
Name	<i>Gazelle and Charwood</i>	Reference No	
Address	25-27 Gellibrand Street, Kew	Survey Date	22 November 2005
Building Type	Residence	Grading	B
Date	1888-89	Previous Grading	B



Extent of Overlay

Refer Recommendations.

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

History

The pair of terraces at 25-27 Gellibrand Street, Kew, were designed by noted architect John Beswicke and constructed in 1888-89 for Mrs Hayling.¹ It is thought that the properties were constructed as investments as no records of occupancy by the Hayling family have been located. The adjacent terraces at 29-31 Gellibrand Street were also constructed for Mrs Hayling at this time. Prior to 1913, the terrace pair were 18-20 Gellibrand Street and renumbered, in 1914, to 10-12 Gellibrand Street.² The current numbering dates from the early 1930s. The Hayling family retained ownership of both residences until the late 1950s letting them out to a number of long-term tenants over many years.³ During the 1960s Howard Charwood occupied no. 27 and Frederick Conway occupied no. 25.⁴

In 1965, the owners of no. 25 undertook alterations to the rear of the residence.⁵ Also during the 1960s a new front and side fence was constructed and a steel framed carport installed at no. 25.⁶ The only recorded alteration to no. 27 has been the installation of a gas space heater in 1970.⁷

Description & Integrity

The houses, *Gazelle* and *Charwood*, at 25-27 Gellibrand Street, Kew, comprise a pair of two-storey double-fronted Italianate terraces of brick construction. The slate-clad hipped roofs are penetrated by brick chimneys and are concealed behind the parapeted façades. Each parapet is rendered and retains its original form with central pediment, balustrade, dentilled cornice, mouldings and urns. The façade of each terrace is overpainted, concealing the original polychrome brickwork which remains evident on the south elevation of number 25 (and the façade of the adjoining number 31). A double-height cast iron verandah with 'barley sugar' columns, fern motif balustrade, frieze and non-original corrugated galvanised steel skillion roof screens each façade and the fin walls contain arched niches. Original tessellated floors have been replaced in both instances. The entrances contain panelled timber doors and etched glass fan and sidelights and both have a non-original wrought iron security screen door. They are flanked by a tripartite window group with timber-framed double-hung sashes

and mullions which repeat the 'barley sugar' motif. Fenestration at first floor level comprises three tall French windows with timber-framed double-hung sashes providing access to the verandah.

Both properties have non-original brick front fences and an application for rear additions to number 25 was approved in 1965.⁸

The terrace row adjoins a handsome nineteenth century Italianate house at No. 23 (C-graded), making an unusually homogeneous group by Kew and Boroondara standards.

Historical Context

With their close proximity to the Kew retail hub and the Kew railway station at Denmark Street, allotments in Gellibrand Street and the surrounding area increased in desirability from the late 1880s. By the turn of the twentieth century, a few large brick villas on modest allotments had been constructed in the southern section of the street, whilst the northern section boasted a number of modest brick and weatherboard residences on the western side.⁹ Further infill development occurred during the early decades of the twentieth century.

Comparative Analysis

The most obvious comparison can be drawn between these houses and their immediate neighbours at 29-31 Gellibrand Street (q.v., B-graded). Developed as a row of four terrace houses for a single owner, the two pairs as constructed were identical. While the subject houses are similar in terms of integrity, number 29 is the least intact of the group, with inconsistent replacement of all windows and doors, marble verandah tiling, terraced landscape and overpainting, while number 31 is the most intact of the group; being the only example which retains its polychrome face brickwork.

Looking further afield, it is interesting to note that in contrast with inner suburbs such as Richmond, Fitzroy, Carlton, and North Melbourne, there are relatively few examples of this residential building type in Kew. Known examples include 33-35 Princess Street, Kew, (q.v., B-graded) and 887-889 Glenferrie Road, Kew (B-graded), both similarly aged, scaled, detailed and intact pairs of double-storey Victorian terrace houses.

In considering the work of the architect, John Beswicke designed a number of large houses and mansions in the Harcourt Street, Hawthorn precinct. There are also a small number of other Beswicke commissions of the same period elsewhere in Boroondara, mostly terraced commercial properties with residences above.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: The historical importance, association with or relationship to Boroondara's history of the place or object.

The association of the building with the well-known architect, John Beswicke is of interest, but is not considered to elevate its significance. In considering Beswicke's work, the terrace pair does not stand out as a commission of particular significance.

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.

Though some alteration variously has occurred to the individual residences in the group, 25-27 Gellibrand Street form part of a fine, imposing and reasonably intact example of a two-storey Victorian terrace row, a relatively uncommon building typology for Kew.

Statement of Significance

25-27 Gellibrand Street, Kew, is of local historical and architectural significance. Along with the matching pair at 29-31 Gellibrand Street, 25-27 Gellibrand Street form a fine, imposing and reasonably intact example of a two-storey Victorian terrace row, a relatively uncommon building typology for Kew. The association of the building with the architect, John Beswicke, is of interest, though not a commission of particular note in this context.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme. The heritage overlay should include all four in the terrace row (ie: a single heritage overlay as 25-31 Gellibrand Street).

In addition, it is recommended that Council undertake a detailed review of the broader area which contains substantial numbers of C-graded Victorian, Federation and interwar houses of various form and scale. The area would include the area bounded by Cotham Road, Gellibrand Street, Fenton and Stratford Avenues and Xavier College's northern boundary. Depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

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:

¹ Details sourced from the *Australian Architectural Index*, prepared by Miles Lewis.

² Sands and McDougall Directory of Victoria, various dates.

³ City of Kew Rate Book, 1957, #4396, owner Estate of E G Hayling, nav £72.

⁴ Sands and McDougall Directory of Victoria 1960.

⁵ Details sourced from the City of Kew Building Index, #32, dated 19 March 1965.

⁶ Details sourced from the City of Kew Building Index, #1025, dated 6 December 1966 and #1186, dated 23 March 1967.

⁷ Details sourced from the City of Kew Building Index, #2028, dated 31 July 1970 and #2204, dated 26 October 1970.

⁸ Drawings sourced from the City of Kew Building Index, #32, dated 19 March 1965.

⁹ MMBW Plan no. 65, Municipality of Kew, scale 160':1", dated c.1904.