

## RYLAH RESIDENCE AND VETERINARY HOSPITAL

Prepared by: Context Pty Ltd

**Address:** 15 Victor Avenue, Kew

<b>Name:</b> Rylah Residence and Veterinary Hospital (former)	<b>Survey Date:</b>
<b>Place Type:</b> Residential	<b>Architect:</b> RM & MH King
<b>Grading:</b> Significant	<b>Builder:</b> W Davis
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1939



### Historical Context

Access across the Yarra River was provided in the early 1850s by a bridge to Burwood Road, Hawthorn.

*Hawthorn thus developed ahead of Kew. Nevertheless, two hotels had opened in Kew along High Street by 1854, one at the junction and the other, the Harp of Erin, at the corner of High Street and Harp Road. Congregational, Baptist, Primitive Methodist and Anglican churches were opened in 1854, 1855, 1856 and 1858 respectively. The Anglican church opened a school in 1856 and the combined Protestant churches opened one in 1859. It was replaced by a government school in 1870. Direct access to Kew was gained when the Johnston Street bridge was*

*built in 1858... In 1856 the Boroondara Road Board District, comprising Kew, Hawthorn and Camberwell, was proclaimed...*

*[In the twentieth century] High Street developed two strip shopping centres, the main one east of Kew junction and the other near the Harp Hotel...Between 1910 and the outbreak of World War II Kew's population approximately tripled. It was proclaimed a town on 8 December 1910, and a city on 10 March 1921 (Victorian Places 2015).*

Residential development in Kew followed a similar pattern:

*The first residential houses were built in Kew during the 1850s around the area now known as the Kew Junction. Speculation on land purchases increased during the gold rush period, promoting the region's rapid expansion not only as a farming area but as a residential location, a trading place and a stopover for travellers. By 1902 Kew had more than 8,000 residents and 1,500 dwellings. The charm of Kew was its undulating character and the windings of the Yarra River, which formed its northern and western boundaries, and the extensive views it enjoyed in almost every direction...Kew was a suburb of British expatriates who built their homes and gardens to replicate those left behind. Many of the villas and mansions commanding views back over the city were set in acres of land. Some were named after the birthplace of their owners (Carolan 2003:3).*

Subdivision of land to form residential estates in the Kew area occurred from the 1860s, slowed with the economic depression of the 1890s, and experienced an intensive boom between 1910 and 1940, when 'new estates began to appear. Most were of a modest scale, and usually resulted in small courts or short streets bisecting former grounds of large houses' (CKUCS:4/20).

### **Place History**

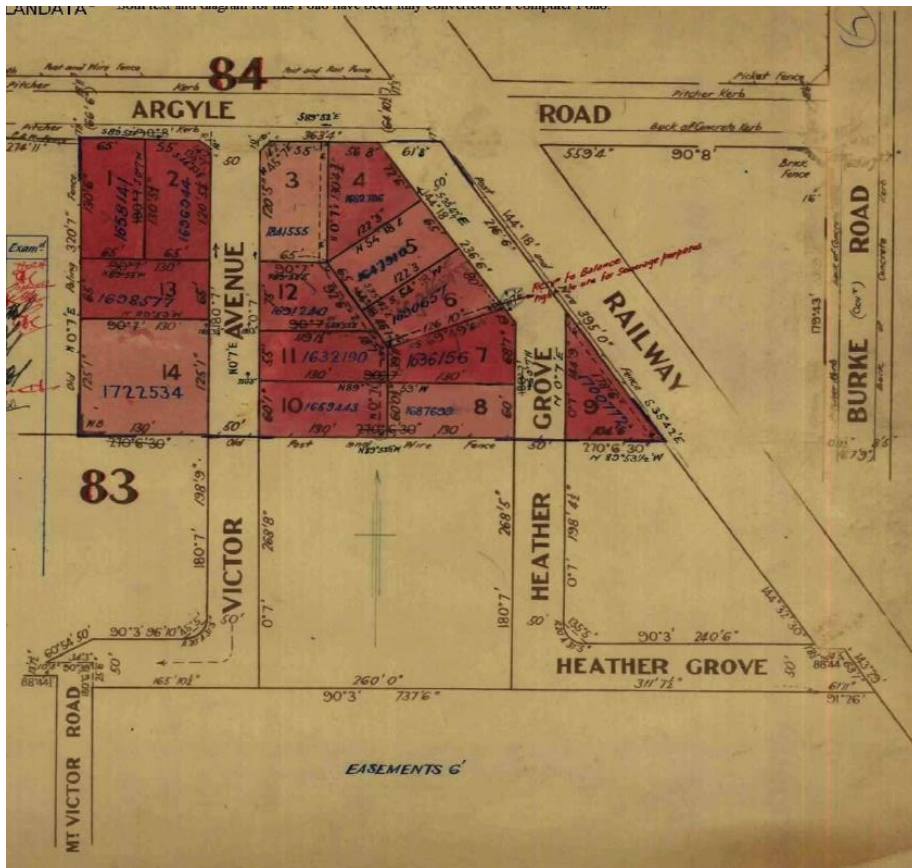
The subject place, 15 Victor Avenue, is part of a parcel of land, Portion 84, Parish Boroondara, approximately 146 acres, first held freehold by CB Peel and A Motherwell (Parish Plan Boroondara 1931).

In November 1926, Elizabeth Foster purchased three acres of this land (CT:V5196 F189). Bennett Nursery operated on the land until 1936, when it was subdivided as the Mont Victor Hill Estate (CKUCS:4/20).

A preliminary plan for the Mont Victor Hill subdivision included 23 allotments bordering the Rimington Nursery in Mont Victor Road. The subdivision created allotments in Victor Avenue, Heather Grove and Burke Road and was bisected by the railway line (see Figure 1 and Figure 2).

The auctioneers noted on the plan that the subdivision was made possible by the order of Messrs SH Bennet & H Wright, the executors of the wills of S Bennett & E Foreman (KHS). The first lots were put up for auction on 7 March 1936 (*Argus* 15 February 1936:3), and were all sold. Another five allotments to the north of the estate (towards Argyle Road), including the subject site, Lot 14, were advertised for sale on 9 March 1936 (*Age* 9 March 1936:2) – see Figure 3. The additional five lots added to the estate were sold by 1941 (CT:V5196 F189).





**Figure 3. Mont Victor Hill Estate showing all lots, including the subject site, Lot 14, 1936. (Source Certificate of title V5196 F189)**

On 6 March 1939, Lot 14 (today's 15 Victor Avenue) was purchased by Ann Flora Rylah (CT:V5196 F189).

Ann Rylah (nee Flashman) married Arthur Rylah in 1937. The couple employed architects and engineers, RM and MH King of Collins Street, Melbourne, to design a combined brick house and veterinary hospital for their Victor Avenue property, which was constructed by builder W. Davis in 1939 (BP261, 1939) – see Figure 4 and Figure 5. Arthur and Ann Rylah separated in 1968, however Ann Rylah continued to conduct her veterinary business from 15 Victor Avenue until her death in 1969. The house at 15 Victor Avenue was sold to new owners in the same year (CT:V5196 F189).

#### *R.M. and M.H. King*

Ray Maurice King began practicing as an architect in Adelaide in 1891. The following year he moved to Melbourne and over the next sixty years he and his son, Maurice Harrington King, who he went into partnership with in 1926, designed many industrial and residential buildings in Victoria. Maurice, who was trained as an engineer, is regarded as having transformed the fledgling practice established by his father into one of Melbourne's most prolific architectural firms of the mid-twentieth century (Kurrajong House website).

Although the firm designed a range of buildings including commercial (e.g., Kurrajong House, Collins Street, Melbourne of 1926-7, and the showroom for the Colonial Gas Company at Box Hill), factories (e.g., the Hopkins Odlum Apex Belting factory at Footscray) and churches (e.g., Knox Presbyterian Church, Ivanhoe of 1927), they are perhaps best known for their houses. R.M. & M.H. King designed many houses in the Tudor Revival, Mediterranean and Bungalow styles that were popular in the 1920s and

30s, however their Moderne, or Art Deco, houses of the 1930s are regarded as some of the best examples of this style in Melbourne (Kurrajong House website).

Many of the firm's clients were high profile Victorians including theatrical entrepreneurs J. & N. Tait, Arthur Rylah, lawyer and later Chief Secretary and Deputy Premier of Victoria; the Myttons and Beaurepaires. Ray King died in the early 1950s. Maurice King died prematurely in 1956 and the practice was closed shortly afterwards (Kurrajong House website).

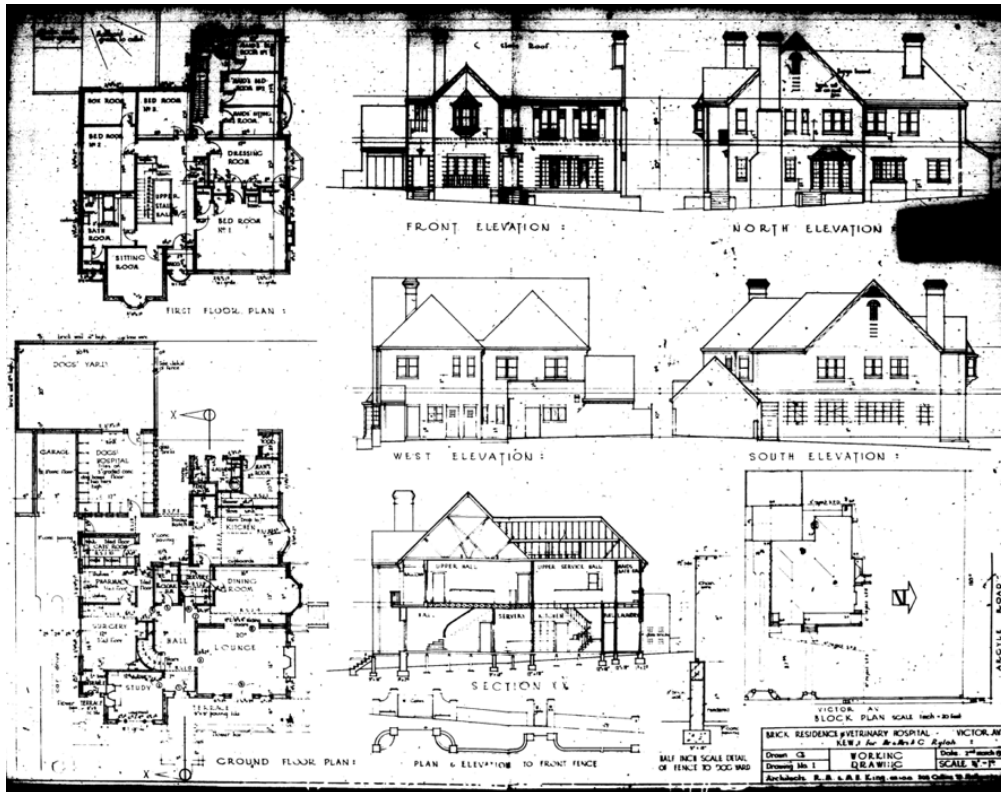


Figure 4 Architectural drawings by RM and MH King of Melbourne for a brick residence and veterinary hospital for Mr and Mrs AG Rylah, 2 March 1939. (Source: City of Boroondara Building Permit records)



**Figure 5 Drawing of residence for AG Rylah, Kew, by RM and MH King, architects, 1939. (Source: SLV Architectural Drawings Collection).**

Robin Giesecke, from the University of Sydney, writes of Ann Flashman:

*Ann Flora Flashman was, in 1930, the first woman to enrol in the Sydney University School of Veterinary Science [see Figure 6]. She became the fourth woman to qualify and enter the veterinary profession in Australia. Her enrolment encouraged other women to train as veterinarians.*

*A Sydney girl, Ann was educated at the Ascham School for Girls, matriculating in 1929. She had developed a passion for Girl Guiding and was the popular leader of the School's own company. She was also a keen sportswoman and had developed an interest in journalism. She enrolled at Sydney University in 1930, having been influenced to the possibility of doing veterinary science by the mother of Pat Littlejohn, (the second woman to enrol at Sydney Veterinary Faculty). The School had close connections with the University and a headmistress who was a good educator and alive to the possibility of women pursuing professional careers.*

*Ann proved a popular student at University...Her final year essay on duodenal ulcers in dogs was published in the Australian Veterinary Journal, and she was awarded the STD Symons prize for clinical subjects. Final year practical work was undertaken at the Berri Experimental Farm chaperoned by Pat Littlejohn and she graduated in 1936...*

*On graduation Ann joined the staff of the Lost Dog's Home in North Melbourne as its first paid veterinarian, following the footsteps of Belle Reid who had worked there in an honorary capacity. She also worked for the Lord [Lort] Smith Animal Hospital in North Melbourne until she set up her own practice in Victor Street [Avenue], Kew.*

*She married Arthur Rylah, who held a prominent position in the Victorian Government, and was his official partner and hostess. They had two children. In her own right she earned the respect of her colleagues and amassed a devoted following of animal lovers in Victoria through her tireless devotion to caring for animals and young people. She wrote a column called Pet Talk in the Melbourne Herald under the pseudonym*

*John Wotherspoon...These columns ran well in to the 1960s and were followed by two books: The Australian Pet Book (1962) and The Australian Dog Book (1971)...*

*As a Girl Guide leader she was captain of the 4th Yarra Company, Division Commissioner, North Eastern Suburbs, Captain of the First Melbourne Cadet Company and District Commissioner, Northcote. From 1962 to 1967 she was Senior Branch Adviser for Victoria; in 1968 she held the post of Lieutenant of the 4th South Yarra Company and Training Adviser for Victoria. She wrote (as Ann Rylah), 'Australian Adventure. Girl guiding under the Southern Cross' (published in Sydney 1967) as a definitive handbook for Girl Guides.*

*Ann was a keen member of and contributor to the Victorian Division of the Australian Veterinary Association and was its Vice President when she died from a cerebral haemorrhage on 15 March 1969 (Giesecke 2002).*



**Figure 6 Ann Flashman (later Rylah) on the right with Patricia Littlejohn (later Abbott) at Berri Training Farm c 1934. (Source: University of Sydney, 2015)**

The Australian Dictionary of Biography contains this entry for Arthur Rylah (see Figure 7):

*Sir Arthur Gordon Rylah (1909-1974), politician and solicitor, was born on 3 October 1909 at Kew, Melbourne, son of Walter Robert Rylah, a Victorian-born solicitor, and his wife Helen Isabel, née Webb, who came from New Zealand. Arthur was educated at Trinity Grammar School and the University of Melbourne (B.A., 1931; LL.B., 1932). Admitted to practice as a barrister and solicitor on 2 May 1934, he joined the family firm of Rylah & Anderson (later Rylah & Rylah). At Holy Trinity Church, Kew, on 10 September 1937 he married...Ann Flora Froude Flashman, a veterinary surgeon.*

*In 1931 Rylah had been commissioned in the Militia. On 1 May 1940 he was appointed temporary major (substantive in November), Australian Imperial Force...After his A.I.F. appointment terminated in Melbourne on 30 January 1946, he returned to the law and joined the newly formed Liberal Party...He was elected to*

parliament [for the seat of Kew in the Legislative Assembly] at a by-election on 17 December 1949...

The split in the Australian Labor Party in 1955 destroyed the government of John Cain. On 7 June Rylah was appointed deputy-premier, chief secretary and government leader in the Legislative Assembly. Next day he was also appointed attorney-general. Over the ensuing years he rose to all these challenges and became the government's most active and successful minister...

Rylah gave whole-hearted support and loyalty to the premier, [Henry] Bolte, who confidently left the administrative details of government to his deputy. 'A humane and liberal man', Rylah was a genuine social reformer. Yet, at times, he adopted a reactionary stance. His attitudes to censorship were regarded by many as repressive, and his remark in 1964 that he would not allow his 'teenage daughter' to read Mary McCarthy's novel, *The Group* (London, 1963), became notorious. His commitment to penal reform was compromised in 1967 when he supported the hanging of Ronald Ryan. He was appointed C.M.G. in 1965 and K.B.E. in 1968.

The last years of Rylah's political career were dogged by controversy. In 1967-68 he was criticised in parliament for joining the boards of Easywear (Australia) Pty Ltd and Avis Rent-A-Car System Pty Ltd. Although Bolte vigorously defended him, Rylah resigned from the boards. Separating from his wife in 1968, he moved to his property, Laurieton, at Mount Macedon...On 9 October [1969] at the Scots Kirk, Mosman, Sydney, Rylah married Norma Alison ('Ruth') Reiner, née French, a 43-year-old secretary and a divorcee.

After announcing on 2 February 1971 that he intended to resign from parliament in the following month, Sir Arthur collapsed at his desk on 5 March and spent the next four months in hospital...Survived by his wife, and by the daughter and son of his first marriage, he died of a cerebral thrombosis on 20 September 1974 at St Vincent's Private Hospital, Fitzroy. He was accorded a state funeral and was cremated with Anglican rites (Costar 2002).



Figure 7. Sir Arthur Rylah. (Source: Parliament of Victoria)

Additions were made to the house at 15 Victor Avenue, Kew, in 1970 and a new garage was built in 1980 (BP1783, 1979; BP8407, 1980).



### Description & Integrity

15 Victor Avenue sits on the west side of Victor Avenue, a short street in the northern part of Kew. It is a large, almost square block of land, and the large house sits in the south-west corner of the site, leaving a generous front garden setback and a very large garden comprising the northern half of the site.

The house is a large two-storey face brick dwelling. It has a steeply pitched cross-gabled roof covered in slates. Stylistically, it merges Georgian Revival and Old English forms and details. The brickwork appears to be quite complex, with a variety of patterns and sizes to create various textures, vents, bands and quoining to corners and openings, all of which is obscured by overpainting. Details in the northern gable are particularly interesting, including a chequerboard pattern and arched attic vent. There are two front entries: the front door to the residence in the centre of the front façade, and the former entry to the veterinary surgery at the south end of the front façade.



**Figure 8. Front façade of the former Rylah Residence. The entrance to the residence is at the centre of the façade, while the former veterinary surgery entrance is at far left (only the steps leading to it are visible). (Source: Marshall White, 2011)**

The Old English influence is seen in the very steeply gabled roof, the scalloped bargeboards to the gable ends, the large chimneys with a dog-tooth detail at the top, and the fine oriel window in the front gable. This window has a steep pointed roof and a complex moulded base. The Georgian Revival influence is indicated by the multi-paned French windows to the ground and first floor levels of the front façade, the louvered timber shutters to the first-floor windows, the round balconette beside these windows, and the brick dentils beneath the eaves.

The site has undergone a few changes since 1939, as documented by the City of Kew building permit records. In 1970 (BP 1783/1970) a single-storey pergola was built, wrapping around the north-west corner of the house. This work included the introduction of sliding doors to the new deck. The small lean-to the rear (north-west corner) which originally housed a tool room was also demolished and a small extension appended in its

place to create a large family room. In addition, the rear chimney was demolished as part of these works.



**Figure 9. North side elevation of the former Rylah Residence. (Source: Marshall White, 2011)**

In 1979 the original garage that stood just behind the house on the south side was demolished, and replaced by a larger garage in the south-west corner of the site (BP 8230/1979 & 8407/1980). It appears that the Dog's Yard and Dog's Hospital (a two-tiered room of kennels) were also demolished at the same time.

At an unknown date, the low masonry front fence, with its curved gateways, was replaced with the present high rendered masonry fence which somewhat obscures views of the house. In addition, it appears that a simple timber hood has been added above the main front entry. The slate roof has been renewed, in kind, between 2011 and 2017. As noted above, the overpainting of the brickwork is one of the most visually intrusive alterations to the house, obscuring its fine detail. Removing this paint by gentle means would greatly increase appreciation of its design.

### **Comparative Analysis**

Other known designs by architectural practice R.M. & M.H. King in Boroondara are:

- 35 Balwyn Road, Canterbury, of 1931-2 (Significant in HO264), a large two-storey Georgian Revival house with rendered walls and a very tall tiled hipped roof.



**Figure 10. 35 Balwyn Road. (Source: City of Boroondara, 2006)**

- Narooma, 21 Balwyn Road, Canterbury, of 1932 (Contributory in HO264), an attic-storey Old English/Tudor Revival dwelling with half-timbered walls (overpainted) and a tiled roof.



**Figure 11. 21 Balwyn Road. (Source: City of Boroondara, 2006)**

Other known residential designs by architects R.M. & M.H. King in other Melbourne suburbs include:

- 15 Leven Street, Essendon, of 1935 (HO67), a two-storey rendered Moderne house.
- 392 & 394 Glenferrie Road, Malvern, of 1935-6 (HO455), a two-storey cream-brick duplex in the Moderne style.
- 9 Redcourt Avenue, Armadale, of 1937 (Significant in HO384), a two-storey Streamlined Moderne villa with a hipped roof, one curved corner (with parapet), render and brown brick walls.
- 500 Orrong Road, Armadale, of 1937 (Significant in HO384), a rectilinear two-storey Moderne villa with a complex hipped roof, and walls of cream bricks above a brown-brick base. Front entry beneath a cantilevered concrete slab.

- 38 Ormond Road, Elwood, of c1938-9 (Significant in HO8), an International Style block of flats with a picturesque stepped form and wide eaves.
- Coronal, 9 Lewes Drive, Malvern East (HO322), a two-storey house (formerly flats) in the Spanish Mission style, designed in 1939 as the conversion of a Victorian era mansion into flats.

Among these comparative examples, the 1932 Old English house 21 Balwyn Road is the most similar stylistically, but a more modest building in scale and execution. It exhibits the more decorative half-timbering finish to the gables, which was commonly seen on the earlier Old English houses. In contrast, 15 Victor Avenue has plain brick walls with more subtle brick accents, indicative of the simplification of decoration and forms seen at the end of the interwar period. It is far more imposing than picturesque.

Often referred to as Tudor, interwar Old English had its roots in the English Arts and Craft Movement of the mid to late nineteenth century. The revival of this style, along with many other English and American revival styles became popular with the upper end of the housing market. With its proximity to public transit, Camberwell established itself as a prime location for the new professional of the 1920s and '30s, where owners had the means to adopt emerging styles and create homes that reflected their ideals and allowed the display of wealth through such ostentatious revival styles.

The use of red or clinker brick was typical of Old English architecture. Brick nogging or half timbering in gables of upper storeys, modelled chimneys and terracotta roof tiles were also typical. Steeply pitched gable roofs were preferred over hipped, though it was common later in the period to have more eclectic examples. Picturesque asymmetry was pursued with multiple fronts and offset massing.

Old English styled houses evoked the 'Home country' in the British Empire, using the associations of the manor to convey wealth and social status. The movement gained much momentum in the 1930s as the 'bungalow' and 'Spanish Mission' styles began to fade in popularity.

Other Individually Significant Old English/Tudor Revival houses in Boroondara include:

- 92 Mont Albert Road, Canterbury (VHR H1399) of 1926. One of the earliest and most notable examples of the style, designed by architect Marcus Barlow. A large and very influential early example of Tudor Revival. The ground floor is of face brick with half-timbering to the attic storey.
- 2 Daracombe Avenue, Kew (HO293) of 1926. An early and substantial example of the style. Walls are of brick with half-timbering and hung tiles in the gables.
- 458 Camberwell Road, Camberwell (HO373) of 1933. A two-storey brick house with fachwerk to one gable (half-timbering with brick nogging) and steeply pitched gables.
- 19, 21, 23 & 25 Howard Street (in HO528), built 1934-36. No. 21 is a two-storey brick house with minor half-timbered accents. The remaining three are attic-storey dwellings with extensive half-timbering to No. 19, and only face brick with a jerkin-head gable to No. 23.
- 7 Glenroy Road, Hawthorn (HO450) of 1935-36. A two-storey flats brick building designed to look like a single house. The walls are of clinker brick with tapestry and herringbone brick accents, and one half-timbered gable.
- 12 Tara Avenue, Kew (HO348) of c1938. A two-storey brick house with a transverse gable roof. The walls are mainly of clinker brick with render to the first-floor façade. The main decorative elements are the tall, corbelled chimneys.
- 75 Studley Park Road, Kew (HO346) of 1938. A large two-storey house with clinker brick walls and simple fachwerk to gables. Designed by architects Marsh & Michaelson.

- 660 Riversdale Road, Camberwell (HO402) of 1938. A large two-storey brick dwelling with a fachwerk gable. Considered conventional in its planning and detail, but distinguished for vivid tapestry brick.
- 7 Muriel Street, Glen Iris (HO398) of c1940. Designed by architect Harold Desbrowe Annear. A large two-storey house with half-timbered walls, a jettied first floor and a double gable.

In its simplified materiality and details, 15 Victor Avenue compares most closely with the 21 Howard Street, 12 Tara Avenue, Kew, and 75 Studley Park Road, Kew. The relative simplicity of surface finishes (i.e., no half-timbering) is related to the more austere Georgian Revival stylistic influence evident at 15 Victor Avenue. Its substantial size is comparable to that of the larger comparative houses in the HO, such as 12 Tara Avenue, 75 Studley Park Road, and 660 Riversdale Road.

Overall, a substantial example of the late Old English style, incorporating typical details such as steeply pitched gables, detailed brickwork and a picturesque oriel window to the façade. It also demonstrates a transition to the more formal Georgian Revival, which was most popular in the early 1940s, resulting in a more restrained composition than seen in most Old English dwellings.

## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, September 2012, modified for the local context.

*CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).*

NA

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

NA

*CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).*

NA

*CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The former Rylah House is a substantial example of the late Old English style, incorporating typical details such as steeply pitched gables, corbelled chimneys, detailed brickwork and a picturesque oriel window to the façade. It also demonstrates a transition to the more formal Georgian Revival, which was most popular in the early 1940s, resulting in a more restrained composition than seen in most Old English dwellings.

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

NA

*CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

NA

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

NA

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

The former Rylah House and Veterinary Surgery has special associations with two people of importance: Arthur Rylah and his wife Ann Rylah nee Flashman, who had the house built shortly after their marriage in 1937. Ann Rylah was not only a pioneer woman veterinary surgeon, but unusually continued to work throughout her marriage. The house reflected this, incorporating both the couple's private residence but also extensive facilities for Ann Rylah's veterinary clinic.

Sir Arthur Rylah was a barrister and elected to the Victorian Parliament in 1949 for the seat of Kew. In 1955 he was appointed deputy-premier under Harold Bolte, chief secretary, government leader and attorney-general of Victoria. Rylah was considered a humane and liberal man and social reformer, though as attorney-general supported the hanging of Ronald Ryan in 1967. He retired in 1971.

Ann Rylah, nee Flashman, was the first woman to enrol in the Sydney University School of Veterinary Science, and the fourth woman to qualify and enter the veterinary profession in Australia. After working for the Lost Dog's Home and Lort Smith Animal Hospital, she opened her own practice in the new 15 Victor Avenue house. She wrote newspaper columns and books about animals, was a Girl Guides leader, and Vice President of the Victorian Division of the Australian Veterinary Association.

## Statement of Significance

### *What is Significant?*

The former Rylah Residence and Veterinary Hospital at 15 Victor Avenue, Kew, is significant. It was designed in 1939 by architectural practice RM & MH King for newlyweds Arthur Rylah and Ann Rylah nee Flashman. They remained in residence until the late 1960s, and Ann Rylah continued to run her veterinary hospital in the southern half of the house until 1968.

The house is a large two-storey face brick dwelling, with a steeply pitched cross-gabled roof covered in slates. It has a large garden on the north side, necessitated by the shallow allotment.

The masonry front fence, 1980 garage, and other alterations that post-date the Rylahs' occupation are not significant. In particular, the overpainting of the external brick walls is not significant and visually intrusive, as it obscures the various colours and patterns of the brickwork, which was an important part of the house's design.

### *How is it significant?*

The former Rylah Residence and Veterinary Hospital is of architectural and historical (associational) significance to the City of Boroondara.

### *Why is it significant?*

Architecturally, it is a representative example of the substantial dwellings constructed in Kew and other Boroondara suburbs in the late interwar period. Largely Old English in style, with steeply pitched gables and a picturesque oriel window, it also shows the more formal influence of the Georgian Revival, which was most popular in the early 1940s, resulting in a more restrained composition than seen in most Old English dwellings. (Criterion D)

Historically, it has special associations with two people of importance in Boroondara: Sir Arthur Rylah and his wife Ann Rylah nee Flashman, who had the house built shortly after their marriage in 1937. From 1949 to 1971 Arthur Rylah represented the seat of Kew in the lower house of the Victorian Parliament, and was vice-premier and attorney-general under Henry Bolte. Ann Rylah was not only a pioneer woman veterinary surgeon, but unusually continued to work throughout her marriage. The house reflected this, incorporating both the couple's private residence but also extensive facilities for Ann Rylah's veterinary clinic, the location of which is indicated by the second front entrance on the south side of the house. (Criterion H)

## Grading and Recommendations

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

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	Yes
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b>	No



<i>Is the place included on the Victorian Heritage Register?</i>	
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

### Identified By

P Sanderson, Kew Conservation Study, 1988 & Context Pty Ltd

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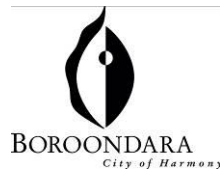
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