

Name	House	Reference No	
Address	7 Bowen Street, Kew	Survey Date	23 August 2005
Building Type	Residence	Grading	B
Date	c.1917	Previous Grading	B



Extent of Overlay

To title boundaries.

Refer also to Recommendations.

Intactness	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Heritage Status	<input type="checkbox"/> HV	<input type="checkbox"/> AHC	<input type="checkbox"/> NT
	<input type="checkbox"/> Rec.	BPS Heritage Overlay	

History

The site of 7 Bowen Street was formed as part of a 1913 subdivision.¹ Previously the land had been part of the quaintly named *Findon Paddocks*,² occupied by William Thornthwaite.³ Houses commenced construction in the newly-created Bowen Street in 1914. Alfred Thomas Young, of Fitzroy, acquired the land, known as allotment 6, on 16 March 1917.⁴ Alfred Young commissioned the prominent architectural firm of Twentymen & Askew to design his new residence.⁵ The subject property is first listed in the 1919 edition of the *Sands & McDougall Directory of Victoria*, as 'vacant'. Alfred and Josephine Young occupied the house, described as a brick house of seven rooms, until 1957.⁶ The property was subsequently acquired by Dr and Mrs Thomas Spring, who, in 1966, sold the house to Mrs Phyllis Esther Poon. Mr and Mrs Poon occupied the house until at least 1974.⁷

(Lovell Chen, 2006)

Description & Integrity

7 Bowen Street, Kew, is a single-storey double-fronted bungalow of red face brick construction. The pyramidal roof, recently reclad with terracotta tiles, has terracotta ridge cresting, finials, exposed rafters and slender face brick chimneys with rendered bands, flat plate tops and terracotta pots. The roof of the broad return verandah is integral with the general roof structure. This verandah roof is supported on square timber posts with a simple timber frieze and tessellated tile floor. Both the front facade and a projecting bay on the south elevation feature broad bow windows; sashes throughout are timber-framed casements with leadlight glazing and rendered dressings. The entrance is via a broad brick arch beneath the side return verandah and comprises a paneled timber door with glazed fan and sidelights containing non-original obscure glazing.

A number of applications have also been made for alterations and additions to the house. Most recently, a two-storey addition of distinctly contemporary appearance (designed by Allom Lovell &

Associates) has been constructed at the rear of the property. The construction of this addition involved the demolition of an altered section at the rear of the house. Though visible from the street this addition is well back into the site and reads as a separate structure. The original house itself remains intact as viewed from the street.

It is believed the timber paling and fretwork fence were constructed around 1982.⁸

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

7 Bowen Street is one of a series of simply composed pyramidal or hipped-roofed variants of Federation house design. Houses such as these reasserted the simple homestead-roof that formed the core of most Federation composition, and left it largely unpunctuated by the usual projecting wings and bays. They appeared very early in the emergence of the Federation house, as in Christopher Cowper's Hawthorne house at Kerang in Northern Victoria, of 1890. They were usually asymmetrical at some point externally- as in the placement of bays under the verandah or, as here, in an incision between the main roof and the verandah on the right side facing the street. A similar house is at 14 Selwyn Street, Canterbury, which uses a broad, diagonally placed 'homestead' verandah front expanded from an angled corner bay.⁹ A straight fronted 'homestead' house of this period is in Bell Street, West Coburg, though altered in detail. HV McKay commissioned his chief civil engineer to design a series of Federation homestead bungalows for workers at the Sunshine Harvester factory in new garden suburb areas around Sunshine, after the industrial disputes of 1911.¹⁰ In Boroondara there are other B-graded contemporaries: 32 Highbury Grove is a double-fronted house that pushes its wing to the rear and presents a symmetrical verandah to the street; the other two are a shelter shed at Kew Primary School and the Tennis Club, both in Peel Street.¹¹ Boroondara also has a group of fairly contemporary, albeit slightly later, examples from between 1919 and 1926, in Yarrbat Avenue Balwyn, Cotham Road and Swinton Avenue Kew and in Deepdene and Mont Albert Roads, Camberwell.

No. 7 Bowen Street, Kew forms part of a cohesive group which includes Nos. 3, 5, 9, 12, 13, 16, 18 and 20.

Assessment Against Criteria

Amended Heritage Victoria Criteria

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.

7 Bowen Street is an interesting and externally relatively intact example of the 'homestead' variant in suburban Federation housing, more common interstate and in country areas but occasionally appearing in Melbourne. Its design responds to the emergence of both the Bungalow and Colonial Revivalism as dominant suburban forms.

Statement of Significance

7 Bowen Street Kew is of local historical and architectural significance as an interesting and externally relatively intact example of the 'homestead' variant in suburban Federation housing, more common interstate and in country areas but occasionally appearing in Melbourne. Its design responds to the emergence of both the Bungalow and Colonial Revivalism as dominant suburban forms.

Grading Review

Unchanged.

It is noted that there is a note (dated 19 March 2004) on the Planning File for this property to the effect that the grading had been reviewed by Council's heritage Graeme Butler and downgraded to C.¹² Notwithstanding this, the current review has assessed the building as warranting the original B-grading.

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

² MMBW Detail Plan no. 1298 and 1299, Borough of Kew, scale 40':1", dated 1904.

³ *Sands & McDougall Directory of Victoria*, 1913.

⁴ Certificate of Title, Vol. 4029, Fol. 759.

⁵ Property Service Plan #00109244, dated 11 July 1917, lists the architects as Twentyman & Askew.

⁶ City of Kew Rate Books, 1946-47, #7464, Alfred Young [owner-occupier], brick 7 rooms, nav £96; Certificate of Title, Vol. 4029, Fol. 759.

⁷ Certificate of Title, Vol. 4029, Fol. 759; *Sands & McDougall Directory of Victoria*, 1974.

⁸ Details sourced from City of Kew Building Index, # 2323, dated 26 May 1986.

⁹ Illustrated by C Hamann, 'Nationalism and reform in Australian Architecture, 1880-1920', *Historical Studies*, October 1979. The house has since been renovated and refurbished.

¹⁰ John Lack, 'HV McKay', *Australian Dictionary of Biography*, v.10, Melbourne University Press, 1986, p. 293a.

¹¹ Pru Sanderson, City of Kew Urban Conservation Study, 1988, Grade B building section.

¹² Note is on a memoranda dated 27 February 2004 from Robert Peart, Building Dept to Noel Matthews, Planning Department. City of Boroondara Building File # 40/408/28119.