
Name	<i>Carn Brae, Glenwood, Wrixon House</i>	Reference No	
Address	311 Barkers Road, Kew	Survey Date	13 December 2005
Building Type	Residence	Grading	B
Date	c.1908	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Carn Brae or *Glenwood*, later *Wrixon House*, 311 Barkers Road was built in 1908 for Richard Aitken Pryor. Municipal rate records for 1907-08 listed Pryor as the owner of an unfinished house of six rooms.¹ The house had been completed by the following year's rate cycle, in which entry it was described as a brick and wood house of six rooms plus a wash house.² The Pryor family occupied the residence until 1940.³ Subsequently the house was occupied by Stanley Jackson (c.1940), George Murphy (c. 1944/5), Donald S Gill (c. 1950) and Ross D Batten (c. 1955-58).⁴ In January 1959, alterations were undertaken by a new owner, N M Lynch to convert the property into the *Glenwood Private Hospital*.⁵ Further additions were undertaken in 1961, with several small ward rooms added to the rear of the building.⁶ The property continued to operate as a private hospital, until c. 1994, when it was sold and subsequently operated as a private family residence which also provided live-in boarding facilities for secondary school students.⁷ At this time the name of the property changed to *Wrixon House*, presumably after the nearby street of the same name.

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

Description & Integrity

Wrixon House, at 311 Barkers Road, is a double-fronted Federation period house facing south to Barkers Road near the top of a steep hill, with views west to Kew, Hawthorn and the inner city. To take in these views the house has a return verandah facing south-west, its tiled roof integral and flared from the main pyramidal roof structure and anchored, compositionally, by a projecting, south-facing gabled wing and a similar wing facing west. The roof is terracotta tile in a Marseilles pattern. Two tall chimneys located parallel with each other visible at the east and west sides. Between them is a prominent dormer facing Barkers Road and behind transverse roof forms (dormers?) extending east-west. The ridge capping is notched terracotta, coupled with round-headed terracotta finials.

The later east-facing flat roofed dormer (?) structure of the post WWII period has been added.

The house is face red brick featuring extensive textured stucco, which extends to the chimney stacks, which are then topped with corbelled red brick. The southern dormer has a gable with what appears to be shingling or in a shingle pattern, while the sides are half-timbered with stucco. The windows in this dormer are not original. The south-east gabled wing also a half-timbered gable front and a broad bay window with five lights running across.

The verandah frieze is in vertical timber slats over segmental arches, and the verandah posts are in turned timber. The entry area and front steps are delineated by a canted bay projecting at the point where the verandah meets the south-east wing. The verandah floor is not original.

Some restoration of the house was undertaken after its reversion to a family house, including work on the verandah. Rear additions were made when the house was used as a private hospital. This extension was altered in 1977. Behind the house, a former matron's flat was also added to in 1977.⁸

The original fence has been replaced by a low stone fence.

Historical Context

Barkers Road was relatively undeveloped at the turn of the twentieth century, with only a few small weatherboard houses in existence.⁹ Most development on the north side of the street occurred between the 1910s and 1930s as demonstrated by MMBW Plan no. 65, 160':1" of c.1904.¹⁰ Generally, the allotments had generous frontages and allowed for large rear yards.

Comparative Analysis

As viewed from the street 311 Barkers Road is an externally relatively intact house from the middle to later Federation period. Its compositional line is elegant, and there are some unusual elements such as the unusually long ribbon window on the south-east wing, and the canted, open verandah bay between the verandah and the south-facing wing.

311 Barkers Road compares with other two-storey attic and dormer pattern Federation houses in the Boroondara area, such as those by the Tompkins Brothers, Ussher and Kemp and Christopher Cowper, and is, compositionally, a precursor of the attic bungalow mode that would gain favour in the late teens and 1920s. The house has an elegance in line and composition that compares interestingly with the generally thickly-proportioned and robust Federation modes more typically found in the Boroondara region.

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.

311 Barkers Road is an accomplished and relatively intact example of Federation architecture applied to an attic villa.

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.

The house is an elegant composition and is interesting for the way its attic form predates the popular attic bungalow mode of the 1920s.

Statement of Significance

The house at 311 Barkers Road, Kew is of local historical and architectural significance as an externally relatively intact attic villa from the middle to later Federation period. It is of interest for the way its attic form predates the popular attic bungalow mode of the 1920s. Its compositional line is elegant, and there are some unusual elements such as the unusually long ribbon window on the south-east wing, and the canted, open verandah bay between the verandah and the south-facing wing.

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

Specific:

¹ Borough of Kew Rate books, 1907-08, #1719, nav £30.

² Borough of Kew Rate Books, 1908-09, #1801, nav £62.

³ City of Kew Rate Books, 1939-40, #5567, nav £106.

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1940 and 1960.

⁵ Details taken from the City of Kew Building Index, #348, dated 27 January 1959.

⁶ Details and drawings sourced from the City of Kew Building Index, #423, dated 3 August 1961.

⁷ Details sourced from the City of Boroondara Planning File 40/409/03517 Part 1 and Building File 40/408/103957.

⁸ Drawings by R Durran and Associates: working drawing of alterations, October 1977, sourced from the City of Boroondara Building File 40/408/103957.

⁹ MMBW Plan no. 65, Municipality of Kew, scale 160':1", dated c. 1904 (with 1933 overlay).

¹⁰ MMBW Plan no. 65, Municipality of Kew, scale 160':1", dated c. 1904 (with 1933 overlay).