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| Name | <i>Carinas</i> | Reference No | |
| Address | 73 High Street, Kew | Survey Date | 23 August 2005 |
| Building Type | Residence | Grading | B |
| Date | 1906 | 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

This brick 9 room house was built in 1906 for Walter Veitch, a former soldier and civil servant of Daylesford.¹ The land had been subdivided from the property *Hillside*, which was set far back upon a large block adjoining Highfield Grove.² Veitch named his new house, originally 46 High Street, *Carinas*. Veitch did not occupy the house immediately, leasing it until 1908 to Robert McGregor, a jeweler and importer.³ Veitch then occupied the house until his death in c.1941; the City of Kew Rate Books for 1941-2 cited the ownership as the 'Veitch Estate, c/o R C Asser'.

From the mid 1940s until 1951, the house was occupied by Charles H Searle and then Mrs I J Searle. They were followed by the Australian Jewish Welfare Society in 1952.⁴ In 1954 the house was acquired by Julius F and Jean Dennis.⁵ In c.1977, the property converted to a commercial use when a planning permit was lodged for its conversion to doctor's consulting rooms. A significant extension was constructed at the rear of the residence and the interior of the house was also substantially altered at this time.⁶

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

Description & Integrity

73 High Street, Kew, is a single-storey double-fronted Federation villa of red face brick construction on a bluestone plinth. The complex gabled roofscape is clad with terracotta roof tiles and retains terracotta ridge cresting and finials while tall brick chimneys feature rendered banding and caps. Gable ends are half timbered with roughcast infill and the corner of the main roof above the return verandah is defined by a distinctive triple gable form. The asymmetrical façade is screened by a return verandah with bullnosed corrugated galvanised steel roof supported by turned timber posts with ornate timber balustrade and arched fretwork. Broad bluestone steps flanked by a rendered balustrade with pressed cement urns provide access to the tessellated verandah and entrance which contains a panelled timber door with leaded fan and sidelights and non-original wrought iron screen

door. A prominent projecting bay contains a faceted bay window with flying gable and the windows generally contain timber-framed casement sashes with Art-Nouveau inspired leadlight highlights.

The red and cream face brick front fence appears to be early, however the section flanking the driveway has been altered, gates have been removed and the cream brick banding is severely fretted. Elsewhere, minor alterations include the infill of a single bay in the side return verandah and double-glazing of the entrance sidelights.

Historical Context

Carinas, 73 High Street, Kew, was constructed on land which was subdivided off from an earlier property, *Hillside*, which was set well away from High Street to the west. Development in Kew in the Edwardian period tended to occur in the form of single dwellings or pockets rather than in a wholesale manner as streets or large estates.⁷ The proximity to Kew's retail hub and transportation links increased the desirability of the area for residential development.

Comparative Analysis

Carinas is a fine example of a single-storey villa, from the high tide of the Federation style. It has the characteristic return verandah bracketed, compositionally, by two projecting wings, the plain brick wall surfacing, 2:1 window pane ratios, Art Nouveau-flavoured leadlighting in the front door assembly and upper window panes, rendered wall striping, floating upper gable, Marseilles tiling and terracotta finials and ridge capping. The verandah is separate from the roof line, more typical of earlier Federation houses rather than one of 1906, but that was not unusual in Boroondara, contemporary houses on the Tara Estate in Camberwell being similar in this respect. Compositionally, *Carinas* compares with other Kew houses such as 231 Barkers Road of 1901 (B-graded), a similar (albeit mirror-image) composition with a similarly detached return verandah and flying gable, and a similar diamond pattern in its gable half-timbering. Its entry corner is the major difference, being emphasized by a faceted candle-snuffer tower flanked by a cast-iron verandah frieze. *Eurobin*, at 389 Barkers Road, of 1898-9 (q.v. B-graded), attributed to John Beswicke, has a similar triple gable at its main verandah turn, though it is more Victorian Gothic in its general appearance. The broad arches and vertical slatting on the verandah frieze, and the paired fretworked verandah columns, are seen in Ussher and Kemp houses in the Camberwell-Canterbury region, as with 27 Balwyn Road (A-graded), completed in the same year as *Carinas*, and 150 Mont Albert Road, of 1899 (also A-graded).⁸

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.*

Carinas is an ably-designed and externally intact example of Federation architecture at the height of its suburban popularity. It has similarities with a range of leading Federation houses in the municipality.

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.*

Carinas' diamond patterned gable apron is unusual and the house, while a relatively standard Federation composition, exerts a strong presence in its address of High Street.

Statement of Significance

Carinas, 73 High Street, Kew, is of local historical and architectural significance as a substantial and externally relatively intact example of a Federation villa of the early twentieth century, which appears to retain an original or early fence, albeit altered. It is an assured design from the peak of the Federation style's suburban dominance, and has a commanding presence in its busy street.

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 High Street from Barkers Road to the Junction [in preparation, 2009]. While 6 High Street is related to and complemented by a series of nearby Federation era houses graded B and C in the 1988 Kew Conservation Study, this section of High Street also contains a substantial number of Victorian and interwar properties. Depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

In the event a new Heritage Overlay precinct is introduced which includes 73 High Street, the individual HO control over the property could be removed (Panel for Amendment C64 Boroondara Planning Scheme, December 2008).

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, 1906-7, #2390, nav £80. Sergeant Walter Veitch had a military career, being the first to join the Victorian Scottish Regiment and had come from a military family ('Weekly Times' 7 October 1899, pg. 14). His father had served as a sergeant major in the 'celebrated 42nd Highlanders' (the Black Watch) and several other family members were in the same regiment.

² Melbourne & Metropolitan Board of Works 160' to 1", Detail plan no. 40, undated copy.

³ Borough of Kew Rate Books, 1908-9, #2529-8, nav £80.

⁴ *Sands & McDougall Directory of Victoria*, 1945-1955.

⁵ City of Kew Rate books, 1954-5, #8034, nav £238.

⁶ Drawings accompanying planning permit #844, dated 25 May 1977, City of Boroondara Planning File, 40/409/5369 Part 1.

⁷ Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, p. 4/12.

⁸ G Butler, City of Camberwell Conservation Study, 1991, vol. 4, pp. 21-2, 200-1.