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<b>Name</b>	House	<b>Reference No</b>	
<b>Address</b>	2 Daracombe Avenue, Kew	<b>Survey Date</b>	13 December 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	1927	<b>Previous Grading</b>	B



#### Extent of Overlay

To title boundaries.

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

#### History

The land upon which 2 Daracombe Avenue is sited formed part of the *Daracombe* estate subdivision of 1922.<sup>1</sup> *Daracombe*, after which the estate was named, was constructed in 1873 and was the home of Reverend Thomas Ness. In 1923, *Daracombe* was sold to Alexander Mollison. The generous grounds of the subject property, at 2 Daracombe Avenue, were formed from three allotments – nos 5, 6 and 7 – acquired by Arthur and Elsie Webb. Municipal rate records for the 1926-27 cycle, described the house as 'unfinished', built of brick and consisting of ten rooms with a net annual value (nav) of £100.<sup>2</sup> The Webbs occupied the house until 1956, after which time it was purchased by Gustav and Mary Beck.<sup>3</sup> The Beck family resided at the property until at least 1974.<sup>4</sup>

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

#### Description & Integrity

The house at 2 Daracombe Avenue, Kew, is a substantial two-storey interwar Old English / Tudor-style house of clinker brick construction and asymmetrical planning and massing. The broad gabled roof is finished with terracotta shingles and gable ends are clad with hung terracotta tiles with louvred eyelid gable vents. The roofscape comprises intersecting gables relieved by pyramidal dormers and is punctuated by handsome brick chimneys with paired shafts, corbelled brickwork and terracotta pots. Owing to the siting, the house is viewed from the west and north and, as such, has two principal elevations which generally display clinker brick augmented by sections of imitation half timbering and brick nogging to second floor areas and dormer windows. The main entrance is set within a projecting bay in the west elevation, fronting Daracombe Avenue, however is obscured from view. Fenestration is irregular and consists of singular and grouped timber-framed double-hung sash windows generally with diaper leadlight sashes; the exception being the first floor areas of a large projecting wing on the north elevation which are bays of timber-framed multi-paned sliding sashes.

To the north-west of the house is a brick triple garage, constructed and detailed to match the house, though most likely dating from c. 1955-56. The property is surrounded by an original low fence of clinker brick with privet hedge, wrought iron panels and gates; the pedestrian gate features a wrought iron arbour and coach lamp. The house appears to be externally intact to its date of construction with alterations probably restricted to a timber-framed garage, a brick garage and paving of a swimming pool.<sup>5</sup>

### Historical Context

The area to the north of Cotham Road, in the vicinity of the subject property, was by 1904, sparsely developed, with a few substantial brick villas and mansions situated on large, landscaped allotments.<sup>6</sup> The grounds of *Daracombe* were subdivided during the mid-1920s, reflecting the area's general pattern of subdivision during this time.

### Comparative Analysis

There are substantial numbers of interwar Old English houses located throughout Boroondara, a number of which are directly comparable to the house at 2 Daracombe Avenue, Kew. Relevant B-graded examples include 19 Howard Street, Kew, 75 Studley Park Road, Kew, *Chesterton*, 19 Fellows Street, Kew, 71 Sackville Street, Kew, and 102 and 168 Mont Albert Avenue, Canterbury, 660 Riversdale Road, Camberwell, and 7 Muriel Street, Burwood. In this context, 2 Daracombe Avenue is an equitable example, of handsome proportions and detail, which predates the majority of these comparisons. Boroondara's most notable Old English example is *Knowlton*, 92 Mont Albert Road, Canterbury, designed by architect Marcus Barlow in 1926, a powerful and early example of the Old-English style, with an impressive corner siting (graded A). It too has terracotta shingles, timbering and other natural finishes, contributing to a similar Medieval character.

The presentation of the house is enhanced by its original fence, picturesque setting and complimentary, albeit non-original, garage.

### 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.*

2 Daracombe Avenue, Kew, is a fine, representative and externally intact example of a substantial two-storey interwar Old English / Tudor-style residence, which retains a sympathetic setting including its original fence.

*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.*

2 Daracombe Avenue, Kew, is a skilled and picturesque composition which has considerable streetscape presence.

### Statement of Significance

2 Daracombe Avenue, Kew, is of local historical and architectural significance as a fine, representative and externally intact example of a substantial two-storey interwar Old English / Tudor-style residence, which retains a sympathetic setting including its original fence. The house is a skilled and picturesque composition which has considerable streetscape presence.

### 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:*

<sup>1</sup> LP 8948, cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

<sup>2</sup> Rate information cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

<sup>3</sup> *Sands & McDougall Directory of Victoria*, 1956; City of Kew Rate Books, 1957-58 #2962, nav £550.

<sup>4</sup> *Sands & McDougall Directory of Victoria*, 1974.

<sup>5</sup> City of Camberwell Building Index, #795, dated 8 February, 1950 (garage); #127, dated 14 November 1955 (brick garage); and #41, dated 3 September 1962 (pave concrete swimming pool).

<sup>6</sup> MMBW Plan no. 66, Kew, scale 160':1", dated 1904.