

<b>Name</b>	<i>Knoll and Cavotte</i>	<b>Reference No</b>	
<b>Address</b>	29-31 Gellibrand Street, Kew	<b>Survey Date</b>	22 November 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	1888-89	<b>Previous Grading</b>	B



#### Extent of Overlay

Refer Recommendations.

<b>Intactness</b>	<input type="checkbox"/> Good	<input checked="" 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 pair of terraces at 29-31 Gellibrand Street, Kew, were designed by noted architect John Beswicke and constructed in 1888-89 for Mrs Hayling.<sup>1</sup> It is thought that the properties were constructed as investments as no records of occupancy by the Hayling family have been located, with the exception of Henry Hayling, who was listed as the occupant of no. 31 during 1910.<sup>2</sup> The adjacent terraces at 25-27 Gellibrand Street were also constructed for Mrs Hayling at this time. Prior to 1913 the residences were numbered 14-16 Gellibrand Street and renumbered, in 1914, to 6-8 Gellibrand Street. The current numbering dates from the early 1930s. The Hayling family retained ownership of both residences until the late 1950s, letting them to numerous tenants.<sup>3</sup>

Additions and alterations to no. 29 were undertaken during the 1960s and 1970s. They include the construction of a carport (1965) and brick veneer laundry (1967), the installation of heating units (1968 & 1970) and alterations to the dwelling in 1970.<sup>4</sup> No. 31 also underwent alterations including the removal of sheds (1964), the construction of a new front fence (1967) and rear laundry extensions (1974).<sup>5</sup> More substantial alterations to the rear of the house were undertaken in 1989.<sup>6</sup>

#### Description & Integrity

The houses, *Knole* and *Cavotte*, at 29-31 Gellibrand Street, Kew, comprise a pair of double-storey double-fronted Italianate terraces of brick construction. The slate-clad hipped roofs are penetrated by brick chimneys and are concealed behind parapeted façades. Each parapet is rendered and retains its original form with central pediment, balustrade, dentilled cornice, mouldings and urns. Elsewhere, the façade of number 29 is overpainted, concealing the original polychrome brickwork which remains evident on 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 entrance of number 29 contains a non-original timber door, whereas number 31 retains an

original panelled door with etched glass fan and sidelights and 'barley sugar' mullions. The entrance to number 29 is flanked by a pair of non-original French doors, whereas number 31 has a tripartite window group with timber-framed double-hung sashes and mullions which repeat the 'barley sugar' motif. Original fenestration comprising three tall French windows with timber-framed double-hung sashes is retained at first floor level at number 31, whereas number 29 has non-original French doors and timber shutters.

Both properties have non-original brick front fences.

### 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.<sup>7</sup> 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 25-27 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 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 (q.v., B-graded) and 887-889 Glenferrie Road (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, 29-31 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

29-31 Gellibrand Street, Kew, is of local historical and architectural significance. Along with the matching pair at 25-27 Gellibrand Street, 29-31 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:*

<sup>1</sup> Details sourced from the *Australian Architectural Index*, prepared by Miles Lewis.

<sup>2</sup> *Sands & McDougall Directory of Victoria*, 1908-1911.

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

<sup>4</sup> Details sourced from the City of Kew Building Index, #285, dated 23 August 1965; #254, dated 10 November 1967; #814, 9 September 1968; #1955, dated 23 June 1970 & #2028, 31 July 1970.

<sup>5</sup> Details sourced from the City of Kew Building Index, #903, dated 12 February 1964; #106, dated 31 August 1967 & #4774, dated 27 August 1974.

<sup>6</sup> Details sourced from the City of Kew Building Index, #4584, dated 17 August 1989.

<sup>7</sup> MMBW Plan no. 65, Municipality of Kew, scale 160':1", dated c.1904.