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<b>Name</b>	<i>Ashcapby</i>	<b>Reference No</b>	
<b>Address</b>	162 Eglinton Street, Kew	<b>Survey Date</b>	20 September 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	1915-6	<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**

*Ashcapby*, at 162 Eglinton Street, Kew, was constructed in 1915-16, contemporary with the neighbouring house (164 Eglinton Street) and 2 Bright Street, directly behind. All three are listed as 'house being built' in the 1916 *Sands & McDougall Directory of Victoria*. The Borough of Kew Rate Books for 1915-6 records Mrs. Howard as the owner and H Bowen as the occupier.<sup>1</sup> The *Sands & McDougall Directory of Victoria* recorded the occupant of the house in 1917 as Mrs. Henrietta Bowen. Mrs Bowen and subsequently a Mary Bowen remained in residence until the mid 1950s<sup>2</sup>, when Douglas Burrows, a presser, succeeded them as tenant. He remained in residence until at least 1974.<sup>3</sup> In the mid 1950s, the owner of the property was Violet Howard, attesting to a considerable period of ownership by the same family.<sup>4</sup>

A large extension, consisting of a new kitchen and family room, bathroom and an extra bedroom was constructed in 1999, to plans drawn up by BSGM Building Surveyors.<sup>5</sup>

(Lovell Chen, 2005)

**Description & Integrity**

*Ashcapby*, at 162 Eglinton Street, Kew, is a single-storey double-fronted late-Edwardian bungalow of timber construction. The gabled roofscape is finished with corrugated galvanised steel and penetrated by tall slender roughcast rendered brick chimneys with non-original terracotta pots. The roof is distinguished by the prominent full-width single gable fronting the street which features half timbering, roughcast infill and louvred vent. The gable projects to the front of the verandah alignment, where it bears on timber posts enhanced by distinctive lattice-like timber fretwork and carved brackets. The symmetrical façade displays roughcast rendered walls above a weatherboard dado with weatherboard cladding elsewhere and an original nameplate flanks the entrance. A half-glazed three-panelled timber entrance door is surrounded by matching fan and sidelights with obscure

glazing and is flanked by a pair of tall timber-framed double-hung sash windows with multi-paned top sashes and moulded architraves.

The property is defined by a timber and woven wire fence with wrought iron pedestrian gate and the landscape appears to have been recently renewed. Extensive additions constructed around 1999<sup>6</sup> are restricted to the rear of the house and do not impede on the street presentation.

### Historical Context

A number of blocks at the eastern end of Eglinton Street remained undeveloped at the turn of the century, reflecting the patchy pattern of development in Kew in the nineteenth century. As noted above, a series of modest timber houses of similar design were constructed in this location at the end of World War I.

### Comparative Analysis

*Ashcapby*, 162 Eglinton Street, Kew, can be directly compared with at least five of its immediate neighbours including 158 (C), 160 (C) and 164 Eglinton Street (ungraded) and numbers 1 (C) and 2 (C) Bright Street, behind. It would appear that these properties, if not others, were developed as part of an estate by the same builder or owner. All appear to be constructed within a short time frame and share similar, if not identical, details. As constructed, 164 Eglinton Street and 2 Bright Street were identical examples. However the former has been substantially altered with the introduction of bay windows, removal of verandah and gable details and construction of a new fence and carport. Although of varying degrees of intactness, numbers 158 and 160 Eglinton Street and 1 Bright Street are variants of the same theme, albeit of brick construction and with an asymmetrical façade. They are linked in scale and construction detail to the subject property and others by their remaining chimneys and gables and were probably a more costly variation of the common theme. Further afield, *Ashcapby* also bears resemblance to:

- 1 Tennyson Street, Kew (B), which displays remarkable similarities in scale, construction and detail and is located only a short distance away on the corner of Eglinton Street; and
- 118 Walpole Street, Kew (B) which is a similarly intact, though more eclectic, example of the Craftsman Bungalow idiom.

Related single-fronted Bungalows, some with an attic level, appeared in Station Street Box Hill, Blackburn Road, North Blackburn, Johnson and Hollick Streets, Richmond, and in Separation and some of its tributary Streets, Northcote, during the 1920s. As with other 'Bungalow' carryovers from Federation architecture, the single gabled front was a common expedient for narrow sites where a lively composition was still sought; note that the Kew, Box Hill and Blackburn frontages were relatively large for this single-fronted genre. This design of the subject building is aided by its striking verandah frieze, a deep trellis of a type that occasionally appeared in Australia as a front fence treatment.<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.*

162 Eglinton Street is one of a series of bungalow-form houses in Kew fronted with a single gable, and is an elegantly designed and intact example of a form that also appeared in Box Hill, Richmond, Blackburn and elsewhere during the 1920s. Some of these had attics, as here; they were also usually composed symmetrically.

*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.*

Despite being static by bungalow standards, the composition is enlivened by its assembly of details and its imposing trellis-fronted verandah frieze, which accentuated the Japanese patterning running through many bungalow designs.

### Statement of Significance

*Ashcapby*, at 162 Eglinton Street, Kew, is of local historical and architectural significance. It is a well-designed and externally intact example of a single gable-fronted genre within the general 1920s bungalow style, with a distinctive trellis-fronted verandah. While similar to a number of other related examples in the immediate vicinity, 162 Eglinton Street is distinguished from these by its intactness.

### 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> Borough of Kew Rate Books, 1915-16, #672, owner Mrs. Howard, occupier H Bowen, 5 rooms timber, nav £25.

<sup>2</sup> *Sands & McDougall Directory of Victoria*, various years.

<sup>3</sup> *Sands & McDougall Directory of Victoria*, various years, 1955-1974.

<sup>4</sup> City of Kew Rate Books, 1947, 1951, 1957. The house is described as weatherboard, 5 rooms.

<sup>5</sup> Copies of drawings made from City of Boroondara Building File No. 40/408/07761.

<sup>6</sup> City of Boroondara Building File No. 40/408/07761, Permit No. 1055-990063-0, BSGM Consulting, dated 25 June 1999.

<sup>7</sup> A trellis fence is illustrated in G Butler, *The Californian Bungalow in Australia*, Lothian, Melbourne, 1992, p. 69. It was previously a hallmark of other Melbourne bungalows such as 16 Pine Avenue Camberwell, of c.1926 (q.v., now removed). Trellis gates appeared in Sydney, as at 6 Daly Avenue, Concord, of 1923-4 (now removed and stored). In Australia, its usage seems a displacement of wall and balcony terraces, popular in Craftsman and other free style circles in the US during the 1900s.