

<b>Name</b>	House	<b>Reference No</b>	
<b>Address</b>	12 Grange Road, Kew	<b>Survey Date</b>	13 December 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	c.1920	<b>Previous Grading</b>	B



#### Extent of Overlay

To title boundaries.

**Intactness** ☒ Good ☐ Fair ☐ Poor

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

#### History

12 Grange Road, Kew, initially 14 Grange Road, is thought to have been constructed c.1920, for Stanifort Ricketson.<sup>1</sup> Municipal rate records for the 1921-22 rate cycle listed S Ricketson as the owner of a brick house of eight rooms, with a net annual value of £110.<sup>2</sup> Ricketson occupied the house until c. 1932, before George Lormer was listed as the occupant (c. 1933-35), followed by Miss Jessie Laing (c. 1936-41). During the early 1940s, renumbering of Grange Road occurred and the property is thought to have become 12 Grange Road at this time.<sup>3</sup>

Subsequently the property was occupied by Mrs. Jessie Lavery, and listed as owned by the Trustees of the Esoteric School of Theosophy, in records for the 1946-47 rate cycle. The house had also increased in size by one room by this date.<sup>4</sup> Mrs. Lavery was listed as the occupant until the early 1950s, at which time it was next occupied by Dr J V Guest.<sup>5</sup> The property was acquired by Richard and Olga Hunt in c. 1957.<sup>6</sup> In 1969, a small sunroom extension was made to the rear of the property during their period of ownership. The Hunts resided at this address until at least 1974.<sup>7</sup>

(Lovell Chen, 2005)

#### Description & Integrity

12 Grange Road is a two storey (attic style) brick house. The roof is clad in terracotta tiles in a Marseilles pattern and punctuated by several chimneys. Two of these are tall, rising from the ground floor to above the central roof line. These have square stacks stepped out nearer the roof line to form pedestals. The central chimney fronts the south-facing wing and rises through the wing gable at its apex, bisecting the two bedroom windows on the first floor and widening to a chimney breast next to the main ground floor window. The windows themselves are sashes in box-like frames, corbelled out from the south wall on brick steps. The main south window has a shallow canopy clad in Marseilles

tiles. The walls are rendered brick, overpainted white, with an unpainted brick plinth. The front steps are bracketed by a shallow brick stub-wall at one end.

The drive is gravel, probably following its original track, and the garden has a series of large trees of long standing. A high fence with a timber frame and painted galvanized iron skin obscures the verandah and west elevation from the street.

### Historical Context

Grange Road was created when land adjacent to the Kew Reservoir was subdivided in the early twentieth century. The subject property was one of the first houses to be constructed on the east side of the street.<sup>8</sup>

### Comparative Analysis

Constructed in c.1920, 12 Grange Road, Kew, is an attic house which sits between the Arts and Crafts attic types of the 1900s and 1910s, and the attic variant of bungalow design that became abundant in Kew and other wealthier suburbs during the 1920s. The scaling and thickness of the window frames is closer to the Federation period; while the arrangement of rooms under a simple attic roof looks forward into the 1920s. The roof struts are another element that marks the Bungalow era (although strut braced 'Swiss Chalet' roofs had recurred in Melbourne through earlier decades and were a popular mode in the United States in the 1880s).

12 Grange Road is a conscious exercise in Arts and Crafts usage as an instrument of formal restraint. The shift to a conspicuously stylized and gabled Arts and Crafts mode, as opposed to a recognizably Federation treatment, begins in Kew around 1914 with Henry Kemp's own house at 7 Adeney Avenue, graded A.<sup>9</sup>

Other comparable Kew houses include 31 Barrington Avenue<sup>10</sup>, 181 Cotham Road, of 1924 (q.v.); 221-9 Cotham Road, of c.1920-1940 (q.v.); 857 Glenferrie Road, 7 and 10 Marshall Avenue, and 3 Second Avenue (q.v.), all B-graded. 17 Kent Street, 31 Barrington Avenue and 2 Young Street (all B-graded) have a similar mixture of Federation components coupled to a later Arts and Crafts compositional simplification. 101 Princess Street has similar bracketing and vigorously asymmetrical window placements. Single storey counterparts include 1199 Burke Road (q.v., B-graded) completed the same year. 111 Sackville Street; 44 Studley Park Road (q.v, B-graded), and 33 Willsmere Road (q.v.) are closest to it in their simple L-shaped or double-fronted massing. When compared with these other B-graded house, 12 Grange Road is a strong example.

### 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.*

12 Grange Road is a fine and relatively intact example of an attic house of the early 1920s.

*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.*

Stylistically, 12 Grange Road is an interesting example of the transition from Federation to a more international Arts and Crafts mode. It is boldly and simply composed, and contains sculpturally rich Federation touches around the windows, combined with the linearity and stylization of the Arts and Crafts free styles.

### Statement of Significance

12 Grange Road, Kew is of local historical and architectural significance. A fine and externally relatively intact attic house of the early 1920s, it is an interesting example of the transition from Federation to a more international Arts and Crafts mode. The design is boldly and simply composed, and contains sculpturally rich Federation touches around the windows, combined with the linearity and stylization of the Arts and Crafts free styles.

## 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, G Butler & Associates, Kew B-graded places study (draft), 2001.

*Specific:*

<sup>1</sup> The date of construction of the property is based on the first listing of the property in the 1921 edition of the *Sands & McDougall Directory of Victoria*. Rate records for the period 1918-1921 were not available at the time of record preparation. The earliest available records, those for the 1921-22 rate cycle listed S Ricketson as the owner of a brick house of eight rooms, at 12 Grange Road.

<sup>2</sup> City of Kew Rate Books, 1921-22, #3383, S Ricketson, 12 Grange Road, brick 8 rooms, nav £110.

<sup>3</sup> Listings in the *Sands & McDougall Directory of Victoria* are difficult to decipher during the early 1940s, with new listings for *Mintern Abbas* flats at 10a Grange Road, and Mrs Lavery, previously listed at 10 Grange Road, now the occupant of 12 Grange Road, listed for the first time during this period.

<sup>4</sup> City of Kew Rate Books, 1946-47, #5419, brick 9 rooms, nav £146.

<sup>5</sup> Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1933 and 1974.

<sup>6</sup> City of Kew Rate Books, 1956-57, #4955, brick 9 rooms, nav £343.

<sup>7</sup> *Sands & McDougall Directory of Victoria*, 1974.

<sup>8</sup> *Sands & McDougall Directory of Victoria*, various dates.

<sup>9</sup> Pru Sanderson, City of Kew Urban Conservation Study, 1988, vol. 2, Citation 48.

<sup>10</sup> Refer to Pru Sanderson, City of Kew Urban Conservation Study, vol. 2, B-graded citations.