
Name	House	Reference No	
Address	77 Gladstone Street, Kew	Survey Date	22 November 2005
Building Type	Residence	Grading	B
Date	c.1891	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Municipal rate records for 1891 listed the Hyde Park Estate Company as the owner of two vacant allotments - 71 and 73 Gladstone Street, with a combined net annual value (nav) of £4.¹ The 1892 edition of the *Sands & McDougall Melbourne Directory* listed 73 Gladstone Street as 'vacant' and the neighbouring 71 Gladstone Street occupied by William Waugh. This would seem to indicate an 1892 date of construction for the subject property.² Municipal records for the 1893 rate cycle recorded R Gray as the occupant and Nicolas as the owner of the subject property, with a nav of £32.³ Both the owner and occupant seemed to have changed frequently during this financially difficult period – by the 1894-5 rate cycle, the owner was listed as the National Bank of Australasia, indicating the previous owner may have defaulted and the property's net annual value had dropped by £5.⁴

By the turn of the century, occupants of the property changed less frequently. These included Patrick and Adelaide Burke (c. 1900-1910); Arthur Fryer (c. 1914-1921); Mrs Alice Young (c. 1930 – 1936) among others.⁵ By 1940, 77 Gladstone Street was owned and occupied by Percival and Lucy Graham, who lived there until c. 1950. The house at this time was described as consisting of 6 rooms.⁶ By 1951, the house had been sold to Charles and Lois Pengelly, who lived there until the middle of the 1950s.⁷ Subsequently the house was acquired by Mrs Janet Mackie.⁸ Mrs. Mackie resided at the address until the early 1970s, with J R Albury listed as the occupant in 1974.⁹ The Albury family owned and occupied the property into the 1980s, making an extension to the rear which included new kitchen and laundry facilities and a family room, during 1983.¹⁰

(Lovell Chen, 2006)

Description & Integrity

The house at 77 Gladstone Street, Kew, is a single-storey double-fronted timber cottage on a symmetrical plan. The hipped slate roof is finished with bracketed eaves and a single red face brick

chimney with moulded caps. Located on the eaves line of the principal elevation is a pair of gabled pediments, altered with the introduction of cladding within the gable end. The façade is block-fronted and the walls elsewhere are finished with conventional weatherboard. The façade is screened by a full-width skillion-roofed verandah with timber posts and cast iron frieze and brackets and the entrance is marked by a third pediment, echoing those in the main roofscape; the gable end is finished with a carved screen. The centrally located entrance contains a panelled timber door and is flanked by two windows with timber-framed double-hung sashes.

The front boundary is unfenced and the house is largely obscured by native garden.

Historical Context

The Hyde Park Estate Company subdivided much of the area surrounding Gladstone Street in the years before the building 'boom' had burst at the end of the 1880s.¹¹ Despite this, the subject property was one of the first two houses constructed in this section of the street, north of Eglington Street.¹²

Comparative Analysis

In scale and overall detail, the house at 77 Gladstone Street, Kew, is similar to numerous other Victorian cottages located in Kew, mostly located in the areas around Pakington, Peel, Malmsbury, and Derby streets, where there was a greater concentration of development by the 1880s. It is a less common type in the immediate streetscape and surrounding streets, which are of a very mixed character - perhaps owing to the date of the subdivision and its construction immediately prior to the burst of the building 'boom'.

While the gabled pediment in the verandah roof is a common feature, the gables in the main roofline, albeit altered, are a more unusual stylistic device for a cottage of this scale and type in the area.

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.

77 Gladstone Street, Kew, is a representative and externally relatively intact example of a symmetrical single-storey double-fronted timber Victorian cottage with a slate roof and featuring a block-fronted timber façade and decorative cast iron verandah. The house features unusual gabled pediment-like elements incorporated into the roof at eaves level and into the verandah roof.

Statement of Significance

77 Gladstone Street, Kew, is of local historical and architectural significance as a representative and externally relatively intact example of a symmetrical single-storey double-fronted timber Victorian cottage with a slate roof and featuring a block-fronted timber façade and decorative cast iron verandah. The house features unusual gabled pediment-like elements incorporated into the roof at eaves level and into the verandah roof.

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:

¹ Borough of Kew Rate Books, 1891, #677, Hyde Park Company, 71-73 Gladstone Street, land, nav £4.

² *Sands & McDougall Melbourne Directory*, 1892.

³ Borough of Kew Rate Books, 1893, #391, house, nav £32.

⁴ Borough of Kew Rate Books, 1894-95, #401, National Bank [owner], C Waltham [occupant], house, nav £27.

⁵ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1900 and 1940.

⁶ City of Kew Rate Books, 1946-47, #722, Mrs Lucy Graham [owner-occupier], wood, 6 rooms, nav £41.

⁷ City of Kew Rate Books, 1950-51, #726, Charles and Lois Pengelly [owner-occupier], wood, 6 rooms, nav £53.

⁸ City of Kew Rate Books, 1956-57, #8933, Mrs Janet Mackie [owner-occupier], wood 6 rooms, nav £65.

⁹ *Sands & McDougall Directory of Victoria*, 1974.

¹⁰ Details and drawings sourced from the City of Kew Building Index, #261, dated 8 February 1983.

¹¹ Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, vol. 2, pp. 4/8-10.

¹² MMBW Plan no. 67, Kew, scale 160':1", dated 1907.