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<b>Name</b>	House	<b>Reference No</b>	
<b>Address</b>	20 Howard Street, Kew	<b>Survey Date</b>	16 August 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	1911-12	<b>Previous Grading</b>	B



#### Extent of Overlay

To title boundaries.

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**Intactness**    ☒ Good    ☐ Fair    ☐ Poor

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

#### History

The site of 20 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.<sup>1</sup> The brick house was built in 1911 for Percy Fisher Hawkins, and consisted of 9 rooms.<sup>2</sup> The Hawkins family occupied the house until 1916, before it was purchased by a barrister, J P Wilson.<sup>3</sup> James Slattery and his wife Lily purchased the property in 1925.<sup>4</sup> The Slattery family continued to occupy the house into the 1970s.<sup>5</sup>

During the 1980s additions and alterations were undertaken to the property on two separate occasions.<sup>6</sup> An outbuilding was constructed in 1981 and a carport in 1989.<sup>7</sup>

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

#### Description & Integrity

20 Howard Street, Kew, is a single-storey attic villa from the later years of the Federation period, with tuck-pointed red face brick construction. The complex gabled roofscape is clad with terracotta tiles and retains terracotta ridge cresting and finials. It is penetrated by slender red face brick chimneys which terminate in rendered caps with flat plates, brick ridging and terracotta pots. The gable ends are typically half timbered and a prominent attic dormer - which appears to have been converted from an open balcony to an enclosed room - projects from the roof above the main entrance. It contains bays of timber-framed multi-paned sashes above a ribbed brick base. A turret with roughcast rendered walls featuring pressed cement Art Nouveau motifs defines a faceted bay at the western end of the façade and the roughcast render continues around the walls of the house as a frieze. The recessed entrance porch is screened by a bracketed canopy with corrugated galvanised steel roofing and accessed via bluestone steps. A wrought iron screen obscures the main entrance door which

appears to be polished timber with leadlight glazing. Original windows typically contain timber-framed double-hung sashes with leadlight glazing, however there would appear to be some non-original windows in the side elevations at attic level.

A carport with brick piers and terracotta tile clad gabled roof to match the original building was constructed in the north-west corner of the property around 1989. This is similar in some respects to the garage at No. 10 Howard Street. While these additions have significantly altered the street reading of both houses, both can still be viewed in largely original state front on, and No. 20 retains its original brick fence with rendered caps and scalloped brick panels.<sup>8</sup> The landscape contains a mature liquidambar (*Liquidambar styraciflua*).

### Historical Context

The subdivision of Frederick Howard's *Leaghur* estate in 1909 allowed the construction of several Edwardian houses, sited on generous allotments. 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 demonstrates the transformation of two adjoining Studley Park Road mansions and their extensive estates.

### Comparative Analysis

8 Denmark Street, Kew, of 1912-3 (B-graded) displays similar massing and stylistic tools, albeit on a larger scale and with more distinctive details such as the paired columns flanking the entrance. The breakdown in roof massing near the edges also resembles the marginally later 24 Miller Grove, Kew, of 1913-14 (q.v., B-graded), and as there, the design is dominated by a central balcony-dormer. It was usual in Federation houses to balance a centrally placed dormer with two projecting ground floor wings, parallel to each other, with an entry porch inset below the central dormer. Instead, in No. 20, one wing has been supplanted by a faceted corner bay with a stepped tower and faceted conical tiled roof, and the entry porch is flanked by a heavily detailed arched porthole. A Camberwell example is the much earlier *Rokeby* at 76 Athelstan Street, of 1891 (q.v., B-graded), by Hyndman and Bates: this has a similar diminution in its roof massing at either side.

The house forms part of a similarly scaled and detailed group of Federation houses along the eastern side of Howard Street.<sup>9</sup>

### 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.*

20 Howard Street, Kew, is a good and externally relatively intact example of a single-storey attic villa from the later years of the Federation period.

*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.*

Skilled and lively in its composition, the design is a departure from the more usual centrally planned Federation attic mode, incorporating a faceted corner bay with a stepped tower and faceted conical tiled roof.

### Statement of Significance

20 Howard Street, Kew, is of local historical and architectural significance. It is a good and externally broadly intact example of a single-storey attic villa from the later years of the Federation period. Skilled and lively in its composition, the design is a departure from the more usual centrally planned Federation attic mode, incorporating a faceted corner bay with a stepped tower and faceted conical tiled roof. The house makes an important contribution to a strong group in Howard Street of houses of the Federation and interwar periods.

### 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:*

<sup>1</sup> AP 37618 Registrar General's Office, cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

<sup>2</sup> Borough of Kew Rate Books, 1911-12, #2724, nav £80.

<sup>3</sup> *Sands & McDougall Directory of Victoria*, 1918.

<sup>4</sup> City of Kew Rate Books, 1925-6, #5863, nav £125; *Sands & McDougall Directory of Victoria*, 1925.

<sup>5</sup> City of Kew Rate Books, 1954-55, #8005, nav £400.

<sup>6</sup> Details sourced from the City of Kew Building Index, #492 dated 24 June 1983; and #1761 dated 2 July 1985.

<sup>7</sup> Details sourced from the City of Kew Building Index, #9055 dated 1 April 1981; and #4397 dated 18 May 1989.

<sup>8</sup> Interestingly, the fence of the neighbouring property, 18 Howard Street (which now contains 1960s flats), matches that of the subject property.

<sup>9</sup> It is interesting to note the omission of No. 16 Howard Street from the original group of B-graded buildings.