
Name	<i>Surbiton</i>	Reference No	
Address	71 Stevenson Street, Kew	Survey Date	16 August 2005
Building Type	Residence	Grading	C
Date	c.1875-6	Previous Grading	B



Extent of Overlay

Not applicable, refer Recommendations.

Intactness Good Fair Poor

Heritage Status HV AHC NT BPS Heritage Overlay

History

Tenders were called by architects Dall & Roberts in 1875 for the construction of a two-storey brick villa, in Stevenson Street, Kew;¹ this may have been the subject property, which was described in the Borough of Kew rate records as an eleven roomed brick house, built in c.1876 for a John Walter.² It is uncertain at what stage the house became known as *Surbiton*.³ The history of the property has been characterised by subdivision of what must originally have been extensive grounds. A section of the land next to the house was subdivided as early as 1881.⁴ In c.1884 the property changed hands and was purchased by Walter George Simmons.⁵ Walter Simmons occupied the house until 1909, at which time he moved to Toorak,⁶ and let the property. By the early 1920s, the house had been purchased by Edward Porter,⁷ whose family retained the property until the late 1930s.⁸

At this time the property still retained a substantial land holding, with a semi-circular drive, and several timber outbuildings.⁹ However, subsequent owners further subdivided the house's land holding: firstly in 1940¹⁰ and then again in 1956, reducing the frontage to 75 feet.¹¹

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

Description & Integrity

The house at 71 Stevenson Street, Kew, is a large double-storey asymmetrical double-fronted Victorian Italianate villa of brick construction. The hipped slate roof has bracketed eaves and rendered chimneys with moulded caps and a non-original single-level verandah with concave corrugated galvanised steel roof, cast iron columns and a frieze and tessellated tile floor screens the recessed bay.¹² The façade displays an overpainted rendered finish with detail including quoins, string course, architrave mouldings and bracketed window sills and walls elsewhere are overpainted brickwork. The main entrance contains a panelled timber door with glazed surrounds and windows

contain conventional timber-framed double-hung sashes; there is a canted bay to the ground floor of the projecting bay.

Other alterations to the property apparently include a rear verandah which matches the detail of the front verandah (1984), and the present front fence, a rendered masonry wall with palisade gates which replaced an earlier picket fence.¹³ The landscape contains large cypress trees, but has otherwise been renewed.

Historical Context

Not completed, refer Recommendations.

Comparative Analysis

Not completed, refer Recommendations.

Assessment Against Criteria

Not completed, refer Recommendations.

Statement of Significance

Not completed, refer Recommendations.

Grading Review

Downgrade from B to C. The house is a conventional example which has had its presentation compromised through the removal of its original two-storey verandah and a series of other minor alterations.

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 *Argus*, 30 April 1875, cited in the Miles Lewis Australian Architectural Index.

² *Sands & McDougall Melbourne Directory*; Borough of Kew Rate Books, 1878, #13, nav £120, cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

³ MMBW Detail Plan #1300, dated 1903, names the property *Surbiton*.

⁴ Cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001 as LP 357, Central Plans; City of Kew Rate Books, 1881, #13, nav £120.

⁵ *Sands & McDougall Melbourne Directory*; Borough of Kew Rate books, 1886, #12, nav £150.

⁶ Borough of Kew Rate Books, 1910-11, #2750, nav £100.

⁷ Borough of Kew Rate Books, 1921-22, #4899, nav £90.

⁸ *Sands & McDougall Directory of Victoria*, various years between 1922-1940.

⁹ Taken from an analysis of MMBW Plan No. 40, Collingwood & Kew, scale 160':1", dated c. 1904.

¹⁰ Cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001 as AP 165, Central Plans.

¹¹ Cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001 as LP 37803, Lot 3A Central Plans; City of Kew Rate Books, 1957-8, #7441, nav £240.

¹² Drawings sourced from the City of Kew Building Index, #1057, dated 17 May 1984.

¹³ Details sourced from the City of Kew Building Index, #1057, dated 17 May 1984 and #3144, dated 1 September 1987.