
Name	House	Reference No	
Address	5 Bowen Street, Kew	Survey Date	23 August 2005
Building Type	Residence	Grading	B
Date	1916	Previous Grading	B



Extent of Overlay

To title boundaries.

Refer also to Recommendations.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

The site of 5 Bowen Street (lot 5 of a 1913 subdivision)¹ was owned by Miss Hilda Sharp and built upon in 1915.² Previously the land had been part of the quaintly named *Findon Paddocks*,³ occupied by William Thornthwaite.⁴ Houses commenced construction in the newly-created Bowen Street in 1914. It appeared that the subject property may have been constructed as an investment as no residential listing for Miss Sharp has been located. The 1916 edition of the *Sands & McDougall Directory of Victoria* recorded George Briggs as being the occupant of the house. Municipal rate records for the 1915-16 rate cycle confirmed that Briggs was the owner of a brick house of six rooms.⁵ In 1920, the house was sold by George Briggs and subsequently acquired by P R Payne, who was the owner and occupier until 1925.⁶ In 1925, Samuel and Ruby Gare purchased the house, residing there until at least 1974.⁷ A later owner made an extensive addition to the rear of the property in 1984, and further works were undertaken in 1993.⁸

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2006)

Description & Integrity

5 Bowen Street, Kew, is a single-storey double-fronted Federation villa in the Queen Anne style. The gabled roof is clad with terracotta tiles and has terracotta ridge cresting and finials, timber shingle clad gable ends, exposed rafters and slender face brick chimneys with roughcast rendered and ribbed caps. The return verandah has a corner turret and bellcast roof supported on square timber posts with timber brackets and brick dwarf wall, which appears to have been either reconstructed or repointed. The asymmetrical façade is of tuckpointed red brick construction on a face bluestone plinth. Projecting bays feature bow and bay windows and sashes throughout are timber-framed casements with leadlight glazing; a keyhole window is located adjacent to the main entrance which

contains a timber-framed half-glazed door with matching leadlight sidelights and a wrought iron screen door.

It is believed the brick fence was constructed around 1982.⁹ A number of applications have also been made for alterations and additions to the house and works are being undertaken at the time of writing. To date, none of these changes has had a negative impact on the presentation of the property to the street.

Historical Context

Bowen Street was undeveloped prior to 1904, as demonstrated by MMBW Plan no. 40, 160':1". The street was subsequently subdivided and substantially developed during the 1910s and 1920s, as a result, it can be assumed, of the expansion in tramway transportation.

Comparative Analysis

5 Bowen Street forms part of a cohesive group of Federation houses which includes Nos. 3, 5, 7, 9, 12, 13, 16, 18 and 20 Bowen Street. No. 5 is individually interesting within the group, being an intact example of the classic Federation composition, albeit very late in the Federation period, at a time where Federation house design was about to shift toward the bungalow forms which dominated the 1920s. A very basic level, the compositional source was Beverley Ussher's *Cottage by the Sea* of 1891-2, where a hipped roof, nearly pyramidal, was flanked by two gabled wings projecting at right angles and forming an L-shaped armature.¹⁰ At the 'free' corner of the main roof a faceted bay was amplified in presence by a small faceted tower. In Boroondara the best-known surviving examples of this typology are Ussher and Kemp's *Travancore* at 608 Riversdale Road, of 1899-1900 (A-graded), and 27 Balwyn Road Canterbury, 1906 (A-graded);¹¹ and there are numerous later examples. 5 Bowen Street is distinguished by being more elegantly horizontal in its proportions than many Federation houses in the region, possibly suggesting the transition toward the more emphatic horizontality of the 1910s and 1920s bungalow forms.

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.

5 Bowen Street is a fine, representative and relatively intact example of single-storey Federation house design, with flanking wings, homestead-form main roof, corner tower and diagonal address of property and street.

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.

5 Bowen Street is richly and robustly detailed, yet maintains an elegance of line and an emphatic horizontality.

Statement of Significance

5 Bowen Street, Kew is of local historical and architectural significance as a *fine, representative and relatively intact example of single-storey Federation house design, with flanking wings, homestead-form main roof, corner tower and diagonal address of property and street.* It is richly and robustly detailed, yet maintains an elegance of line and an emphatic horizontality. The house makes a vital contribution to Bowen Street's group of late Federation houses.

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 Bowen and Henry Streets and Miller Grove for possible inclusion in a broader Heritage Overlay precinct.

While only five properties were graded B in the 1988 Kew Conservation Study (5 and 7 Bowen Street and 24, 26 and 28 Miller Grove), the broader area contains substantial numbers of houses from the Federation and interwar periods, many of which appear to be broadly intact and were graded C in the 1988 Study.

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 Local plan #6225, 1913, Cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

² Borough of Kew Rate Books 1913-14, #3020, nav £10, cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001 ; *Sands & McDougall Directory of Victoria*, 1915.

³ MMBW Detail Plan no. 1298 and 1299, Borough of Kew, scale 40':1", dated 1904.

⁴ *Sands & McDougall Directory of Victoria*, 1913.

⁵ Borough of Kew Rate Books, 1915-16, #3706, nav £55.

⁶ Borough of Kew Rate Books, 1921-22, #4828, P R Payne, brick 6 rooms, nav £70.

⁷ City of Kew Rate Books, 1925-6, #5966, nav £90; City of Kew Rate books, 1954-55, #8169, nav £250; *Sands & McDougall Directory of Victoria*, 1974.

⁸ Details and partial drawings sourced from the City of Kew Building Index, #1169, dated 18 July 1984 and #6777, dated 23 August 1993.

⁹ Details sourced from the City of Kew Building Index, #9802, dated 2 June 1982.

¹⁰ This had been illustrated in the *Building and Engineering Journal*, 8,184, 9 January 1892, p. 14, Cited by George Tibbits in Ch 4 of Trevor Howells (ed.), *Towards the Dawn: Federation architecture in Australia 1890-1915*, Hale and Iremonger, Sydney, 1989, p. 61.

¹¹ See Butler, Camberwell Conservation Study 1991, v. 4, pp. 231-2; 20-21. *Travancore*, aka the Cupples House, is illustrated in JM Freeland, *Architecture in Australia: a History*, Cheshire, Melbourne, 1968; Conrad Hamann, *A History of Australian architecture v. 3, 1900-1945*, Educational Media, Melbourne, 1985. George Tibbits mentions both in his Ch 4 of Trevor Howells, *Towards the Dawn*, pp. 58, 62, 64. Of these two, 27 Balwyn Road is *attributed* to Ussher and Kemp.