

Name	House	Reference No	
Address	48 Foley Street, Kew	Survey Date	23 August 2005
Building Type	Residence	Grading	B
Date	1907	Previous Grading	B



Extent of Overlay

To title boundaries.

Refer also to recommendations.

Intactness ☒ Good ☐ Fair ☐ Poor

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

History

It is thought that 48 Foley Street was built by its original owner, William Stronach, a carpenter, previously of Churchill Grove, Hawthorn. It originally consisted of six rooms.¹ William Stronach died in 1941 and his widow continued to occupy the residence until c.1955.² From c.1957, the residence was owned by an Alexander Iroshnikow.³ Initially the property was tenanted with Iroshnikow occupying it between c. 1962-63. From that date until 1970, it was occupied by others including A Bettiol (c.1964-5) and J Sloan (c.1966-9)⁴ By 1970 the residence was owned by a Miss Stone and had been converted into flats. That same year significant fire damage to the rear was repaired by builders Bailey & McCarthy.⁵

In 1993 a series of alterations and additions returned the property to a single residence.⁶

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

Description & Integrity

48 Foley Street, Kew, is a single-storey asymmetrical double-fronted Federation timber house. The gabled roof is clad with slate and features terracotta ridge cresting, tall red face brick chimneys with terracotta pots and roughcast rendered bands and caps. Gable ends are bracketed and finished with roughcast and carved timber fretwork screens, detail which is repeated in a window canopy. The verandah has a timber floor, turned timber posts and arched fretwork frieze; it would appear that an earlier timber balustrade – which appears not to have been original - has been removed. The weatherboard walls feature shingled boards to dado height and a roughcast frieze. The central entrance contains a half-glazed timber door with matching leadlight fan and sidelights. To the left of the entry, the projecting gable-ended wing contains a pair of timber-framed double-hung sashes in a

projecting bay, while to the right of the entry, a pair of non-original French doors with flanking sidelights is set into a second projecting bay onto the verandah.

The front fence is timber-framed with woven wire panels and wrought iron gates, probably not original but sympathetic. Single-storey rear additions constructed around 1993 are largely concealed from the street.

Historical Context

The southern section of Foley Street was developed with small timber and brick detached residences, whereas the northern section of the street was developed later, predominantly with more substantial brick and weatherboard villas on modest sized allotments.⁷ The location of smaller residences in this area, and increase in development during the early years of the twentieth century, would, presumably, have been prompted by the close proximity to Kew Railway station and Kew's retail hub.

Historic building stock in the street comprises a mix of Victorian and Federation houses, both brick and timber, with a smaller number of interwar residences.

Comparative Analysis

48 Foley Street is one of numerous Federation weatherboard houses in Boroondara and elsewhere - with double fronts, near pyramidal roofs, fretwork verandah friezes, hooded bay windows and scalloped planking. This example is distinctive for its unusual verandah frieze supported on two timber posts, and the fretwork screens, each placed across the textured stucco of the three frontal gables. Within its pattern, the frieze comprises two Japanese patterns in timber fretwork and slats linked together in an arch and flanking squares combination that suggests the side-braced hammer-beam widespread in Australian Church vaulting. It is of additional interest as it is supported only on two timber posts.⁸ The vertical slatting over the front door arch is more usual. There is a marked scale contrast between that of the fretwork screens and front sash window pair as compared with the smaller scale on the rest of the house.

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.

48 Foley Street is a fine, representative, and relatively externally intact example of a Federation weatherboard house, from the high tide of the Federation period.

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 design of 48 Foley Street includes a number of distinctive elements, including the striking fretwork gable screens, and the 'hammer beam' composition of Japanese patterning in the verandah frieze.

Statement of Significance

48 Foley Street, Kew is of local historical and architectural significance. A fine, representative, and relatively externally intact example of a Federation weatherboard house, it is distinguished from many other examples by elements such as the striking fretwork gable screens, and the 'hammer beam' composition of Japanese patterning in the verandah frieze.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed review of the housing stock in the broader area including both sides of Denmark Street between Barkers Road and High Street, Foley

Street and the section of Barkers Road bounded by High Street and Power Street, and the northern side of Barkers Road between High Street and Denmark Street. Depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct. While only 5 houses were graded B in the 1988 Kew Conservation Study (1, 2 and 8 Denmark Street, 48 Foley Street and 83-85 Barkers Road), the broader area contains three B-graded institutional/retail properties and substantial numbers of C-graded houses from the Victorian and Federation periods, many of which appear to be broadly intact and were graded C in the 1988 Study.

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 Borough of Kew Rate Books, 1907-8, #2578, nav £30, cited in G Butler & Associates, Kew B-graded places study (draft), 2001.

² City of Kew Rate Books, 1940-1, #7407, nav £45; Sands & McDougall Directory of Victoria, cited in G Butler & Associates, Kew B-graded places study (draft), 2001.

³ City of Kew Rate Books, 1957-8, #7604, nav £90, cited in G Butler & Associates, Kew B-graded places study (draft), 2001.

⁴ Sands & McDougall Directory of Victoria, various years between 1955 and 1970.

⁵ Drawings accompanying City of Kew Building Permit no. 2122, 18/9/1970, document the extent of the repairs.

⁶ Drawings accompanying City of Kew Building Permit no. 6820, 17/9/1993, document the extent of the alterations and additions.

⁷ MMBW Plan no. 40, Municipality of Kew, scale 160':1", dated c.1904.

⁸ Federation designers usually sought more posts and a sense of more even load distribution, because their timber components were usually composed as a contrasting but necessarily cohesive membrane around a more solid core. This compositional system is discussed by C Hamann in 'Against the Mainstream', in AGL Shaw, ed., *Victoria's Heritage*, Allen and Unwin, Sydney, 1985.