

Name	<i>Carbethon</i>	Reference No	
Address	1223 Burke Road, Kew	Survey Date	6 December 2005
Building Type	Residence	Grading	B
Date	1911-12	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☐ Rec. BPS Heritage Overlay

History

The land upon which *Carbethon* was constructed was part of Captain Edward Dumaresq's holding, purchased for £157 in late 1851.¹ Adjacent to the site of the Kew Reservoir, allotments facing Burke Road were subdivided in 1909 for a Walter G Hiscock.² Hiscock retained the allotment at the corner of Cotham Road for his own use. The generous-sized allotments faced east towards the Dandenong Ranges, providing a desirable setting for the construction of new homes.

Carbethon, a brick house of eight rooms, was built upon allotment 5 of the 1909 subdivision for Robert and Harriet Ross in 1910-11.³ Initially 112, then 106 Burke Road, the house is similar in style and date of construction to its immediate neighbour to the south, *Gosmont*, 1221 Burke Road (q.v., B-graded), designed by Richard Malvern Gutheridge.

The house was occupied by the Ross family until 1945, before it was purchased by Leonard B Jacobs in 1946.⁴ From the early 1960s the property was owned by C M Oakley, who was in residence at the address until at least 1974.⁵

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

Description & Integrity

Carbethon is a house from the later Federation period, with two square-fronted wings facing east to the Burke Road frontage and a third wing facing south. The roof is a mixture of gables around a central hip, with terracotta tiles in a Marseilles pattern, with chamfered fin ridge capping and terracotta ball-finials. The chimneys have red brick stacks and caps, flat cement cornices bracketed on bricks, and with necking in textured stucco. There are two dormers visible from the street: a small south-facing addition set well back and thought to date from 1956, and a prominent and somewhat

overscaled (but original) central former balcony, now glazed in.⁶ The ground floor gables are bracketed out from the walls, and have Tudor or Perpendicular lines to their half-timbering. The walls are red brick up to 3/8 height, above which there is a textured stucco frieze takes over, separated from the brick below by a moulded string course.

A verandah is integrated with the right hand frontal wing and its frieze is in timber slats with a segmental arch marking the front door approach. A set of stilted round arches support the frieze round the actual verandah. The front steps are flanked by a shallow balustrade in red brick in three facets, each topped by a cement platform. The original windows are almost entirely two-part casements on a 2:1 ratio, after the practice of Norman Shaw and others, and characterize the Federation style. The front and side bays are canted and square respectively, with their upper lights matched in area by panels in textured stucco immediately above, divided by half-timbered framing that continues the window mullion lines from below. This echoes an Ussher and Kemp motif in Federation houses nearby, both in Kew and in the Camberwell area.

The house is generally intact as viewed from the street, other than for the glassed in balcony (central dormer) and the rear south-facing dormer of 1956, which is visible but set well back.

The garden has an original gate and timber posts and retains its diagonal alignment 'against' the house, albeit now set into a bluestone retaining wall. The garden plantings generally appear relatively recent, as are the driveway and brick paving at the front of the house.

Historical Context

Edward Dumaesq's large land holding, the west side of Burke Road between Cotham and Sackville streets, surrounding the Kew reservoir, was subdivided in 1909.⁷ The generous-sized allotments were predominantly developed during the mid-1910s with substantial villas.

Comparative Analysis

1223 is a striking, energetically detailed and relatively intact house from the Federation period which can be compared with many others in Boroondara. It is perhaps not as successful a design as others, including the contemporary 1221 Burke Road (1910-11, q.v., B-graded), with which it has some similarities (see, for example, the distinctive chimneys). While the modulation of wall surfacing, window detail and verandah frieze is lively and well-proportioned, the overall composition of *Carbethon* is dominated by its central dormer balcony. The composition, with central dormer-balcony above and between two similar (but usually differing) ground floor frontal wings, is a fairly abundant Kew type. Closely related compositions there include 6 Walmer Street, 15 Uvadale Grove, 83 Pakington Street, 1 Nolan Avenue, 24 Miller Grove, 5 Fenhurst Grove, 8 Denmark Street, 171 and 193 Cotham Road Kew.⁸

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.

Carbethon is a richly detailed and generally intact example of a substantial house from the mid to later phase of Federation architecture.

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.

While perhaps not as successful a design as others in the municipality, it is nonetheless an unusual and highly distinctive composition, and the modulation of wall surfacing, window detail and verandah frieze is lively and well-proportioned.

Statement of Significance

Carbethon is of local historical and architectural significance as a richly detailed and generally intact example of a substantial house from the later phase of Federation architecture. While perhaps not as successful a design as others in the municipality, it is nonetheless an unusual and highly distinctive

composition, and the modulation of the wall surfacing, window detail and verandah frieze is lively and well-proportioned.

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 Rogers, Dorothy. *A history of Kew*, 1973, pp. 12-13.

² Butler, Graeme. *Gosmont, the Vasey house at 1221 Burke Road, Kew*, 1998, p. 5.

³ City of Kew Rate Books 1911-12, #1862, nav £60.

⁴ City of Kew Rate Books, 1954-55, #6275, nav £290.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1940 and 1974.

⁶ The brick additions, by Swanson brothers, appear to have been at the rear, details sourced from the City of Kew Building Index, #52, dated 11 November 1946, refer working drawing, dated 11 November 1946. 'T F Room in attic', details sourced from the City of Kew Building Index, #273, dated 1 November 1956.

⁷ LP 5064, 1909, cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

⁸ All are illustrated in Pru Sanderson, City of Kew urban Conservation Study, 1988, Grade B building section.