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Name	House	Reference No	
Address	1 Bradford Avenue, Kew	Survey Date	13 December 2005
Building Type	Residence	Grading	B
Date	1927-8	Previous Grading	B



Extent of Overlay

To title boundaries.

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Intactness  Good  Fair  Poor

Heritage Status  HV  AHC  NT  Rec. BPS Heritage Overlay

History

Bradford Avenue was first listed in the *Sands & McDougall Directory of Victoria* in 1917. It was named after James R Bradford, a resident of Cotham Road, whose property subsequently formed the eastern border of the street. In the mid nineteenth century, the subject site had been part of a large land holding owned by William Holt, who established the *Sandhill* nursery. In 1889 negotiations began for the purchase of much of the Holt land holding and the Genazzano Convent and School were founded on a significant portion of the *Sandhill* nursery's site.<sup>1</sup> This part of Kew seemed to have been a favoured location of nurseries - George Rimington's *Parkhill* nursery was situated in nearby Mont Victor Road.

1 Bradford Avenue was constructed in 1927-8 for Arnold T Simonton. Municipal rate records first listed a brick house of 10 rooms in the 1927-8 rate books.<sup>2</sup> The property was initially listed as vacant in the 1928 edition of the *Sands & McDougall Directory of Victoria*. An examination of Directory records indicated that it was one of the last houses to be built on the west side of the street.<sup>3</sup> The property was occupied by the Simonton family until c. 1938, from which date it was tenanted. Tenants included William J McAuley (c. 1940), Charles F Bateson (c. 1944/5) and William Rainbow (c. 1947-53). In c. 1955, the property was acquired by John and Patricia Moran, of Ivanhoe, with the property continuing to be tenanted for several years. Alan J Moyle, a journalist, occupied the property until the late 1950s, and by 1960 it was occupied by owners, the Morans, until at least 1974.<sup>4</sup> Additions and alterations to the property took place in 1981, the nature of which is not known.<sup>5</sup>

(Lovell Chen, 2005)

Description & Integrity

1 Bradford Avenue is a single-fronted two storey house, with a hipped roof clad in cement tiles. The upper floor has two windows facing Bradford Avenue, and a large square recessed balcony to its right, facing past nearby houses to take in views of the great Dividing Range and the Dandenongs. The ground floor is a mirror image in some aspects: the right side is solid, marked by a sturdy, even

heavy- looking bay with a hipped roof, three windows, and its left by a double- arched loggia around the front door. All the windows are sashes, the upper panes small and the lower a single sheet- an arrangement then common in Boroondara. The wall surface is textured stucco; the arch reveals are in a smooth rendered concrete, stepped inward from the outer walls. The loggia has French windows in a solidly barred set of small panes. As viewed from the street, the house appears to be generally externally intact.

The garden complements the house well, some of the trees being mature and of long standing. A building permit was issued for a brick front fence in 1968.<sup>6</sup>

### Historical Context

The formation of Bradford Avenue to facilitate a land subdivision was a pattern repeated across North and East Kew during this period. Bradford Avenue is an inter-war subdivision characterized by gracious homes on generous allotments.

### Comparative Analysis

1 Bradford Avenue in a stylistic sense, draws upon a range of sources and stylistic elements, but predominantly reflects an interest in Mediterranean forms and detailing of the mid to late 1920s. The arched loggia, the juxtaposition of smooth and textured stucco, the relaxed, shadowed and cool entrance and the prominence given the recessed balcony, all draw on freely treated Mediterranean form and details, at the time deemed suitable for Australia's Mediterranean climate. Reflecting the stylistic eclecticism of the interwar period, a number of details also reflect an interest in the Georgian Revival, including the hipped roof, multi-paned windows with shutters, and the wall surface in textured stucco, designed to pick up shadows of the surrounding trees.

Parallels can be seen in terms of its stucco treatment and use of the arch at *Mallow*, 33 Deepdene Road (q.v., B-graded), about a kilometre away, though *Mallow* is single-storied and much more linear and horizontal in proportions. Some similarities also exist between 1 Bradford Avenue and 1291 Burke Road Kew (q.v., B-graded) completed two years later on a similarly commanding site, though in that design the Italian Villa sense is mixed with a simplified Baroque detailing.

1 Bradford Avenue is more closely related to the two-storey Mediterranean Style residence at 22 Balwyn Road Canterbury (included in the Balwyn Road Precinct HO264), which also retains its original unpainted finish.<sup>7</sup>

### 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.*

Though a relatively late example, 1 Bradford Avenue is a fine and intact example of a two-storey Mediterranean Style suburban residence of the interwar period incorporating Georgian Revival influences and detailing.

*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.*

Stylistically, the house is an accomplished design which fuses Mediterranean forms and usage of loggias and arcades with elements of Georgian Revival. The synthesis of Mediterranean and Georgian Revival styles was central to Australian trained architects' thinking in the interwar period, at least in high culture circles.<sup>8</sup> The gracefully planted and tranquil garden complements the air of innate repose and balance.

### Statement of Significance

1 Bradford Avenue, Kew is of local historical and architectural significance. Though a relatively late example, 1 Bradford Avenue is a fine and intact example of a two-storey Mediterranean Style suburban residence of the interwar period. Stylistically, the house is an accomplished exercise in the fusion of Mediterranean forms and usage of loggias and arcades with elements of Georgian Revival

detailing. The synthesis was central to Australian trained architects' thinking in the interwar period, at least in high culture circles. The gracefully planted and tranquil garden complements the air of innate repose and balance.

#### **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.

*Specific:*

1 Rogers, Dorothy. *A history of Kew*, 1973, pp. 30-31.

2 City of Kew Rate Books, 1927-28, #3410, A T Simonton, brick, nav £100.

3 *Sands & McDougall Directory of Victoria*, various years, 1917-1928.

4 Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1935 and 1974.

5 Details sourced from the City of Kew Building Index cards, #9395, dated 25 September 1981. The nature of these works is not known, as the drawings accompanying the permit application were not available.

6 Details sourced from the City of Kew Building Index #982, dated 16 November 1968.

7 Stylistic references cited in the comparative analysis have been revised and the statement of significance amended in accordance with the peer review by RBA Architects and Conservation Consultants, October 2008. These revisions have been made at the direction of the Panel for Amendment C64 Boroondara Planning Scheme, December 2008.

8 Rodney Howard Alsop was a strong advocate of the synthesis of Mediterranean and Colonial/Georgian revival styles, as were Hardy Wilson, then also living in Kew, Professor Leslie Wilkinson in Sydney, John D Moore, the noted architect and critic, and Leighton Irwin, the director of the University of Melbourne Atelier.