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<b>Name</b>	House	<b>Reference No</b>	
<b>Address</b>	9 Eglinton Street, Kew	<b>Survey Date</b>	20 September 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	1883-4	<b>Previous Grading</b>	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**

The single storey villa at 9 Eglinton Street was designed for Harrington E Wade by the prominent Melbourne architectural practice of Reed Henderson & Smart and was constructed in c. 1883-4.<sup>1</sup> Originally the house occupied all the land bounded by Eglinton Street to the south, Brougham Street to the west and Walpole Street to the east.<sup>2</sup> Initially listed without a number in Eglinton Street, the house was subsequently known as 59 Walpole Street (c. 1899), later becoming 75 Walpole Street (c. 1922), and 9 Eglinton Street (c.1961).<sup>3</sup> The original owner, Harrington Wade, occupied the house until c.1924. Little is known of Wade, other than his occupation in the late 1870s as a 'short-hand writer' at Parliament House.

9 Eglinton Street was subsequently occupied by Edward Holmes until c. 1942, when Miss Tilly Myrtle Berry acquired it. Miss Berry, who retained the residence until well into the late 1950s,<sup>4</sup> was a descendent of the merchant Henry Berry, who had constructed *Otira*, on the adjacent corner at 57 Walpole Street in 1887.<sup>5</sup> During Miss Berry's ownership, a portion of the property was subdivided to form 77 Walpole Street, and in 1959 a further subdivision occurred to form a new allotment at the corner of Walpole and Eglinton Street, effectively cutting off the property's Walpole Street frontage. The new allotment assumed the property's address - 75 Walpole Street. In 1962, the subject property was listed in the *Sands & McDougall Directory of Victoria* as apartments, of 9 Eglinton Street. Since the 1960s, minor alterations and additions have been undertaken commensurate with the property's subsequent use as an apartment house, and in more recent years, as a special accommodation home.<sup>6</sup>

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

## Description & Integrity

The house at 9 Eglinton Street, Kew, is an expansive single-storey triple-fronted Victorian villa of tuckpointed polychrome brick construction with a hipped slate roof. Notably, the roofscape is relieved by distinctive gables which are formed to appear as pediments crowning the projecting bays and each gable has a rendered entablature and tympanum with tooled motif and bracketed bed, all of which have been overpainted. The roofscape is further penetrated by tall red face brick chimneys with rendered bands and caps, one of which is engaged within a gabled bay. The bold asymmetrical façade loosely comprises three bays which are further modulated by projecting rectangular window bays and a central projecting portico. An arched opening in the portico, crowned by an overpainted rendered cartouche, provides access to the main entrance which contains a heavily panelled timber door with leaded surrounds. Fenestration generally comprises tall paired openings with timber-framed double hung sashes with coloured margin glazing, arched heads and bluestone sills. In some cases, these windows are full height, providing access to bluestone steps which lead into the garden.

Alterations generally appear to be limited to rear additions such as enclosure of the rear verandah, works to the kitchen and service areas on the western side of the house and construction of a new bathroom wing. The exception to this is the bluestone front fence, which dates from the 1980s<sup>7</sup> and the overpainting of rendered dressings.

## Historical Context

From the mid 1880s, the promise of improved transport links (in this case the Outer Circle Railway) encouraged development in particular areas of Kew. In the immediate vicinity of the subject site, the c. 1894 MMBW plan shows Walpole Street and Eglinton Street with substantial masonry villas sited within landscaped gardens on generous allotments.

## Comparative Analysis

The house at 9 Eglinton Street, Kew, like *Coolattie* at 29 Canterbury Road, Kew (B-graded), has a transversely proportioned and centralised plan and an exterior which fuses Italianate and early Edwardian characteristics, resulting in a hybrid effect. Similarly, the complex and well resolved façade displays a bold use of domestically scaled surface ornament, more commonly reserved for public buildings of its time. It continues the transitional character of a number of houses in Kew, including 231 Barkers Road, *Anadiha* at 387 Barkers Road and *Eurobin* at 389 Barkers Road (all B-graded) as well as examples located further afield in the former municipality of Camberwell such as *Rosstrevor* at 58 Canterbury Road (B-graded) and *Charnwood* at 22 Stanhope Grove (D-graded).

Designed by Reed, Henderson & Smart, the design can also be compared with the firm's designs for the professorial houses at the University of Melbourne (1882-7), of which the *Nanson House* (now *University House*, constructed in red brick with yellow brick dressing and slate roof) of 1884 survives.<sup>8</sup> This house was among the first of a red bricked group that they extended into the suburbs, as seen in Boroondara - with its contemporaries *Urangeline* in Barkers Road, Kew, 1883-4, and *Holyrood* at 816 Riversdale Road Camberwell, of 1891 (A-graded), the latter when the firm had become Reed, Smart and Tappin.<sup>9</sup> All these houses were marked by elongated windows, often running from the base to the gable soffits, and often slotted into long recessed vertical channels. 9 Eglinton Street has similarities to these, except that the round arch is less prominent, being encased in a temple-front portico, and the casement windowed conservatories often seen in these other houses is absent here. Indeed, the house recalls freely treated asymmetrical houses with neoclassical detailing, seen particularly in the 1850s Scottish work of Alexander ('The Greek') Thomson, in particular his *Double House* at Langside, *Tor house* at Rothesay, Isle of Bute and *Holmwood* at Cathcart.<sup>10</sup> Its nearest Australian contemporaries were the post offices and court houses of James Barnet, the New South Wales Colonial Architect,<sup>11</sup> and this house has a similarly public character, unusual in Melbourne housing of the period and in Reed's partnership work of the time.

## 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.*

The house at 9 Eglinton Street, Kew is an interesting and distinctive example of a transitional design of the early 1880s, which comes at the beginning of a seminal group of Reed partnership designs

which were influential in establishing the forms and experimental basis for Federation architecture in Melbourne. This design is distinct from its immediate contemporaries in having a predominantly neoclassical flavour, but its window design and monumental public character are both elements that run through into Federation house design as it emerged around 1890-1. Its Neoclassicism is unusually close to the exploratory forms adopted by Thomson in Scotland and, later, by Barnet in New South Wales.

### Statement of Significance

9 Eglinton Street, Kew is of local historical and architectural significance. Designed by the prominent architectural firm of Reed, Henderson & Smart in 1883-4, the house is a distinctive and externally intact example of a transitional design of the early 1880s. It comes at the beginning of a group of Reed partnership designs which were influential in establishing the forms and experimental basis for Federation architecture in Melbourne. This design is distinct from its immediate contemporaries in having a predominantly neoclassical flavour, but its window design and monumental public character are both elements that run through into Federation house design as it emerged around 1890-1.

### 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:*

<sup>1</sup> Miles Lewis Index of Australian Architecture, *Argus*, 22 June 1883, Tenders wanted for residence, Kew for H E Wade Esq; the house first appears in the *Sands & McDougall Melbourne Directory* of 1885.

<sup>2</sup> Melbourne Metropolitan Board of Works Detail Plan #67, 1894.

<sup>3</sup> *Sands & McDougall Directory of Victoria*, various years.

<sup>4</sup> City of Kew Rate Books, 1957-8, #9079, nav £170.

<sup>5</sup> Rogers, Dorothy. *A history of Kew*, 1973, pp. 178-180.

<sup>6</sup> Details of works including alterations to existing toilet block (June 1964); and an additional bathroom (May 1968) are provided by the City of Kew Building Index.

<sup>7</sup> Details sourced from the City of Kew Building Index, #8483, dated 22 April 1980.

<sup>8</sup> Goad, Philip, (ed., contrib.), *Bates Smart, 150 Years of Australian Architecture*, Thames and Hudson, Melbourne, 2004, esp. George Tibbits' Part 1, p. 60.

<sup>9</sup> Miles Lewis, Part 2 of *Bates Smart*, pp. 75-82.

<sup>10</sup> Thomson's work was well known in Britain and may have been publicised through the London neoclassical circles in which Joseph Reed moved before coming to Australia. Four retrospective articles on Thomson had come out in major British magazines received in Australia, at least by 1888, and his influence has been noted on James Barnet, Reed's contemporary and the Colonial Architect of New South Wales.. Cf. P Goad., (ed., contrib.), *Bates Smart*, esp. George Tibbits' Part 1. Cf. Gavin Stamp and Sam McKinstry, *'Greek' Thomson*, Edinburgh University Press, 1994, esp. pp. 158-164, 208, 243. Thompson's Double house was published in George Blackie's *Villa and Cottage Architecture*, London, Glasgow, Edinburgh, 1868, p. 49. This book circulated widely, and the State Library of Victoria has a copy.

<sup>11</sup> See Chris Johnson and Peter Kohane, *James Barnet*, Pesaro, Sydney, 2000. Relevant Barnet buildings include the Wollongong, Forbes and Deniliquin Courthouses, the Post office at Carcoar, and Schools such as Pymont High and Young Primary, completed by William Kemp.