
Name	House	Reference No	
Address	69 High Street South, Kew	Survey Date	23 August 2005
Building Type	Residence	Grading	Ungraded
Date	1927	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness Good Fair Poor

Heritage Status HV AHC NT BPS Heritage Overlay

History

69 High Street South, a brick house of seven rooms, was built in 1927 for Miss Keziah Elizabeth Coxall.¹ Previously Miss Coxall, and before that Samuel Coxall, had occupied a house at 67 High Street, from c. 1897. The *Sands & McDougall Melbourne Directory* recorded a new street number (69) annotated 'house being built' in its 1927 edition. Miss Coxall was listed as the occupier of the house for a brief time between 1928 and 1930, at which time a new occupier took up residence at 67 High Street.² Miss Coxall moved to Geelong West during the mid 1930s, and subsequently the house was tenanted. Long term occupants included members of the Hoban family until the late 1950s, and then Robert S. Young until at least 1974.³

Brick additions were constructed in 1951, the scope of which is not known.⁴ In 1991 a series of major additions to the pre-existing second storey were undertaken by the Jennings group.⁵

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

Description & Integrity

69 High Street, Kew, is a attic-storey double-fronted inter-war bungalow of rendered masonry construction with substantial 1990s attic level and more recent ground floor additions. The complex hipped and bellcast roofscape is clad with concrete roof tiles and has exposed rafters and tall rendered chimneys with splayed caps. A faceted bay located centrally in the roof may not be original, or may have been an open balcony originally. The asymmetrical façade comprises a recessed entrance screened by a deep verandah which is supported by squat tapered rendered piers bearing on a rendered wall with bow front. A projecting bay flanks the entrance and both façade bays contain faceted bay windows with banks of timber-framed double-hung sash windows with leadlight glazing and the front door is timber-framed with multi-paned leadlight glazing.

The original front fence comprised a low brick wall with rendered panels and face brick piers and remains in situ, albeit augmented by more recent brick extensions to the piers and timber paling infill panels. Additions to the house comprise extensive attic level rooms which rise up from the northern slopes of the roof, as well as recent ground level additions on the southern side of the house.

Historical Context

Brick villas sited on modest allotments characterised the northern section of High Street (formerly Bulleen Road) at the turn of the twentieth century.⁶ Some infill development occurred to the south of Highfield Grove during the interwar period, presumably due to the areas proximity to Kew's retail hub and transportation links.

Comparative Analysis

Not completed. Refer Recommendations.

Assessment Against Criteria

Not completed. Refer Recommendations.

Statement of Significance

Not completed. Refer Recommendations.

Grading Review

Downgrade to no grading. The integrity and presentation of the building have been substantially compromised by the extensive alterations and additions which were undertaken in the early 1990s and later.

Note that it is recommended that Council undertake a detailed review of the housing stock in the broader area including both sides of High Street from Barkers Road to the Junction. While 6 High Street is related to and complemented by a series of nearby Federation era houses graded B and C in the 1988 Kew Conservation Study, this section of High Street also contains a substantial number of Victorian and interwar properties. Depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

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: G Butler, Camberwell Conservation Study, 1991.

Specific:

¹ City of Kew Rate Books, 1927-8, #6533, nav £120.

² City of Kew Rate Books, 1928-9, #6654, nav £125; Sands & McDougall Directory of Victoria, 1925-1930.

³ *Sands & McDougall Directory of Victoria*, various years between 1940 – 1974.

⁴ Details sourced from City of Kew Building Index #375, dated 9 February 1951.

⁵ Drawings sourced from the City of Kew Building Index, #5394, dated 10 January 1991.

⁶ MMBW Plan no. 40, Collingwood & Kew, scale 160':1", dated c.1904.