

Name	Terrace pair	Reference No	
Address	83-85 Barkers Road, Kew	Survey Date	23 August 2005
Building Type	Residence	Grading	B
Date	c.1887	Previous Grading	B

Extent of Overlay

To title boundaries.



Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☒ Rec. BPS Heritage Overlay

History

The land occupied by this pair of brick two-storey terrace houses was owned by the Smart family by the late 1880s.¹ The houses are thought to have been constructed in c.1887, with their first listing in the *Sands & McDougall Melbourne Directory*² in 1888 describing them as vacant.³ Adjacent to the property, and running through to Bulleen Road (now High Street) was George Smart's brick yard, which had been operating since the late 1850s.⁴ Following George Smart's death in late 1891, Mary Jane Smart sold these two properties to a Margaret Smart in late 1891.

The terrace houses appear not to have been occupied by the Smart family in this period; instead, during the early 1890s, the houses were taken over by the Bank of New South Wales, who subsequently leased them out. The properties were only sporadically tenanted and were listed as vacant for several years between 1896 and 1904.⁵ Among those who did tenant the properties were Charles Riches, G T Rutland, stationmaster, Miss M Gill a costumier, and a Mrs. Greenwood, draper. Others were Kip Walters and Donald Fraser, a dairyman. Arthur Webb was one of the longer-term occupiers, being in residence at 85 Barkers Road from 1907 until 1911.⁶

The houses changed hands several times in the twentieth century. When offered for sale in 1977, 83 was described as a 'large family home' while 85 had been converted to two flats. The houses were said to still possess their high ceilings and some early internal elements.⁷

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

Description & Integrity

The building at 83-85 Barkers Road, Kew, comprises a pair of double-storey Victorian terrace houses of brick construction, Italianate in style. The hipped roofs are concealed behind balustraded parapets and were originally slate-clad, however the roof of No. 85 has been replaced with profile sheet metal. It would appear that the parapet originally featured urns, which have since been removed. Both

terraces retain rendered brick chimneys with moulded caps to the front bays and corbelled face brick chimneys to the rear wings. The street elevations have a rendered finish, while the side elevations are brick, all of which are overpainted. The single-fronted facades feature heavily moulded quoins, architraves, bosses, swags and cornices, and the ground floor level is set in behind and arcaded verandah which is supported by cast iron columns and screened by cast iron palisade fences. There is some uncertainty as to the integrity of the ground floor façade as documentary evidence suggests that the wall may have originally been set back only slightly within the front boundary alignment with a splayed entrance to each property.⁸ The same plan indicates a projecting porch in the location of the existing but suggests that these may have originally opened to the north, only providing access to the side and rear of the property.

The verandah floor of No. 83 has been replaced with concrete, while the verandah of No. 85 retains tessellated tiling. Each terrace is accessed via the small single-storey rendered brick side porch which also features parapeted walls, moulded cornices and architraves. Both houses have panelled timber doors with leadlight glazing to surrounding fan and sidelights, with that to 85 Barkers Road retaining its original leadlighting, stained glass panels as well as some panels with transfer designs of birds or vegetation. The porch at No. 85 has been altered with the conversion of a small window located in the rear wall into a doorway accessing the rear yard and the addition of a steel gate in the opening. The porch at No. 83 retains its small decorative glass window in the rear porch wall. Each house has a symmetrical façade containing a pair of tall windows with arched heads at ground and first floor levels, all of which contain timber-framed double-hung sashes. Side elevations contain similar window sashes, albeit with square heads.⁹

Both terraces have paved areas between the porch and street, providing for carparking, and non-original fences screening the rear yards.

Historical Context

As indicated by the MMBW 160':1" Detail Plan No. 40 (undated), the north side of Barkers Road was virtually undeveloped at the turn of the twentieth century, though some development had occurred on the south side of the street.

Comparative Analysis

While a number of double-storey Victorian terraces exist in Kew, the pair at 83-85 Barkers Road are unusual in the Boroondara context for being constructed directly on the front boundary alignment. This is an approach which is more typically found in inner suburbs such as Fitzroy, Carlton and South Melbourne. The side entrance porches are also unusual in the local context.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: *The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

The building at 83-85 Barkers Road is a fine and broadly externally intact example of a boom-period terrace pair.

CRITERION E: *The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

Unusual and distinguishing characteristics in the Boroondara context include the arcaded ground floor façade located on the front boundary alignment - an atypical form within the municipality and one which is more akin with Melbourne's inner suburbs - and the side entrance porches, which are also unusual in the local context.

Statement of Significance

The pair of terrace houses at 83-85 Barkers Road is of local historical and architectural significance as a fine and broadly externally intact example of a boom-period terrace pair. Unusual and distinguishing characteristics in the Boroondara context include the arcaded ground floor façade located on the front boundary alignment - an atypical form within the municipality and one which is more akin with Melbourne's inner suburbs - and the side entrance porches, which are also unusual in

the local context. The retention of the original leadlighting, stained glass panels and transfer glass to the door and surrounds to 85 Barkers Road and the original stained glass panels to the staircase window of 83 Barkers Road are elements which add to the significance of the terrace pair.¹⁰

Grading Review

Unchanged.

Recommendations

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

In addition, it is recommended that Council undertake a detailed review of the housing stock in the broader area including both sides of Denmark Street between Barkers Road and High Street, Foley Street and the section of Barkers Road bounded by High Street and Power Street, and the northern side of Barkers Road between High Street and Denmark Street. Depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct. While only 5 houses were graded B in the 1988 Kew Conservation Study (1, 2 and 8 Denmark Street, 48 Foley Street and 83-85 Barkers Road), the broader area contains three B-graded institutional/retail properties and substantial numbers of C-graded houses from the Victorian and Federation periods, many of which appear to be broadly intact and were graded C in the 1988 Study.

In the event a new Heritage Overlay precinct is introduced which includes 83-85 Barkers Road, the individual HO control over these two properties could be removed (Panel for Amendment C64 Boroondara Planning Scheme, December 2008).

Identified By

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

References

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

Specific:

¹ Registrar General's Office AP 28426.

² The listing for the brickworks does not appear in the *Sands & McDougall Melbourne Directory* after 1895, and by 1896 this portion of the site was occupied by a market gardener, Ah Chow.

³ *Sands & McDougall Directory of Victoria*, 1888.

⁴ *Boroondara Standard*, 10 May 1889.

⁵ *Sands & McDougall Directory of Victoria*, various years.

⁶ City of Kew Rate Books, 1907-8 #2534; 1910-11 #2811.

⁷ *The Age* 28 May 1977, p. 35.

⁸ *MMBW Detail Plan*, 1":40', No. 1297, Borough of Kew, 1903.

⁹ Additional descriptive material is from the peer review by RBA Architects and Conservation Consultants, October 2008.

¹⁰ Additional descriptive detail of the original glazing is based on text from the peer review by RBA Architects and Conservation Consultants, October 2008. The statement of significance has also been amended in accordance with the peer review. These revisions have been made at the direction of the Panel for Amendment C64 Boroondara Planning Scheme, December 2008.