-contributory	unknown
	167 High Street		C	C	Contributory	c1880-90 Fair
	169-173 High Street		C	C	Contributory	c1880-90 Good
Former ES&A Bank	175 High Street		C	B	Significant	1884 Good
	177 High		C	C	Contributory	c1910-20

<b>Name</b>	<b>Address</b>	<b>Existing Heritage listings</b>	<b>Previous Grading (1988)</b>	<b>Previous Grading (1992)</b>	<b>Precinct Grading (2010)</b>	<b>Date/level of intactness/other comments</b>
	Street					Good
	179-183 High Street		C	C	Contributory	c1910-20s Good
National Bank of Australia	185 High Street	HO67	A	A	Significant	1888 Good
	187-191 High Street				Non-contributory	c1970-80
	193-195 High Street				Non-contributory	unknown
Former Todd Bros Grain Merchants	197-199 High Street		C	B	Contributory	c1900 Fair This building was given a make-over in the interwar period, including alterations/over painting to the façade above the awning, for Langknitt Drapery. Further alterations occurred in 2012-13.
	201-203 High Street		C	D	Contributory	c1920-30 Good
Bob Stewart building	205-211 High Street		C	D	Non-contributory	c1930s Poor This building has been modified, and has a non-original first floor façade.
	213-219 High Street		C	B	Contributory	c1910s-20s Good
	221 High Street		C	C	Non-contributory	c1920 Poor This building has been modified, with render applied to the exterior and a non-original parapet added.

<b>Name</b>	<b>Address</b>	<b>Existing Heritage listings</b>	<b>Previous Grading (1988)</b>	<b>Previous Grading (1992)</b>	<b>Precinct Grading (2010)</b>	<b>Date/level of intactness/other comments</b>
	223-225 High Street		C	C	Contributory	c1920 Good
	283-291 High Street		C	B	Contributory	c1880-90 Good
Former Prospect Hill Hotel	299 High Street			C	Non-contributory	1857 (includes extensive later works) Poor This building has been extensively altered and extended.
	305-311 High Street		C	C	Contributory	c1920s Good
	313 High Street		C	C	Contributory	c1910s-20s Good
	315-319 High Street		B	B	Significant	1890 Good Former Goss's Buildings
	321-323 High Street		C	C	Contributory	c1910s-20s Good
	325-333 High Street		B	C	Contributory	c1930-40 Good
	142-146 High Street		B	B	Contributory	c. 1935 Fair
	148 High Street				Non-contributory	c1980
	154-160 High Street		B	B	Significant	c. 1935-40 Good
	162-164 High Street		B	C	Contributory	c. 1935-40 Good
	170-174 High Street		B	C	Contributory	c1935-40 Good
	176 High Street		C		Contributory	c.1960s

Name	Address	Existing Heritage listings	Previous Grading (1988)	Previous Grading (1992)	Precinct Grading (2010)	Date/level of intactness/other comments
						Good
	178 High Street & 1-7 Fenton Way		C		Contributory	1963 Good
War Memorial	High Street	VHR H2035 HO68	A	A	Significant	1925 Good
Former Kew Post Office	186 High Street	VHR H0885 HO68	A	A	Significant	1888 Good
Former Kew Court House and Police Station	188 High Street	VHR H0944 HO69	A	A	Significant	1888 Good
	192-196 High Street			D	Contributory	c1920-30 Good
	198-202 High Street		C	D	Contributory	c1920-30 Good
	204 High Street			D	Contributory	c1920-30 Good
	234-248 High Street		C	D	Contributory	c1880-90/c1930-40 Fair This is a Victorian building with an interwar make-over of the exterior; the latter treatment makes a contribution to the precinct.
	254-256 High Street		C	D	Contributory	1935 Good
	2 Walpole Street		C		Contributory	1890-1900 Good

## Cotham Road



9 Cotham Road (Contributory)



13-15 Cotham Road (Significant)



2 Cotham Road (Non-contributory)



6-16 Cotham Road (Significant)



24 Cotham Road (Contributory)



26-28 Cotham Road (Non-contributory)



32-38 Cotham Road (Non-contributory)



40-52 Cotham Road (Contributory)

**High Street, North Side**



113 High Street (Contributory)



117 High Street (Non-contributory)



121-127 High Street (Contributory)



115 High Street (Significant)



119 High Street (Contributory)



129-131 High Street (Contributory)



133-135 High Street (Contributory)



141-149 High Street (Contributory)



141-149 High Street (Contributory)  
(another view)



151-155 High Street (Contributory)



157-163 High Street (Non-contributory)



167 High Street (Contributory)



169 - 173 High Street (Contributory)



175 High Street (Significant)



177 High Street (Contributory)



179-183 High Street (Contributory)



185 High Street (Significant)



187-191 High Street (Non-contributory)



193-195 High Street (Non-contributory)



197-199 High Street (Contributory)



201-203 High Street (Contributory)



205-211 High Street (Non-contributory)



213-219 High Street (Contributory)



221 High Street (Non-contributory)



223-225 High Street (Contributory)



283-291 High Street (Contributory)



299 High Street (Non-contributory)



305-311 High Street (Contributory)



313 High Street (Contributory)



315-319 High Street (Significant)



321-323 High Street (Contributory)



325-333 High Street (Contributory)

**High Street, South Side**



142-146 High Street (Contributory)



148 High Street (Non-contributory)



154-160 High Street (Significant)



162-164 High Street (Contributory)



170-174 High Street (Contributory)



176 High Street (Contributory)



178 High Street (Contributory) (see 1-7 Fenton Way below)



186 High Street (Significant)



188 High Street (Significant)



192-196 High Street (Contributory)



198-202 High Street (Contributory)



204 High Street (Contributory)



234-248 High Street (Contributory)



254-256 High Street (Contributory)



War Memorial (Significant)

**Walpole Street**



2 Walpole Street (Contributory)

**Fenton Way**



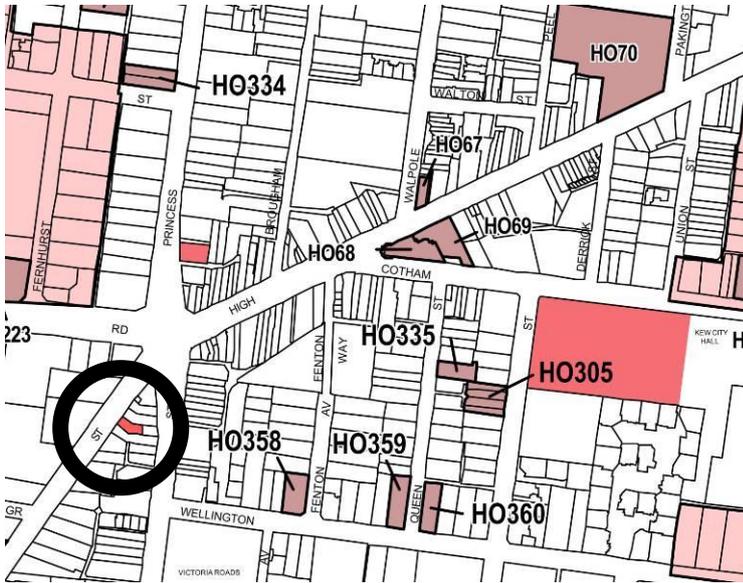
1-7 Fenton Way (Contributory)



**7.3 114 High Street, Kew Citation**



<b>Name</b>	Oak Tree Cottage	<b>Reference No</b>	
<b>Address</b>	114 High Street, Kew	<b>Survey Date</b>	Jan-March 2010
<b>Building Type</b>	Residential	<b>Grading</b>	Significant
<b>Date of Construction</b>	C.1910	<b>Previous Grading</b>	C (1988)



**Extent of Overlay**

To title boundaries.

The subject property is circled; the other properties mapped in red are also recommended for individual Heritage Overlays (see separate citations).

**Intactness**     Good     Fair     Poor

**Heritage Status**     HV     AHC     NT     BPS Heritage Overlay



## History

The house at 114 High Street, then called High Street South, was constructed in 1909 for Alfred Winter, meter inspector. The dwelling is described as a brick and wooden structure of five rooms, plus a bath and stable, with a rateable value of £25.<sup>1</sup> Alfred Winter is identified as the owner and occupant of the property until c.1915, however the Sands and McDougall Directory for 1911 lists the occupier of the house as B Winter, carpenter. By the following year, Harold Winter, carpenter, was recorded as the occupier.<sup>2</sup>

In conjunction with the expansion of High Street south of Denmark Street, residences on the street were renumbered in 1915 and Winter's house became number 114. The building which currently adjoins the property to the south side (112 High Street) was there from about 1914 when it was the Ekmon furniture warehouse. The area immediately adjoining the north side of the dwelling, on the property, appears in this early period to have been undeveloped and was possibly used as a carpenter's yard.

Between c.1915 and c.1935 George M Duncan lived at the house, but by 1944/45 Mrs Mary Galtier was residing there.<sup>3</sup> Between c.1955 and c.1965, I M Lees was the occupier.<sup>4</sup> Ian Maurice Lees and Nelle Lees are recorded as the owners of the property on a Certificate of Title dated 2 February 1973.<sup>5</sup>

(Lovell Chen, 2010)



Oblique aerial photograph from c.1925-35. The five ways road junction at Kew is at the centre. The subject building is circled, with the gabled north elevation evident, showing also the steep pitch of the roof.

Source: State Library of Victoria

## Description & Integrity

No 114 High Street is a small double-fronted attic-storey timber house, with a limited setback to High Street; a sideways with entrance on the north side of the building; and a divider wall separating the house from the abutting building to the south. The house appears to be relatively intact externally (as seen from High Street), and is clad in weatherboard with a projecting three-light bay window and bracketed canopy, and a recessed entry porch with corbelled pointed arches in fretwork framing a lattice valance. The balustrade flanking each side of the porch entry is of turned newels with a plain cambered rail. Stucco is used as a relieving surface, including for a frieze on the ground floor front wall. The house would originally have had a small front garden, but this has been paved over with brick and is now used as a parking bay.

The roof is a steeply pitched single-ridge roof with a transverse gable, clad in slate tiles with decorative terracotta ridge capping. This roof is punctuated by a single chimney in red face brick set behind a two-light dormer with a vented gable. The roof slopes at similar pitch towards the rear; the north elevation of the house, in weatherboards with a single paired window, has some visibility from Denmark Street. It is noted that the building is seen in the c. 1930 aerial photograph of Kew Junction, where the north side elevation appears to be the same as, or similar to, what it is today.

A property service plan from 1983 shows the building outline/footprint at that time, including the cranked plan of the building to the rear where the steep roof form comes down to meet a skillion roof.

The timber work to the High Street façade is crisp and may have been renovated at some point. Nevertheless, there is every indication this was part of the original design and some bracketing and post renewal is frequent in houses of this type and period.

The heavy divider on the south elevation of the house may indicate that it was originally conceived as a terrace to be completed later, but this has not been confirmed.

### **Comparative Analysis**

General comparisons to the building at 114 High Street include Federation terraced housing, predominantly in face red brick, scattered throughout the municipality and the broader metropolitan area. As noted above, the heavy divider on the south elevation of this house may indicate a plan to complete a terrace later, possibly as a pair only, as the Federation period saw a general reaction against longer rows of terraces. The construction date of 1911 is also comparatively late for a small timber dwelling of this type, being on a constrained site with limited setback to the street. More generally, 114 High Street is a relatively modest but accomplished example of the compact double-fronted Federation house. The transverse gable roof form turned side on to the street, is seen in Federation terraced housing; this approach exposes the roof materials and form, and abandons the concealed hipped roof scheme common in 1880s parapeted terraced housing. The steep roof pitch and vertical house proportions are energetic, and when combined with the skilful façade treatment give the building some impact for a house of modest size and proportions. It also has picturesque qualities.

### **Assessment Against Criteria**

#### *HERCON Criteria*

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

The house at 114 High Street, constructed in c.1910, is of local historical significance. It is a small but accomplished dwelling erected for the original owners/occupiers the Winters, who were recorded as carpenters by trade. Adjoining development in this early period included the Ekmon furniture warehouse to the south, and an undeveloped yard to the north, reflecting the fact that this section of High Street was not exclusively developed for residential purposes.

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

N/A

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

N/A

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

N/A

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

The house at 114 High Street, Kew is of local architectural significance, as a comparatively modest but accomplished example of the compact double-fronted Federation house. The transverse gable roof form turned side on to the street, is seen in Federation terraced housing, and provides for exposure of the roof materials and form. The steep roof pitch and vertical house proportions are energetic, and in combination with the skilful façade treatment and timber work detailing, and limited setback on the

compressed site, give the building a relatively forceful streetscape presence for a small dwelling. The house also has picturesque qualities.

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

N/A

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

N/A

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

N/A

## **Statement of Significance**

### *What is Significant*

No 114 High Street, Kew is a small double-fronted attic-storey timber house, with a limited setback to High Street; a sideways with entrance on the north side of the building; and a divider wall separating the house from the abutting building to the south. The house is clad in weatherboard with a projecting three-light canopied bay window, a recessed entry porch with corbelled pointed arches in fretwork framing a lattice valance, and a flanking balustrade. Stucco is skilfully used as a relieving surface, including for a frieze on the façade. The roof is a steeply pitched, single-ridge, transverse gable roof clad in slate tiles with decorative terracotta ridge capping. It is punctuated by a single brick chimney set behind a two-light dormer with a vented gable. The roof slopes at similar pitch towards the rear, and the exposed north elevation of the house has some visibility from Denmark Street. The steep roof form comes down to meet a skillion roof to the rear.

### *How is it Significant*

The house at 114 High Street, Kew, is of historical and architectural significance to the City of Boroondara.

### *Why is it Significant*

The house at 114 High Street, Kew, constructed in c.1910, is of local historical significance. It is a small but accomplished dwelling, erected for the original owners/occupiers the Winters who were recorded as carpenters by trade. Adjoining development in this early period included the Ekmon furniture warehouse to the south, and an undeveloped yard to the north, reflecting the fact that this section of High Street was not exclusively developed for residential purposes.

The house at 114 High Street, Kew is also of local architectural significance, as a comparatively modest but accomplished example of the compact double-fronted Federation house. The transverse gable roof form turned side on to the street, is seen in Federation terraced housing, and provides for exposure of the roof materials and form. The steep roof pitch and vertical house proportions are energetic, and in combination with the skilful façade treatment and timber work detailing, and limited setback on the compressed site, give the building a relatively forceful streetscape presence for a small dwelling. It also has picturesque qualities.

## **Recommendations**

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

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

### **Identified By**

Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988.  
Lovell Chen, *Kew Junction Commercial Heritage Study*, 2010.

### **References**

#### *General:*

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

Sands & McDougall Directories

Certificate of Title

#### *Specific:*

<sup>1</sup> Kew Ratebooks, Studley Park Ward, 1909.

<sup>2</sup> Sands and McDougall Directory, 1911, 1912.

<sup>3</sup> Sands and McDougall Directory, 1920, 1935, 1944/45.

<sup>4</sup> Sands and McDougall Directory, 1955, 1965.

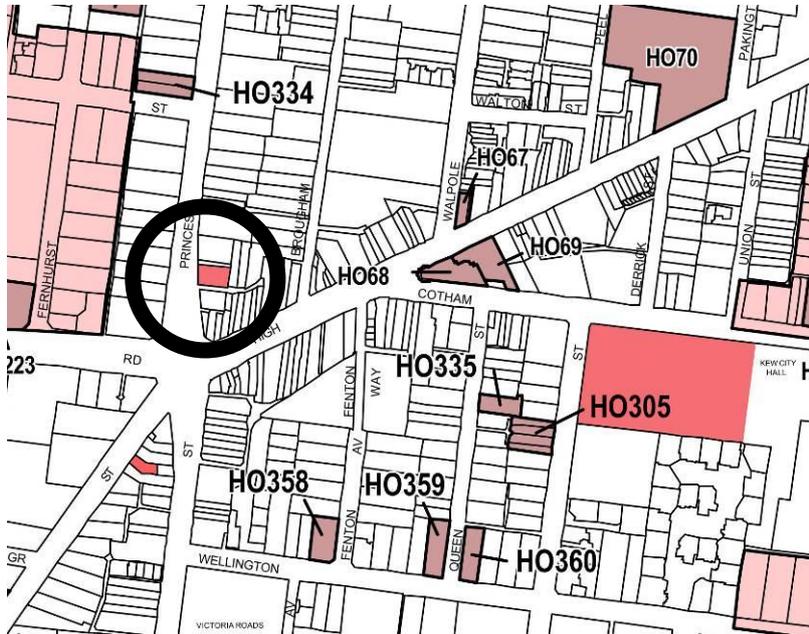
<sup>5</sup> Certificate of Title, Vol. 8965, Fol. 656.



**7.4 14-16 Princess Street, Kew Citation**



<b>Name</b>		<b>Reference No</b>	
<b>Address</b>	14-16 Princess Street, Kew	<b>Survey Date</b>	February 2010
<b>Building Type</b>	Residential	<b>Grading</b>	Significant
<b>Date of Construction</b>	c.1889-90	<b>Previous Grading</b>	B (1988)



**Extent of Overlay**

To title boundaries (see also 'Description' below).

The subject property is circled; the other properties mapped in red are also recommended for individual Heritage Overlays (see separate citations).

**Intactness**     Good     Fair     Poor

**Heritage Status**     HV     AHC     NT     BPS Heritage Overlay



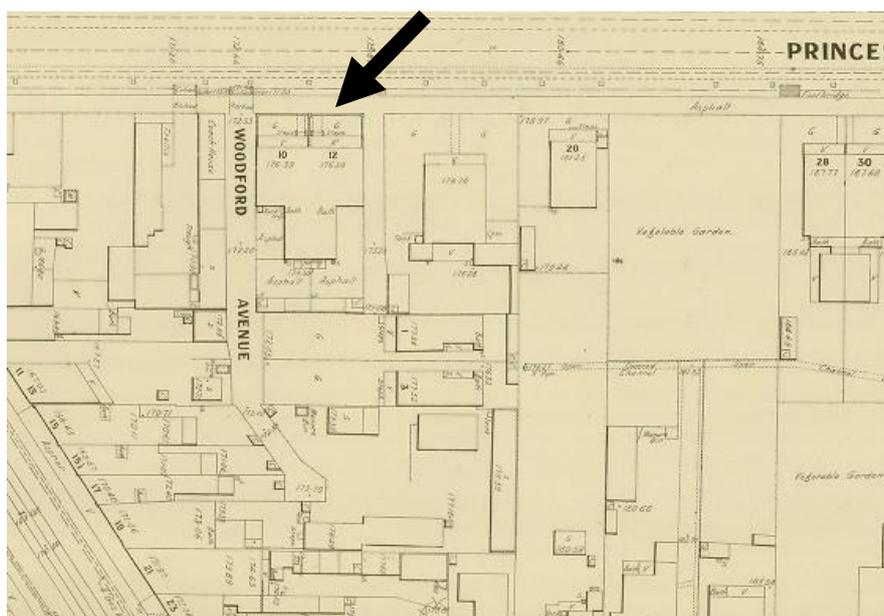
## History

The two storey terrace houses at 14–16 Princess Street Kew were constructed circa 1889. Rate Books from 1888 record Henry Rowlands, an ironmonger, as the owner of a partially built house on Princess Street.<sup>1</sup> The buildings appear between Nicholas Bros timber store (at the corner of Princess and High Streets) and number 14 Princess Street in the Sands and McDougall directory of 1890.<sup>2</sup> Both houses are unnumbered and vacant at this time. The preceding year, Miss Elizabeth Bromby and Robert Cashin are recorded as occupying two unnumbered houses on Princess Street, located between Nicholas Bros and number 28 Princess Street, which may have been the terraces at 14–16.<sup>3</sup>

Henry Rowlands owned the terraces until at least 1896 and rented them to a series of tenants. By 1891, one of the terraces had been numbered 2 Princess Street, but in 1893 they were both renumbered as 10 and 12 Princess Street respectively.<sup>4</sup> Rate Books from 1896 list Enos Williams, a mason as the occupant of number 10 Princess Street and David Lang, a draper, as the resident of number 12.<sup>5</sup> Williams remained in residence until circa 1900. Robert R Raby is recorded as residing at number 12 Princess Street between 1898 and 1900.<sup>6</sup>

The terraces are numbered 10 and 12 Princess Street on MMBW Plan 1581 of the Borough of Kew (1903). The plan shows a narrow laneway extending from Princess Street along the eastern boundary of number 12, presumably created to provide access to the residences at 1 and 3 Woodford Avenue. Interestingly, the plan shows the backyards of both terraces have been paved with asphalt.

The terraces have in more recent times been adapted to commercial use and truncated to the rear, where a substantial addition has been constructed across the back of both properties. The immediate context for the properties has also changed dramatically, with the adjoining supermarket and carpark development.



Detail of MMBW Plan 1581, Borough of Kew, 1903; north is at right. The terrace houses at 14–16 Princess Street (then numbered 10 – 12) are arrowed, with Woodford Avenue at left (south side of buildings).

(Lovell Chen, 2010)

## Description & Integrity

Nos 14-16 Princess Street is a pair of large, wide, parapeted and terraced two storey brick and stuccoed houses with double-height verandahs facing Princess Street. The west setback to Princess Street is shallow; the southern boundary fronts Woodford Avenue; and the east (rear) and north elevations face a more recent car park. A very substantial modern three-level addition, with carparking in an undercroft at grade level, is attached to the east side of the buildings.

The location of the property, with car access to either side and the public carpark to the rear, allows for an unusually high degree of visibility of the building 'in the round', including the substantial addition.

The houses have a dividing wall, and the elevations inflected either side of this divider; that is, the front doors and the upstairs French windows are located to each side of the central divider and the two street elevations read as individually asymmetrical. The roof is Colorbond corrugated galvanised steel clad hips, largely concealed from Princess Street by the parapet and central moulding. The chimneys, stucco clad, have broad cornices and large stepped stacks. The front elevation is stucco-clad, with the stucco treatment turning back c.30 cm along each side elevation; otherwise the side and rear elevations are finished in exposed brick. Creeper covers much of the south elevation. The street front parapet is also linked to the side elevations with prominent half-ogival extensions of the side walls.

The parapet is dominated by two central mouldings over the individual house fronts below. These mouldings comprise semicircular bell-cast mouldings of clamshells surrounded by fielded arches, round in profile, fronted with small ribs shaped radially. Each arch is surmounted by a miniature cartouche supported on each side by two scroll consoles. Each moulding is in turn set between two bossed and corniced piers, bracketed on each side by a larger pair of scroll consoles. A moulded string course separates this level from the main parapet face below, where the moulding piers and wing walls are expressed as breakfronts. These, and the flanking piers to each of the rounded mouldings, have the remains of pyramidal tops and appear to have supported finials; but no finials remain. The parapet has five shallow vermiculated panels above each house front, with vermiculated rosettes on the front of each breakfront. A moulded cornice sits immediately below, with a plain entablature interrupted only by a single thin string course, to the upper verandah roofing.

The upper verandah level has roofs in corrugated galvanised iron coved outwards, and the three wing walls pick up this curve. The verandah friezes on both levels and the first floor balustrade are in lacework cast iron, supported midway across each house frontage by single cast iron extruded columns with pedestals, fluting and capitals set 4/5 up each column and opening into inverted semicircles of radially patterned floral cast iron lace. Quarter cast-iron roses support the friezes at the divider and at each wing wall. The verandah fascias are in timber. Fascias and lacework are all painted dark green, set against the off-white of the façade stucco. The divider and each wing wall have their front edges treated as antae with inset panels, squared rosettes and leaf brackets, and the top of each of these projecting walls is rounded. The rounding is fronted by a small lunette with inset half-rosette. Each projecting wall also has a stilted blind arch in their internal reveals, at both the first and second levels. All three may have originally continued into corniced piers at street level, but only two of these piers remain. Between these street front piers is a fence in cast iron pickets set at two interwoven heights, on a rough-faced bluestone plinth with rounded capping. Immediately behind this fence, the front paths are flanked by two more pairs of stub piers, again with cornices. The treads and risers appear to be bluestone, and the verandahs are paved with tiles set into bluestone pavers as surrounds.

The front windows are double-hung timber-framed sashes, set in moulded astylar aedicules with lugs above each sill, and flat heads. The door cases have extruded pilaster divisions and include side lights and rectangular toplights. The door panels are raised and pitched with hips. The original rear elevation has doors and windows inset by flat arches with cambered soffits. The sills and back doorsteps and bases are in bluestone and back doors have square toplights. The upper-level vents are mostly contemporary cast-iron hood types. The back doors are in a divided wing running east behind the main rectangular massing of the terraces, with a roof set at a lower level.

To the rear of the heritage component of the building is the substantial aforementioned extension; it is of reinforced concrete columns and floors, with exposed brick walling on three sides, metal-framed windows and a north-facing bay which is 'rustic' stuccoed. Below this bay is a car park entrance with aluminium framed plate-glass doors, and the remaining ground level space is given over to open undercroft parking. The addition is held clear of the two original terraces, being linked by the original rear wing.

More generally, it is possible that some external components have been renewed/replaced, but this has not been documented here. Picket fence and verandah upgrading are commonly undertaken for terraces of this age.

The rear (east) addition is not of heritage interest.



Addition to the rear of the terraces, as seen from the public carpark.



South side of terraces, showing connection to rear addition (at right).

### **Comparative Analysis**

Nos 14-16 Princess Street is a generally well-preserved (to the main front components of the building) and prominent pair of terrace houses, with much original external detailing and fabric intact. They compare favourably with examples from across inner Melbourne in particular, including Carlton and East Melbourne, where the terrace pattern is abundant. However, stuccoed two-storey terrace houses are uncommon in Boroondara, albeit there are some to be found in Hawthorn, including in Barkers Road, where they are represented in the Heritage Overlay.

## **Assessment Against Criteria**

### *HERCON Criteria*

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

The two storey terrace houses at 14–16 Princess Street, Kew, constructed in c.1889 are of local historical significance. The terraces were built by Henry Rowlands, an ironmonger, who owned the terraces until at least 1896 and rented them to a series of tenants. The terraces have in more recent times been adapted to commercial use and truncated to the rear where a substantial addition has been constructed. The historical context for the properties has also changed dramatically, with the advent of the adjoining supermarket and carpark development. Nevertheless the buildings remain as prominent surviving historic terrace houses in this area of Kew, and highly visible on busy Princess Street as one approaches the Junction from the north.

N/A

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

N/A

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

N/A

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

N/A

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

The two storey terrace houses at 14–16 Princess Street, Kew, are generally externally well-preserved (to the main front components of the building) and prominent pair of terrace houses, dating from the late Boom period, and retaining much original external detailing and fabric. They compare favourably with examples from across inner Melbourne in particular, but are comparatively unusual as stuccoed two-storey terrace houses in the Boroondara context. Distinguishing architectural details include the prominent parapet dominated by two central mouldings, with semicircular clamshells; the 'mirror' treatment of the elevations; the use of bracketed scroll consoles, moulded string courses, and vermiculated panels and rosettes; verandah friezes; piers and wing walls; and palisade fence on bluestone plinth.

The rear (east) addition is not of heritage interest.

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

N/A

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

N/A

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

N/A

## Statement of Significance

### *What is Significant*

Nos 14-16 Princess Street is a pair of large, wide, parapeted and terraced two storey brick and stuccoed houses constructed in c.1889-90. The terraces were originally built by Henry Rowlands, ironmonger, who owned the buildings until at least 1896 and rented the dwellings to a series of tenants. In more recent times the terraces have been adapted to commercial use and truncated to the rear where a very substantial modern three-level addition, with carparking in an undercroft at grade level, is attached to the east side of the buildings. This addition is not significant. The terraces have double-height verandahs facing Princess Street and share a wing wall and piers, the prominent parapet dominated by central mouldings with clamshells, and cast iron verandah friezes and palisade fence to the front (west) boundary. The front windows are double-hung timber-framed sashes. The location of the property, with car access to either side and the public carpark to the rear, allows for an unusually high degree of visibility of the building 'in the round', including the substantial rear addition.

### *How is it Significant*

The two storey terrace houses at 14–16 Princess Street, Kew, are of historical and architectural significance to the City of Boroondara.

### *Why is it Significant*

The two storey terrace houses at 14–16 Princess Street, Kew, constructed in c.1889 for ironmonger Henry Rowlands, are of local historical significance. While the historical context for the properties has changed dramatically, including through the adjoining supermarket and carpark development, the buildings remain as prominent surviving historic terrace houses in this area of Kew, and highly visible on busy Princess Street.

The terrace houses are also of local architectural significance, as an externally generally well-preserved (to the main front components of the building) and prominent pair of terrace houses, dating from the late Boom period, and retaining much original external detailing and fabric. As stuccoed two-storey terrace houses, they are also comparatively unusual in the Boroondara context. Distinguishing architectural details include the prominent parapet dominated by two central mouldings, with semicircular clamshells; the 'mirror' treatment of the elevations; the use of bracketed scroll consoles, moulded string courses, and vermiculated panels and rosettes; verandah friezes; piers and wing walls; and palisade fence on bluestone plinth.

## Recommendations

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

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

**Identified By**

Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988.  
Lovell Chen, *Kew Junction Commercial Heritage Study*, 2010.

**References**

*General:*

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

Borough of Kew Rate Books

Sands and McDougall Directories

*Specific:*

<sup>1</sup> Borough of Kew Rate Books, 1888, City of Boroondara Library, Kew.

<sup>2</sup> Sands and McDougall Directory, 1890.

<sup>3</sup> Sands and McDougall Directory, 1889.

<sup>4</sup> Sands and McDougall Directory, 1891.

<sup>5</sup> Borough of Kew Rate Books, 1896, City of Boroondara Library, Kew.

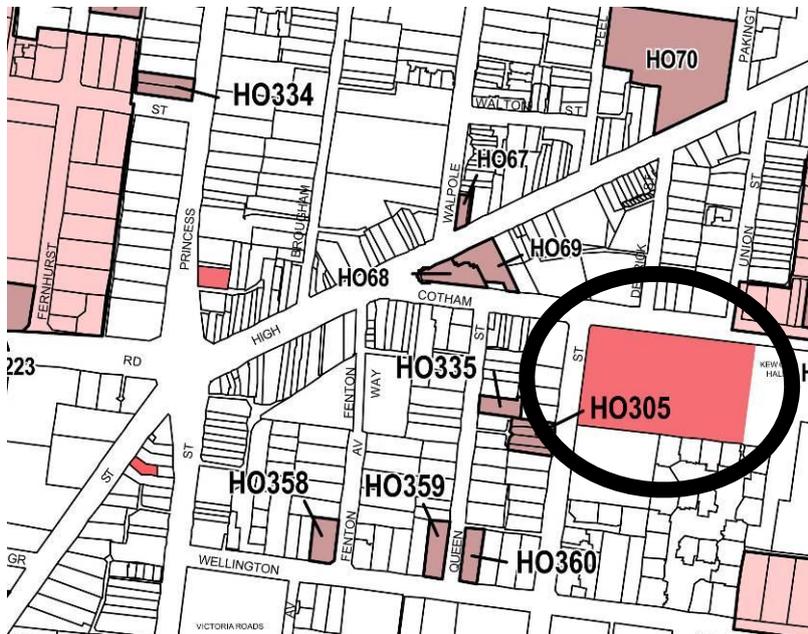
<sup>6</sup> Sands and McDougall Directory, 1898 – 1900.



**7.5 Alexandra Gardens Citation**



<b>Name</b>	Alexandra Gardens	<b>Reference No</b>	
<b>Address</b>	70 Cotham Road, Kew	<b>Survey Date</b>	Jan-March 2010
<b>Building Type</b>	Public park	<b>Grading</b>	Significant
<b>Date of Construction</b>	1908	<b>Previous Grading</b>	Identified as significant (1988)



**Extent of Overlay**

To title boundaries.

The subject property is circled; the other properties mapped in red are also recommended for individual Heritage Overlays (see separate citations).

**Intactness**     Good     Fair     Poor

**Heritage Status**     HV     AHC     NT     BPS Heritage Overlay

**History<sup>1</sup>**

**Melbourne’s Public Parks and Gardens**

Parks for public use began appearing in England in the nineteenth century and were intended to provide ‘breathing spaces and recreation grounds for the people’.<sup>2</sup> It was generally believed that there was a strong need for green spaces, particularly in industrial towns. Initially, however, these spaces were funded through patronage rather than by the Government. When this nineteenth century trend towards reserving and establishing public parkland reached Australia, the colonies (including Victoria) had the advantage of being able to incorporate parks and gardens into the newly developing cities.<sup>3</sup> Public parks in Victoria were also generally distinguished from ‘botanic’ gardens, which emphasised the acclimatisation of economically useful plants within a garden setting.<sup>4</sup>

The idea of public gardens was embraced by the founders of Melbourne who frequently made provision for public reserves when laying out patterns of subdivision and urban development. The most obvious manifestation of this in the metropolitan area is the ring of gardens which encircle central Melbourne. These gardens, including the Botanic, Domain, Alexandra, Carlton, Fitzroy, Treasury and Flagstaff Gardens, were laid out by the leading landscape designers and curators of the day and to varying degrees retain the qualities of their original designs including in many cases strong avenue plantings. Initially it was thought that indigenous trees were the most suitable, and available, for planting in public gardens but ultimately, however, it was the deciduous trees brought out from England – elms, poplars and oaks – which were favoured.

The trend towards establishing both larger parks and 'pocket' public gardens, as occurred with Alexandra Gardens in Kew, continued into the late nineteenth and early twentieth centuries. It also occurred in tandem with the development of the public health movement in Victoria, whereby the provision of parks and public recreational spaces were seen as an antidote to the perceived poor health problems associated with the overcrowded housing and industrial activities of inner Melbourne in particular. Parks were increasingly regarded as an essential component of the town layout.

Parks, gardens and squares also proliferated throughout the next ring of Melbourne suburbs. Larger public parks included Princes Park and Royal Park (Carlton), Alma Park (St Kilda East), and Elsternwick Park (Elwood). More medium sized parks and gardens included Catani Gardens and St Kilda Botanical Gardens (St Kilda), St Vincent Gardens (Albert Park), St James Park and Central Gardens (Hawthorn), Williamstown Botanical Gardens (Williamstown) and Caulfield Park (Caulfield). In addition, many 'pocket' parks and gardens were established, as with Alexandra Gardens in Kew, although in Boroondara the pattern was typically one where the land for the gardens was acquired by Council from private landholders.



Figure 1: Alexandra Gardens, Kew, c. 1915. Note the original form and style of the band rotunda.  
Source: Shirley Jones Collection, State Library of Victoria

### **Establishment of the Alexandra Gardens**

Alexandra Gardens, named after Queen Alexandra, Royal Consort to King Edward VII, was opened to the public in 1908 by the Governor Sir Reginald Talbot, after the site was originally purchased by Council in 1905.<sup>5</sup> The land was formerly associated with the lower paddocks of a property known as *Madford*. The Council reputedly purchased and developed the gardens in response to the increasing development around Kew Junction. The site on Cotham Road was acquired from a Mrs King for the sum of £2,500.<sup>6</sup> William Siddeley was reputedly the owner of *Elm Lodge* (later *Madford*) when the property was sold in about the 1870s to Arthur Septimus King, a grandson of Governor Phillip Gidley King of New South Wales. The King family renamed the house *Madford*.<sup>7</sup>

The early gardens featured massed beds of shrubs and flowers, including beds of chrysanthemums, a specialty of the curator responsible for the garden's layout and initial plantings, George Pockett, and of his more well-known brother Thomas Pockett, with whom he is believed to have collaborated in the design of the gardens. The latter immigrated to Australia in 1878, taking up the position of head gardener at *Kenley*, a large private Toorak estate, in 1882, and was a very successful chrysanthemum breeder. From the late nineteenth century until the early 1920s, Thomas Pockett also held the position of Curator with the Malvern City Council, responsible for the design of municipal gardens

including Central Park and Hedgeley Dene Gardens. He was also separately involved in the design and layout of Barkly Gardens in Burnley, for the then City of Richmond.

The gardens also featured a central pond stocked with goldfish and water lilies, and subsequently a band rotunda from 1911.<sup>8</sup> Substantially altered or rebuilt since its construction – refer to Figures 2 and 3 – the rotunda was refurbished in 1988, as a Bicentennial project. When writing contemporaneously about the gardens, Barnard in the *Jubilee History of Kew* (1910) noted that the bandstand and shelter in the lower part of the gardens was 'nearing completion', and was in fact a Jubilee memorial. The author also applauded the 'beautiful prospect' of the gardens, but bemoaned the limited size of the reserve.<sup>9</sup>

The Queen Victoria Jubilee Fountain was not original to the gardens, but was relocated there in about 1924 from the post office complex at the corner of Cotham Road and High Streets; the fountain had to make way for the Kew War Memorial. In terms of use, the gardens have hosted concerts, picnics, fetes, community festivals, and even anti-war demonstrations.<sup>10</sup>

George Pockett was curator of Alexandra Gardens from 1906 until 1922, as a stone with a bronze plaque in the garden commemorates.



Figure 2: Alexandra Gardens, Kew, December 1960, during civic centenary celebrations. Note the band rotunda appears to still be in its original form.

Source: Boroondara Library Service.

### **Description & Integrity**

Alexandra Gardens are sited on the south side of Cotham Road, east of the intersection with High Street. The gardens are rectilinear in plan form and are approximately 1.5 hectares in extent. The west side of the gardens abuts Gellibrand Street and the east side abuts the former Council Offices, now the Kew Library. To the south the gardens abut private property.

In grade, the gardens are below road level and in this way they create a sheltered, secluded space, in accordance with their original purpose - providing a 'green' respite from the busy Kew Junction.

There are three entrances – the main entry is in the form of a basalt lych gate, splayed to the corner of Gellibrand Street and Cotham Road. The side walls support a timber pergola which in turn supports an ornamental grape vine. There is a ‘crazy’ paving entry apron and a central stone half-height pillar framed by a pair of ornamental metal gates, featuring strapwork, opening to an asphalt path to the south-east. The pillar has an inset panel with relief metal lettering reading ‘CITY OF KEW’ and a roundel reading ‘ALEXANDRA GARDENS’ and ‘1908’ at its centre. A bronze-finish plaque lists the Mayors and Chairmen of the municipality from its inception in 1860 until its amalgamation to form the City of Boroondara in 1994.

Stone walls to either side of the entrance form low retaining walls for flanking garden beds to both streets, with the walls continuing down into the gardens proper. A similar lych gate form entry is located in Gellibrand Street where the gardens adjoin the north boundary of 22-4 Gellibrand Street; and a further entrance adjoins the Library to Cotham Road. There is an ornamental openwork metal fence along the boundary of the gardens to Gellibrand Street, atop a plinth of bluestone pitchers. A timber paling fence, largely obscured by vegetation borders screens the properties to the south boundary.

The remainder of the gardens is formed of densely planted garden beds to Cotham Road, and an open area of lawn to the centre of the Cotham Road frontage. The density of the garden bed plantings gives way to specimen trees in a lawn setting as one nears the Library building.

The gardens have a serpentine network of paths - a characteristic of Pockett’s garden designs - bordered by bluestone pitchers, and finished with asphalt. These also border the east and west garden areas and intersect a diagonal pathway system running from the south-west to the north-east corner of the gardens. Island garden beds, set at path junctions and surrounding several of the palms, and beds bordering paths are also edged in bluestone pitchers. Herbaceous and mixed shrub borders line the pathways, with a sub-tropical border featuring palms and strelitzia along the southern border of the gardens.

An ornamental pond, traversed by a small bridge forms the centrepiece of the gardens. The bridge has a decorative iron rail, formed of curved metal blades, reminiscent of nineteenth century ‘spike’ fencing. The pond is bordered with narrow bluestone pitchers, and there are several palms flanking the bridge approaches.

The gardens also house a small Victorian-style band rotunda, sited in the south-west quadrant. The design of this structure differs markedly from the style of rotunda shown in historic photographs, and it is thought that it is either a major reworking of the original structure, or a reconstruction of an early rotunda, located elsewhere in the municipality. The structure is supported on a graduated brickwork plinth to three sides, with access directly from the pathway adjoining to the west. The original structure was erected in c. 1910, and refurbished in 1988 and again in 2000.

The gardens’ large specimen trees include conifers and plane trees, as well as areas of lawn, particularly in the surroundings to the band rotunda. Mature trees are located through the gardens and also form avenues; several are labelled. Specimens include Plane trees (*Platanus sp.*), White Poplar (*Populus alba*) and a number of mature Canary Island palms (*Phoenix canariensis*).

There is a small picnic area and bbq diagonally opposite the rotunda. Children’s play equipment is located in the south-west quadrant, close to the Library building, in a setting of tan bark.

The gardens are lit by a series of metal lamp standards, which are a hybrid design, with a Victorian style lamp post, capped by a lantern modelled on the City of Melbourne lamp posts, which were installed throughout the municipality from the 1920s. Reproduction timber and iron seats are placed throughout the gardens.

There are a number of sculptural elements sited within the gardens including the Queen Victoria Jubilee drinking fountain, installed in 1924 after its relocation from the corner of Cotham Road and High Streets. The fountain is sited on axis with the corner entrance from Gellibrand Street and Cotham Road and has been modified to support a single lamp standard, in place of its original five-branched gas fitting.<sup>11</sup> As well, there is a series of ten small bronze relief plaques and elements of statuary made by local sculptor Leopoldine Mimovich and presented to the City of Kew in 1990.

Typically placed in small clusters, and set atop stone plinths, these are designed to appeal particularly to children.

It is noted that, with regard to original and altered elements, including the overall garden layout, planning, and hard and soft landscape features, the scope of this assessment did not provide for a detailed physical investigation and documentation/identification of these elements. It is known that individual elements within the garden vary in date and origin. Accepting this, further detailed investigation would assist in establishing the relative heritage significance or importance of specific garden elements. It is also the case that the gardens as a whole are significant.



Figure 3: The main entrance.

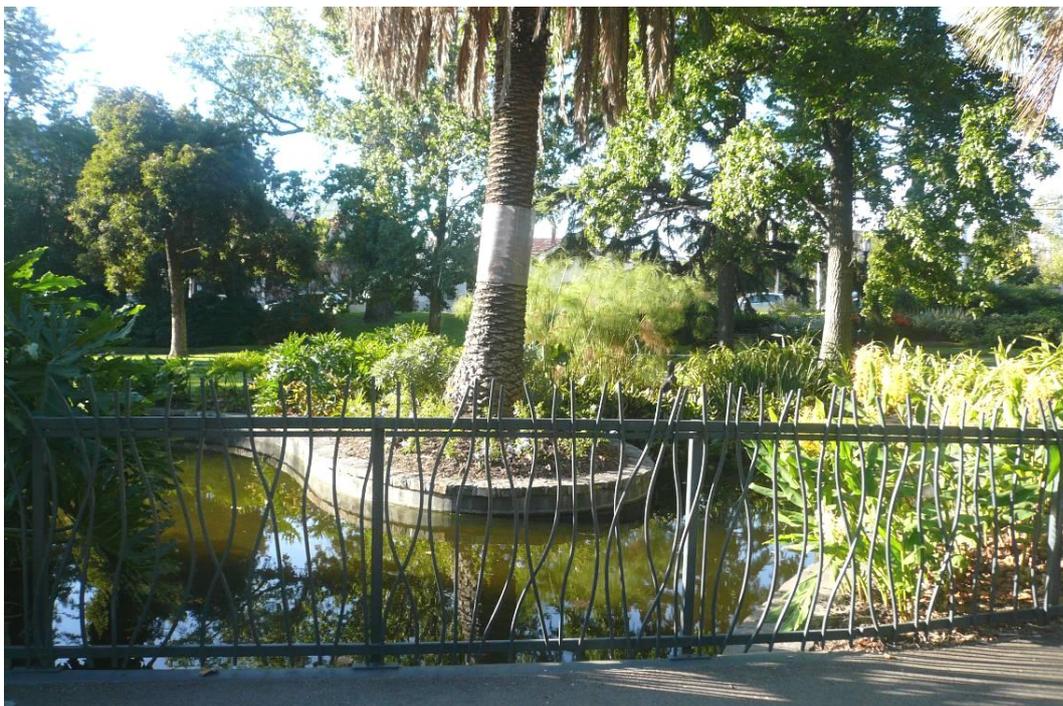


Figure 4: The pond, viewed from the bridge.

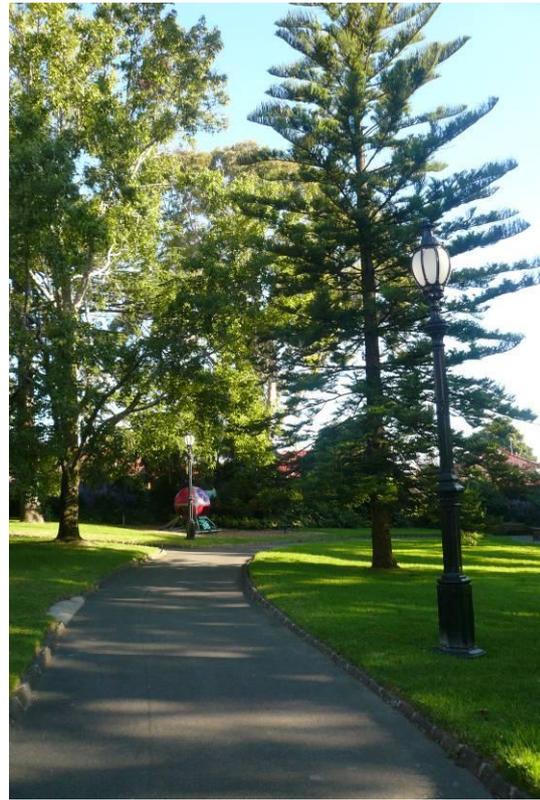


Figure 5 from left: Queen Victoria Jubilee drinking fountain; typical pathway in the south-east quadrant.



Figure 6: The lawn area bordering the pond. The roof of the band rotunda is also visible at left.

### **Comparative Analysis**

The Alexandra Gardens are an example of a 'Gardenesque' aesthetic, adopting expanses of lawn – although these are of a relatively modest scale – specimen tree plantings, massed herbaceous garden beds and a network of serpentine paths, bordered by deciduous trees. Within the municipality the

Alexandra Gardens are unusual if not unique in their well-maintained dense plantings and the variety of plants which make up the herbaceous garden beds. The inclusion of a central water feature, in the form of a contemplative pond, rather than a formal water fountain, emphasises and continues the original intent behind the establishment of the gardens to provide an oasis of calm near to the busy Kew Junction.

The Alexandra Gardens bear a degree of historical comparison with the Canterbury Gardens, Canterbury which were also established around the turn of the century. Similarly they include a number of significant specimen trees, lawn areas, curved pathways and garden beds, although these last are generally planted with annuals and are less dense and varied in their plantings than the Alexandra Gardens. The Canterbury Gardens are also more informal in their planning with a less enclosed and contained character, and are gradually evolving to a more park-like setting.

A lesser degree of comparison is also possible with Maranoa Gardens in Balwyn. Although these gardens were created at the turn of the nineteenth century with the intention of establishing a private botanical garden specialising in Australian and New Zealand native plants, they share some similarities in the density and variety of plantings. Victoria Park, on High Street, Kew, is also broadly comparable. While this park similarly has mature plantings and some prominence in the High Street context, it is less formal than Alexandra Gardens and has a more open character. Victoria Park is also associated with adjoining public sporting facilities, in contrast to Alexandra Gardens.

Taking all of the above into consideration, Alexandra Gardens are considered to be comparatively unusual in the City of Boroondara, for their formality in particular; and looking beyond Boroondara's boundaries, bear more direct comparison with Central Park in East Malvern, laid out by Thomas Pockett in c. 1909-10.

### **Assessment Against Criteria**

#### *HERCON Criteria*

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

Alexandra Gardens, Kew, established in 1908 is of local historical significance, as a substantially intact park of the Edwardian period and for being one of the few formally landscaped parks and public garden areas in Kew. The gardens have their origin in the nineteenth century English movement to establish public parks and 'pocket' gardens, when such gardens were seen as important 'breathing spaces' in the increasingly industrialised and crowded urban environments. The founders of Melbourne embraced the idea of public gardens, and made provision for public parks when laying out subdivisions and town plans. This resulted in the ring of gardens which encircle central Melbourne, including the Botanic, Domain, Alexandra, Carlton, Fitzroy, Treasury and Flagstaff Gardens. Many smaller 'pocket' parks and gardens were also established, including small municipal gardens into the early twentieth century, as with Alexandra Gardens in Kew. The gardens are also significant for being purchased and established by the (then) Borough of Kew, on land formerly associated with the property known as *Madford*; and for their association with curator George Pockett, brother of the more renowned curator and garden designer Thomas Pockett, who was known as the 'chrysanthemum' man. The latter Pockett is also believed to have collaborated in the design of Alexandra Gardens.

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

N/A

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

N/A

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

N/A

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

Alexandra Gardens, Kew, are of local aesthetic significance. The Edwardian era gardens are an example of a 'Gardenesque' aesthetic, adopting expanses of lawn (albeit of a relatively modest scale), specimen tree plantings, massed herbaceous garden beds and a picturesque arrangement of serpentine paths bordered by trees. Within the municipality the Alexandra Gardens are also unusual in retaining their comparatively dense plantings and the variety of plants which make up the herbaceous garden beds. The inclusion of a central water feature, in the form of a contemplative pond, emphasises and continues the original garden intent of providing an oasis of calm near busy Kew Junction. The 'sunken' character of the gardens, combined with the shrubberies and the density of the planting, also reinforces the gardens' sense of enclosure. Moreover, the stone gate and walled entrances are pronounced and formalised, again emphasising the enclosure and separate nature of the gardens, within the Kew urban context.

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

N/A

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

Alexandra Gardens, Kew, established in 1908 is of local social significance. The gardens are valued by the community for their picturesque form and character, and for the respite they offer from the busy Kew Junction area. The gardens have also been well used by the community over a long period, including hosting concerts, picnics, fetes, community festivals, and even anti-war demonstrations.

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

N/A

## **Statement of Significance**

### *What is Significant*

Alexandra Gardens, Kew is sited on the south side of Cotham Road. The gardens are rectilinear in plan form, extend for approximately 1.5 hectares, and are sited below road level which in turn lends the gardens a sheltered and secluded character. Contributory elements include the three entrances, with the main entry in the form of a basalt lych gate with associated stone walls, splayed to the corner of Gellibrand Street and Cotham Road; an ornamental pond traversed by a small bridge, as the centrepiece of the gardens; low stone walls and basalt pitcher edges to paths; an ornamental metal fence on a basalt plinth to the Gellibrand Street boundary; and sculptural elements within the gardens including the Queen Victoria Jubilee drinking fountain, installed in 1924 after its relocation from the corner of Cotham Road and High Streets. The Victorian-style band rotunda which is thought to be either a major reworking of the original 1910 structure, or a relocation and reconstruction of an early rotunda located elsewhere in the municipality, is sympathetic to the character of the Gardens. Other later elements include a series of small bronze relief plaques and elements of statuary made by local sculptor Leopoldine Mimovich and presented to the City of Kew in 1990.

Soft landscape elements include densely planted garden beds; herbaceous borders; open areas of lawn; specimen trees; and a serpentine network of paths bordered by basalt pitchers. The gardens'

large specimen trees include Plane trees (*Platanus sp.*), White Poplar (*Populus alba*) and a number of mature Canary Island palms (*Phoenix canariensis*).

#### *How is it Significant*

Alexandra Gardens, Kew, is of historical, social and aesthetic significance to the City of Boroondara.

#### *Why is it Significant*

Alexandra Gardens, Kew, established in 1908 is of local historical and social significance, as a substantially intact park of the Edwardian period, and as one of few formally landscaped parks and public gardens in Kew. The gardens have their origin in the nineteenth century public parks and 'pocket' gardens movement in England, when such gardens were seen as important 'breathing spaces' in increasingly industrialised and crowded urban environments. The founders of Melbourne also embraced the idea of public gardens, and made provision for public parks when laying out subdivisions and town plans. Alexandra Gardens are among the smaller 'pocket' parks and gardens which were also established in Melbourne into the early twentieth century, including small municipal gardens. The gardens are additionally significant for being purchased and established by the (then) Borough of Kew, on land formerly associated with the property known as *Madford*; and for their association with curator George Pockett, brother of the more renowned curator and garden designer Thomas Pockett, who was known as the 'chrysanthemum' man. The latter Pockett is also believed to have collaborated in the design of Alexandra Gardens.

With regard to their social significance, Alexandra Gardens are valued by the community for their picturesque form and character, and for the respite they offer from the busy Kew Junction area. The gardens have also been well used by the community over a long period, including hosting concerts, picnics, fetes, community festivals, and even anti-war demonstrations.

Alexandra Gardens, Kew, are also of local aesthetic significance. The Edwardian era gardens are an example of a 'Gardenesque' aesthetic, with expanses of lawn (albeit of a relatively modest scale), specimen tree plantings, massed herbaceous garden beds and a picturesque arrangement of serpentine paths bordered by trees. Within the municipality, the gardens are unusual in retaining their comparatively dense plantings. The inclusion (and survival) of the contemplative pond also emphasises the original garden intent of providing an oasis of calm near busy Kew Junction. The 'sunken' character of the gardens, combined with the shrubberies and density of the planting, and the formalised stone gate and walled entrances additionally reinforce the gardens' sense of enclosure and 'separateness'.

#### **Recommendations**

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

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

## Identified By

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

Lovell Chen, *Kew Junction Commercial Heritage Study*, 2010.

## References

### General:

Aitken, Richard, *Gardenesque: A Celebration of Australian Gardening*, 2004.

The *Argus* newspaper.

F Barnard, *Jubilee History of Kew*, 1910.

John Patrick Landscape Architects, research notes provided by the City of Boroondara, titled 'City of Boroondara Major Heritage Gardens', December 2007.

Lovell Chen Architects & Heritage Consultants, *Central Park, Malvern East: Conservation Management Plan*, for the City of Stonnington, June 2007.

Ramsay, Juliet, *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, 1991.

Rogers, Dorothy, *A History of Kew*, 1973.

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

Shirley Jones Collection, State Library of Victoria.

Victorian Parliamentary Debates.

### Specific:

<sup>1</sup> The following overview draws on a number of sources including research notes provided by the City of Boroondara, titled 'City of Boroondara Major Heritage Gardens', prepared by John Patrick Landscape Architects, December 2007; and also the overview of municipal public parks and pocket gardens included in *Central Park, Malvern East: Conservation Management Plan*, June 2007.

<sup>2</sup> VPD. Melbourne to Burwood Tramways Park Bill Debate. 21 December 1915, p. 4331.

<sup>3</sup> Ramsay, 1991, pp. 6-7.

<sup>4</sup> Aitken, 2004, p. 95.

<sup>5</sup> *Argus*, 9 April 1908, p. 9.

<sup>6</sup> Rogers, 1973, p. 219.

<sup>7</sup> St Kilda Historical Society Newsletter No. 178, 2006: [www.skhs.org.au](http://www.skhs.org.au)

<sup>8</sup> Rogers, p. 221.

<sup>9</sup> Barnard, p.62.

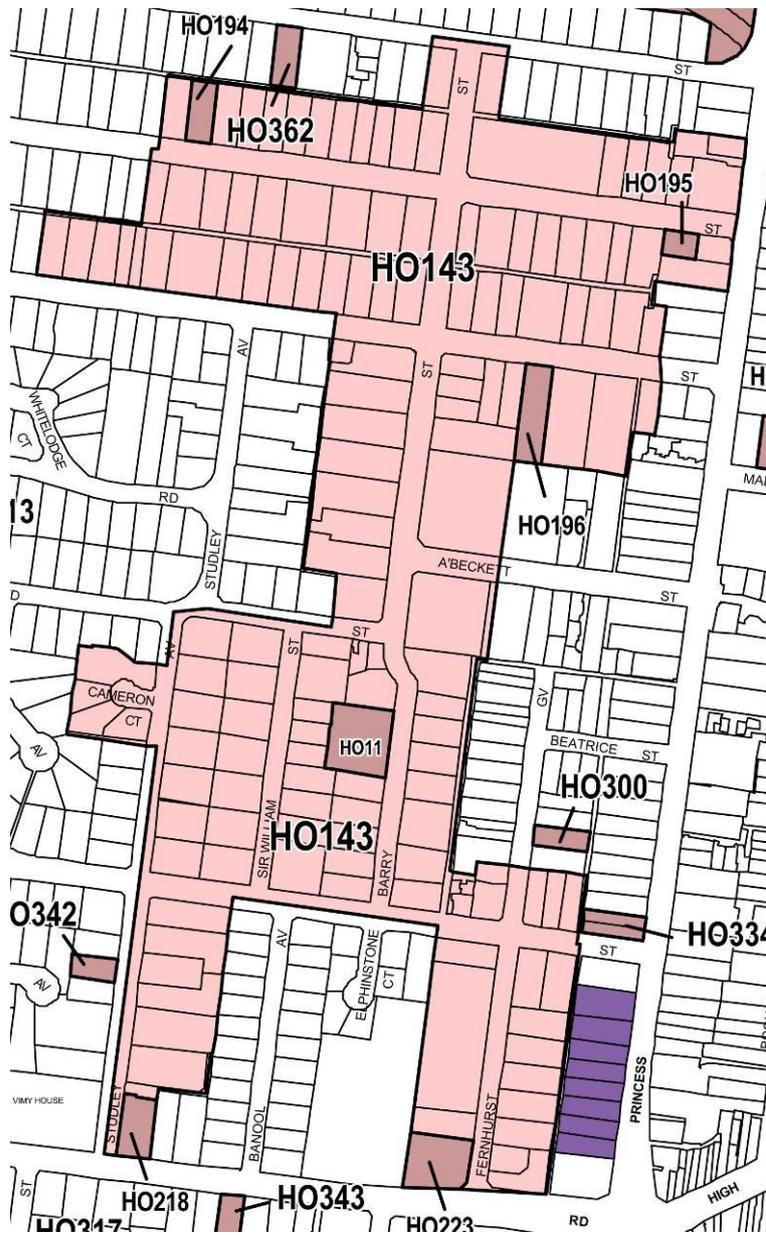
<sup>10</sup> 'Alexandra Gardens' draft citation, John Patrick 2007.

<sup>11</sup> The fountain is shown in its original position, and configuration in F Barnard, *Jubilee History of Kew*, 1910, frontispiece.

**7.6 Addition to Barry Street Precinct**



**Precinct** Addition to HO143 Barry Street Precinct



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

**History and description**

The west side of Princess Street, between Kew Junction and Stawell Street, remained largely undeveloped until the late 1890s, with only one residence listed in the *Sands & McDougall Directory* up until this time. The properties numbered 15, 17 and 19 Princess Street first appear in the *Directory* in 1901, and are a group of three single-storey Italianate style brick villas with faceted bays and bracketed eaves. Nos 15 and 17 retain their slate roofs, corniced chimneys and overall original external form (as can be seen from Princess Street). The slate to the roof of no. 19 has been replaced, the chimneys removed, the brick

external walls overpainted, and the verandah and some original fenestration modified. These works have diminished the significance of the building, which is graded as non-contributory.

Constructed in 1902-03 for Richard Searle, a draper<sup>1</sup>, *Lee Lodge* at 27 Princess Street is a prominent, double-storey, double-fronted Federation house with Queen Anne overtones. It has a faceted corner bay at first floor level; the upper level of the dwelling has roughcast render, with face brick walls to the lower level.

Numbers 21, 23 and 25 Princess Street were constructed in c.1906 and are a complementary trio of single-storey villas, with hipped and tiled roofs, and brick and

<sup>1</sup> Borough of Kew Rate Books, 1902-3, #1995, nav £40.

roughcast render walls. These dwellings share similar plans, including side verandahs and entrances, and breakfront bays to the streetscape facades.

### **Recommendation**

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

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

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

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

**Schedule of properties**

<b>Name</b>	<b>Address</b>	<b>Existing Heritage listings</b>	<b>Previous Grading (1988)</b>	<b>Precinct Grading (2010)</b>	<b>Date/level of intactness/other comments</b>
Delmira	15 Princess Street		C	Contributory	c1901 Good
Montegle	17 Princess Street		C	Contributory	c1901 Good
Lynedoch	19 Princess Street		C	Non-contributory	c1901 Poor
Marrimac	21 Princess Street		C	Contributory	c1906 Good
Southgate	23 Princess Street		C	Contributory	c1906 Good
Courallie	25 Princess Street		C	Contributory	c1906 Good
Lee Lodge	27 Princess Street		B (downgraded to a C grading in the Review of B-graded Buildings)	Contributory	1902-03 Good
Devonport	29 Princess Street		C	Contributory	c1900

**Princess Street**



15 Princess Street (contributory)



17 Princess Street (contributory)



19 Princess Street (non-contributory)



21 Princess Street (contributory)



23 Princess Street (contributory)



25 Princess Street (contributory)



27 Princess Street (contributory)



29 Princess Street (contributory)



**7.7 Addition to Glenferrie Road Precinct**





or (Pinninger) in c.1890.<sup>1</sup> Each dwelling retains a full width verandah with cast iron frieze and brackets, and prominent pedimented parapets with swags to the parapet panels. The roofs have variously been reclad; three of the dwellings have also had the original bichrome brick external walls rendered or overpainted.

No. 14 Union Street is a simple, single-storey timber dwelling constructed in c.1904, with a gabled breakfront bay and timber verandah with timber frieze. Nos 10-12 Union Street comprise a pair of single-storey single-fronted gabled timber cottages with a central brick party wall, constructed in c.1915. These cottages also have timber verandahs with timber friezes.

The cream brick church building at the north end of the street was constructed as a Gospel Hall in c.1954. It has gabled wings stepping forward to the street, with simple Gothic windows to the main façade, and 1950s detailing to the other fenestration and entrance with awning over and ironwork support post. While the building breaks the pattern of residential development in this section of Union Street, the wider Glenferrie Road Precinct already contains buildings of ecclesiastical origin, including churches.

### **Recommendation**

Recommended for inclusion as part of the Glenferrie Road Precinct (HO150) in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

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

The Glenferrie Road Precinct, Kew, is an area of heritage significance for the following reasons:

- The western parts of this precinct are marked by mansion development of the Victorian period, and though some are surrounded by unsympathetic later development, a significant number of individually significant early Kew mansions survive here, albeit in some cases converted to institutional uses. This is one of three notable mansion precincts in Kew, the others being HO158 (Walmer Street) and HO162 (Sackville Street).
- **More modest but still valued late Victorian residential development, such as single-fronted cottages and terrace rows, is also located in the western areas of the precinct.**
- The eastern section of the precinct is significant for its mixture of small and medium scale Victorian housing, much of which relates to two important 1880s estates: Edgevale and Doona Hill.
- The area has a strong visual connection with several fine assemblages of school buildings: either in its midst (Ruyton) or at its borders (Trinity, Xavier, Methodist Ladies' College).
- The area includes the former Kew civic buildings and the Sacred Heart Church and School, both in Cotham Road, the latter important to the considerable Roman Catholic heritage in the area.

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<sup>1</sup> Borough of Kew Rate Books, 1888, #1388-1390, J Pinniger, land allotment 14-16, nav each £11.

*Schedule of Properties for addition to Glenferrie Road Precinct HO150*

- The area also includes the entire Glenferrie Road streetscape north of Barkers Road up to Wellington Street, including two of MLC's most important buildings and a mixed 1880s to interwar streetscape.
- The area includes a number of individually significant architectural designs, the majority of which are Victorian mansions.

### Schedule of properties

<b>Name</b>	<b>Address</b>	<b>Existing Heritage listings</b>	<b>Previous Grading (1988)</b>	<b>Precinct Grading (2010)</b>	<b>Date/level of intactness/other comments</b>
	6-8 Union Street		C	Contributory	c1889 Good
	10-12 Union Street		C	Contributory	c1915 Good
	14 Union Street		C	Contributory	c1904 Good
	16 Union Street			Non-contributory	c1893? Poor  Thought to be a Victorian dwelling which underwent a make-over in the 1950s
	18-26 Union Street		B (downgraded to a C grading in the Review of B-graded Buildings)	Contributory	c1890 Fair
Gospel Hall	28 Union Street		C	Contributory	c1954 Good

**Union Street**



6-8 Union Street (contributory)



10-12 Union Street (contributory)



14 Union Street (contributory)



16 Union Street (non-contributory)



18-26 Union Street (contributory)



28 Union Street (contributory)