

Name	House	Reference No	
Address	2 Howard Street, Kew	Survey Date	16 August 2005
Building Type	Residence	Grading	B
Date	1920	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness	<input checked="" type="checkbox"/> Good	<input 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 site of 2 Howard Street was originally part of prominent stockbroker and Kew citizen Frederick W Howard's large land holding surrounding his home *Leaghur*, which fronted Studley Park Road. The land was subdivided in 1909.¹ The brick house at 2 Howard Street, of eight rooms, was built by c 1919 for Percy and Rosina Rendle.² The Rendles occupied the house until c. 1940, when it was purchased by Charles and Ethel Johnson.³ The free-standing brick garage was constructed during their period of ownership in 1953.⁴ In c1955, the property again changed hands, and passed into the ownership of George and Beryl Dwyer.⁵ The Dwyers owned the residence until at least 1974.⁶ During this time, additions and alterations were undertaken in 1959, the nature of which is not known.⁷ A further series of works were undertaken to the rear and first floor of the residence in 1990.⁸

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

Description & Integrity

2 Howard Street, Kew, is double-fronted interwar brick attic-storey bungalow. The transverse gabled roof has terracotta tiles, exposed rafters, tall slender brick chimneys with original pots and an eyelid dormer. The house has clinker brick walls with timber shingle cladding to the dormer window and gable end. A deep central porch with buttressed piers and brick dwarf walls projects from the asymmetrical façade and the entrance contains a solid timber door with V-jointed cladding. The windows are generally timber-framed double-hung sashes, with leadlight top sashes and the south-west corner contains a return corner window with shingle cladding above. The dormer contains a row of timber-framed multi-paned sash windows. Alterations to the front of the house appear to be limited to new light fittings and landscaping works, however any additions made to the rear as proposed in 1990 do not impact on the views from the street.

The property has a non-original brick front fence with steel palisade and gates and stamped concrete garden path and driveway leading to a 1950s brick garage at the side.

Historical Context

The subdivision of the *Leaghur* estate initiated the construction of a group of Edwardian and early post World War 1 houses. These complemented the houses on the opposite side of Howard Street, which were erected on the later *Oakwood* estate subdivision in the mid 1930s. Howard Street was formed to facilitate estate subdivision in Kew, and is a good example of what succeeded two adjoining Studley Park Road mansions and their extensive estates.

Comparative Analysis

Contrary to popular perceptions of Bungalows as Californian in origin, there were several sources of the form. Among these was a primarily East Coast US development: a transversely gabled house design dominated by a long or emphatic central dormer. This form was popularized by Katharine Budd in the *Massachusetts Architectural Review* in the 1900s, and was favoured by Gustav Stickley's *Craftsman* magazine, eventually gaining the name *Craftsman Bungalow*.⁹ In the US these were sometimes called *Adirondack* and *Dutch Colonial* bungalows, in reference to their geographical proclivity and colonial precedent. Very early Melbourne bungalows, such as the Harry Martin house in Malvern of 1908 (demolished) and *Belle Vue* at Ivanhoe,¹⁰ stayed quite close to Craftsman forms.

Craftsman bungalow designs often included forms, such as the central dormer, which were also simplified versions of earlier Federation forms, and this made the Craftsman bungalow more acceptable in the Australian context. For example, *Ormonde* at 51 Walpole Street, Kew (q.v., B-graded),¹¹ a Federation house of 1906, features a long transverse gable with a dormer of similar length to that seen in Craftsman Bungalows. *Ormonde's* dormer was in three linked gabled bays, but other Federation designs also included large simply treated dormers or balcony-dormers. These include Alfred Deakin's *Ballara* at Point Lonsdale, of 1909,¹² and a whole series of Kew houses, see for example 83 Pakington Street, 24 Miller Grove, 6 High Street, 1221 and 1223 Burke Road (all B-graded).¹³ All these Kew houses have the central dormer midway between two projecting and usually different ground floor wings.

In line with the general Bungalow tendency towards simplification, Craftsman-derived designs from the later teens have some similarities with these Federation designs but deleted the ground floor wings. Contemporary examples, generally resembling 2 Howard Street, include 44 Studley Park Road (1925) Kew, a similarly scaled and detailed property, 7 Marshall Avenue, and 857 Glenferrie Road (all B-graded).¹⁴ Of these, 2 Howard Street is certainly the closest in detail and proportions to the Craftsman Bungalow.

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.

2 Howard Street is a representative and relatively externally intact example of an interwar bungalow type deriving from the Craftsman form.

Statement of Significance

2 Howard Street, Kew is of local historical and architectural significance as a representative and relatively externally intact example of an interwar bungalow type deriving from the Craftsman form. The house is distinguished by its dominant roof form – transverse gable roof with exposed rafters, tall slender brick chimneys with original pots and an eyelid dormer.

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 Howard Street, Kew, including the cohesive group of interwar residences on the west side (at Nos 13, 17, 19, 21, 23, and 25) which exhibit strong, albeit varying, Old English stylistic overtones as well as the cohesive and similarly scaled and detailed group of Federation houses on the east side. 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, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ AP 37618 Registrar General's Office and LP 5074, Central Plans; cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

² *Sands & McDougall Directory of Victoria*, 1919-1920; City of Kew Rate Books, 1921-22, #4720, nav £90.

³ City of Kew Rate Books, 1941-2, #7202, nav £103.

⁴ Citation sourced from the City of Kew Building Index, #700, dated 26 November 1953.

⁵ City of Kew Rate Books, 1954-5, #7999, nav £290.

⁶ *Sands & McDougall Directory of Victoria*, various years between 1950 and 1974.

⁷ Details sourced from the City of Kew Building Index, #312, dated 28 October 1959. The drawings detailing the works were not located.

⁸ Drawings detailing works by Lotus Building Design sourced from the City of Kew Building Index, #4847, dated 18 January 1990.

⁹ The Craftsman Bungalow, largely developed intended for snow climates in the American northeast, was popular in Tasmania, as with G Stanley Crisp and Flack Rickards' bungalows, in Hobart, Launceston and Deloraine among other localities. Cuffley (see below) illustrated one of Crisp's in *Australian Houses of the 'Twenties and 'Thirties*, Five Mile, Melbourne, 1989, p. 56.

¹⁰ Graeme Butler, *The Californian Bungalow in Australia*, Lothian, Melbourne, 1992, pp. 20, 47. The Martin Bungalow is also illustrated by Peter Cuffley in *Australian Houses*, pp. 56-7.

¹¹ See Pru Sanderson, City of Kew Urban Conservation Study, 1988, v.2, Grade B listings.

¹² Graeme Butler, *The Californian Bungalow*, p. 22-3.

¹³ Details for these have been sourced from Pru Sanderson, City of Kew Urban Conservation Study, 1988.

¹⁴ Details for these have been sourced from the City of Kew Urban Conservation Study, 1988.