
Name	House	Reference No	
Address	1199 Burke Road, Kew	Survey Date	6 December 2005
Building Type	Residence	Grading	B
Date	c.1918	Previous Grading	B



Extent of Overlay

To title boundaries.

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

Originally 132 and then 126 Burke Road, 1199 Burke Road was constructed in c.1918 for Mrs. E B Johnson.¹ The allotment was formed several years earlier from the subdivision of land surrounding the Kew reservoir in c. 1909.² Numbering in this part of Burke Road changed frequently in the following years, with the property being retained by the Johnson family until the mid 1930s. By 1938 the property had become 1199 Burke Road and was owned by Dr Keith Hallam, a radiologist. Municipal rate records for the 1946-47 rate cycle described the property as a ten roomed brick home.³ By the mid 1950s, the property again changed hands, and Lorna Versluys was recorded as the owner and occupier in the 1956-57 rate records.⁴ A later owner applied to convert the property into a special accommodation home in 1977, later withdrawing the application.⁵

(Lovell Chen, 2005)

Description & Integrity

1199 Burke Road appears to be basically intact as viewed from the Burke Road front, though overpainted. It is a moderately large bungalow of 1918, marked by a long transverse gable ending in a gabled hip at the north end, and punctuated by a wing, again roofed in a gabled hip, that projects toward Burke Road. A second wing roof, projecting over a bay and also facing Burke Road, is a standard gable that projects from a point just below the main roof eave. Its roof is clad in terracotta tiles in a Marseilles pattern, its rafters are exposed, its Burke Road elevation is an episodic sequence of bays, a wing, an enclosed verandah, and a delineated entry point for the front door. This episodic sense is built up further by other, smaller 'events' across the house front: such as the angled and leaning buttresses. The windows are mostly tall casements, rather like the grouped, plain glassed casements of the British Arts and Crafts Free Styles (Voysey, Mackintosh) or the Bungalow or regional styles (Greene and Greene, Irving Gill) being employed in the United States. The plan is open with a living room and dining room opening off the entry hall through double-width doors, while a passage to

the rear linked a large bedroom to the three spaces to form a fourth component in the Burke Street front. The house is viewed in sections through three gateways in an otherwise concealing high fence. The main additions are at the rear,⁶ and are not visible from the street. The house also appears to have been overpainted. Other additions and alterations include a brick garage added in 1962, a swimming pool in 1966, unspecified additions, 1978; and an enclosed verandah of that year. All these were at the rear of the building.⁷

Later additions included a spa, further unspecified alterations, fences, retaining wall, tennis court. 1988 saw another group of alterations, including a spa pool, more unspecified alterations and a terrace, retaining wall and (another?) tennis court and garage.⁸

The car court at the northern end and the brick gate posts behind that, and the asphalted and brick-lined drive from the south entrance to the site all appear to be of recent origins.

Historical Context

Originally part of Captain Edward Dumaresq's large land holding, the west side of Burke Road between Cotham and Sackville streets, surrounding the Kew reservoir, was subdivided in 1909.⁹ The generous-sized allotments were predominantly developed during the mid-1910s with substantial villas.

Comparative Analysis

Constructed in c.1918, 1199 Burke Road suggests the link between an emerging bungalow form in 1918 and the continuing desire to acknowledge ideas of the British Arts and Crafts movement and its attendant free styles. It also illustrates how the bungalow, emerging as a new approach to house design, could do so without necessarily having any specifically Californian or even Eastern US components. *Mallow*, (q.v.) nearby in Deepdene Road, though later, is a similar demonstration of this and invites specific comparison. 126 Winmallee Road Balwyn (q.v.), of 1920, is another example. It comes relatively early in the development of the bungalow as a new suburban type in the 1920s.

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.

1199 Burke Road is an interesting example of a residence of the late 1910s which adopted aspects of the bungalow form, being emphatically single-storied, informal, comfortably domestic in bearing, elegant in expressing horizontality and line, providing for the car, generous in its fusion of porch and verandah, open in its internal plan. Stylistically, however, it demonstrates a continuing attachment to the Federation and Arts and Crafts detailing of the early twentieth century.

Statement of Significance

1199 Burke Road is of local historical and architectural significance. It is an interesting example of a residence of the late 1910s which adopted aspects of the bungalow form, being emphatically single-storied, informal, comfortably domestic in bearing, elegant in expressing horizontality and line, providing for the car, generous in its fusion of porch and verandah, open in its internal plan. Stylistically, however, it demonstrates a continuing attachment to the Federation and Arts and Crafts detailing of the early twentieth century.

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 Based on an examination of listings in the *Sands & McDougall Directory of Victoria*. Municipal rate records for the 1918-1921 rate cycles were not available for consultation.

2 LP 5064, 1909, cited in G Butler & Associates, Kew B-graded places study (draft), 2001.

3 City of Kew Rate Books, 1946-47, #5745, brick 10 rooms, nav £162.

4 City of Kew Rate Books, 1956-57, #5300, nav £475.

5 Details sourced from the City of Boroondara Planning File, 40/409/03719 Part1.

6 See Donald Walker and Associates, working drawings, dated 22 December 1994, #1420 in City of Boroondara Building Index: same date.

7 Details sourced from City of Kew Building Index, 57, dated 12 September 1962 (garage); #888, dated 31 August 1966 (swimming pool); #7370, dated 6 July 1978 (unspecified additions); #7537, dated 15 September 1978: Enclosure of a verandah,

8 Details sourced from the City of Boroondara and Kew Building Indexes, Planning file 40/409/03719 Pt1 ; Building: #40/408/15008 Pt 1. Also #4422-for a proposed new footing.

9 LP 5064, 1909, cited in G Butler & Associates, Kew B-graded places study (draft), 2001.