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



Extent of Overlay

Not applicable, refer Recommendations

Intactness Good Fair Poor

Heritage Status HV AHC NT BPS Heritage Overlay

History

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

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

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

Description & Integrity

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

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

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

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

Historical Context

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

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

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

Recommendations

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

Identified By

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

References

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

Specific:

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

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

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

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

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

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