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| Name | House | Reference No | |
| Address | 231 Barkers Road, Kew | Survey Date | 21 June 2005 |
| Building Type | Residence | Grading | B |
| Date | 1901 | Previous Grading | B |



Extent of Overlay

To the extent of original title boundary (prior to incorporation into larger Methodist Ladies College title).

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

231 Barkers Road, formerly 193 Barkers Road¹ was constructed in 1901. Described as a 7-roomed brick house, it was built for James Parker, a timber merchant, on an allotment which earlier had formed part of Crown Portion 72.² A large allotment separated it from its neighbour to the west, the Methodist Ladies' College. The subject property (together with a vacant allotment to its east) remained in the Parker and later the Holmes family (the two being linked by marriage) until recent times. From 1930 William Holmes, James Parker's son-in-law, with his wife Lillian May Holmes, nee Parker, lived at this address. Ownership of the house remained with James Parker, who had moved to 5 Manningtree Road, Hawthorn by this time. During this period William Holmes acquired the two neighbouring allotments to the west, 227 and 229 Barkers Road, which were later sold to the Methodist Ladies' College.³

On the death of William Holmes, the ownership of the subject property was transferred to his widow Lillian and their daughter Eileen Holmes in the mid 1940s.⁴ Lillian Holmes died in 1969 and Eileen Holmes died in 1993.⁵ After the death of Eileen Holmes, the allotment to the east was acquired by the Methodist Ladies' College. In 2003 the subject property was also sold by the Estate of Lillian Holmes to the College. The College currently uses the house for administrative purposes.

In February 2005, the City of Boroondara approved the demolition of brick outbuildings and timber garage behind the property.⁶

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

Description & Integrity

231 Barkers Road, Kew, is a single storey Federation Queen Anne villa of tuck-pointed red face brick construction on a bluestone plinth. The hipped and gabled slate roof has terracotta ridge cresting, timber finials and a rendered cornice mould and is penetrated by brick chimneys with moulded caps. It also features a faceted slate-clad candle snuffer turret with cast iron finial, and bracketed projecting gables with dentilled bargeboards and half timbered ends in an unusual diamond pattern. The asymmetrical façade features rendered dressings and quoins and a projecting bay with faceted bay window. The return verandah has paired cast iron posts and frieze with corrugated galvanised steel skillion roof and bluestone steps with rendered balustrade and urns. The windows are timber-framed double-hung sashes, some with margin bars and leadlight glazing, and the front door has glazed sidelights and fanlight. There is a later brick skillion-roofed addition at the rear.

The property has a low non-original clinker brick and wrought iron fence and gates, concrete driveway and garden path.

Historical Context

Though the land boom of the 1880s saw some subdivision for residential estates in Kew, a lack of reliable transport in the area meant that development occurred relatively slowly in this period by comparison with neighbouring Hawthorn and Camberwell. The rate of development increased after the turn of the century, but was still hampered by the relatively poor transport links.⁷

Comparative Analysis

231 Barkers Road, Kew, can be compared to the following properties in the municipality:

- Anadiha*, 387 Barkers Road, Kew (B) is a very similar example in reasonable proximity, albeit a mirrored plan without half-timbered gables
- 22 Barrington Avenue, Kew (B) has timber fretwork rather than ironwork and features a square turret
- 23 Barry Street, Kew (B)
- 5 Bowen Street, Kew (B) has a shingled wing gable, terracotta roof tiled on the Marseilles pattern and ball finials, with an integrated verandah roof, with timber fretwork posts and verandah frieze on a set of brick pedestals and brick balustrade.
- 74 Charles Street, Kew (B) does not have a turret but features a return verandah
- 193 Cotham Road (B), similar albeit with a prominent dormer
- 853 Glenferrie Road, Kew (B), similar albeit with a rendered finish
- 73 High Street, Kew (B)
- 22 Studley Avenue, Kew (B), however the original face brick has been overpainted
- 24 Walmer Street, Kew (B) has slightly stronger Edwardian overtones than the subject property
- 53 Wellington Street, Kew (B)
- Eurobin*, 42 Bryson Street, Camberwell (B) timber fretwork
- St Catharine's Home for the Aged, 1 Clayton Road, Balwyn (B)

Though there are many other broadly comparable examples in the municipality, this stands as a representative and externally intact example of a single-storey villa constructed at the turn of the twentieth century.

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.

231 Barkers Road is a fine and substantially externally intact example of a single-storey brick transitional villa with strong Victorian overtones.

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.

While not particularly unusual or distinctive in its architectural treatment, 231 Barkers Road is nevertheless a good example of the transitional Queen Anne style as applied to a single-storey villa, in this case incorporating some elements more typical of the Victorian period.

Statement of Significance

The house at 231 Barkers Road, Kew, is of historical and architectural significance at a local level. It is a good and substantially intact example of a Queen Anne villa which incorporates a rich combination of Federation stylistic characteristics with Victorian architectural elements such as cast iron lacework and verandah posts.

Grading Review

Unchanged.

Recommendations

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

Specific:

¹ The house became No. 231 during a renumbering of Barkers Road, which occurred in c. 1915; derived from the *Sands & McDougall Directory of Victoria*, various years.

² Borough of Kew Rate Books, 1901-02, #1634, nav £65, Cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

³ City of Kew Rate Books, various years.

⁴ City of Kew Rate Books, 1945-46, #5781, nav £120.

⁵ Index to Deaths in Victoria, 1921-1985.

⁶ City of Boroondara Building File, 40/408/30328.

⁷ Pru Sanderson Design, Kew Urban Conservation Study 1988, volume 2, pp. 4/8-4/12.