
Name	House	Reference No	
Address	16 John Street, Kew	Survey Date	13 December 2005
Building Type	Residence	Grading	B
Date	c.1923	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

16 John Street, situated at the corner of Alfred Street, was constructed in c.1923. Municipal rate records for 1922-23 recorded E France as the owner and A France as the occupant of a vacant allotment with a net annual value (nav) of £16.¹ Curiously, the 1923 edition of the *Sands & McDougall Directory of Victoria* listed Alfred France as occupant of the property.² By the following year's rate cycle, G Lawry was listed as both owner and occupant of a brick house of six rooms, with a nav of £70.³ Listings in the *Sands & McDougall Directory of Victoria* for the following years suggest that the house was immediately let to tenants. In 1925-26, Mrs Charlotte Cook occupied the house, followed by William Jennings in 1927. By 1928 Mrs Fanny Press took up residence, remaining there until the late 1930s. It is not known whether Mrs Press owned as well as occupied the property.⁴ Miss E Martyn occupied the house in c 1940 before it was acquired by Mrs Hazel Hannah Downey in the early 1940s. The house was owned by Mrs Downey until the early 1960s.⁵ The property was subsequently occupied by J B Slattery until c. 1972, before B J Taylor took up residence from c. 1973.⁶

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2006)

Description & Integrity

No. 16 John Street, Kew, presents a basically double front of rooms to John Street, though it reads more as triple-fronted due to two deep verandah-porches, staggered in plan, gabled and heavily balustraded, which project out into the garden. The Marseilles-pattern roof tiles were noted in the 1988 Kew Conservation Study as not original; if this is the case, they are likely to have replaced original tiles of similar design.

The John Street (west) elevation features two superimposed gables, projecting over overpainted shingled aprons. The larger gable has a hooded ventilator topped with weatherboard and bracketed

out on projecting purlins. The gable soffits have a few underpinning rafters and struts scattered about them, both here and on the north side, and the roof is terracotta tile in a Marseilles pattern. The gables are pitched as low as the tiling will comfortably allow, and the design builds up a convincing horizontal emphasis on its north elevation. An asymmetrically placed canted bay is located below the larger of the two main gable forms. A porch/verandah combination is located forward of the smaller gable, at the north-west corner of the house; this comprises a roof partly supported on rubble-clad columns and a smaller entry porch under the smaller gable.

On the north elevation a verandah extends under the main roof form to a large gable located at the east end of the elevation; this features a double hooded vent and similar detailing as that to the main west gable, combined with a more conventional oblong slatted vent. The asymmetrical division of the main west gable with its canted bay is echoed on this north elevation where the stuccoed walling of the main north gable cuts out abruptly and the surface changes to exposed clinker brick.

Masonry walls are generally textured stucco to the east and north sides, on a clinker brick base. The windows have a distinctive diamond pattern in their glazing bar design.

The main body of the house appears to be broadly intact to its main street elevations, though the western entry door with its flanking windows may have been modified.⁷ Some change has occurred towards the rear of the house; alterations and additions comprising additional bedrooms and a kitchen and family room were made to the rear of the house in 1975.⁸ These alterations and additions are partly obscured in some views from Alfred Street by a high brick fence constructed in clinker-brick with wrought-iron picket balustrading; this dates from 1984.

Historical Context

John Street is a mixture of 1890s to 1920s houses, and included the Italianate No. 2 of 1897-8 (q.v., B-graded), The south side of No. 16's block is defined by the Anglican *St Hillary's*. The corner site for No. 16 also faces north to Alfred Street, which contains a mixture of 1880s through to contemporary housing.

Comparative Analysis

16 John Street is a handsome and well proportioned bungalow that utilizes a broad palette of typical forms and detailing. It has a richness in composition and detail, marked by its unusual stepped entry porch arrangement, which is a variation on the broad transverse verandah-porch seen widely in Adelaide suburbs and here features an unusual combined gable and skillion. The ceiling vents in the gable fronts are also unusual. The house is quite extensively shingled (though these have been overpainted), and utilizes a rich-textured array of materials. It also appears to have been designed with some climatic consideration, given the depth of the west facing verandahs and gables, and the masonry screen of the entry from the south-east. The rubble porch/verandah columns also mark it as among the more richly textured bungalows in the region.⁹ The complex treatment of the porch/verandah areas in this design recall the expansive balconies and verandahs of the seminal Greene and Greene Bungalows in Los Angeles, such as the Pitcairn, Irwin, Blacker and Gamble houses of 1906-8.¹⁰

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.

16 John Street is a mature and relatively externally intact example of bungalow design 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.

16 John Street is a lively and inventive composition which features an distinctive porch and verandah arrangement and utilizes a range of typical materials and forms.

Statement of Significance

16 John Street, Kew, is of local historical and architectural significance as a mature and relatively externally intact example of bungalow design of the early 1920s. It is a lively and inventive composition which features an unusual porch and verandah arrangement and utilizes a range of bungalow materials and forms. The high brick fence on Alfred Street detracts from the presentation of the house.

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:

¹ City of Kew Rate Books, 1922-23, #3471, land, nav £16.

² *Sands & McDougall Directory of Victoria*, 1923.

³ City of Kew Rate Books, 1923-24, #3830, G Lawry, brick six rooms, nav £70.

⁴ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1923 and 1940.

⁵ City of Kew Rate Books, 1946-57, #5378, Mrs Hazel Hannah Downey, brick, 6 rooms, nav £85; 1956-57, #4915, Mrs Hazel Hannah Downey, brick, 6 rooms, nav £185; *Sands & McDougall Directory of Victoria*, 1960.

⁶ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1950 and 1974.

⁷ In 1987 there was a proposal to enclose the corner verandah element for an en suite, however these works appear not to have proceeded. Details and drawing sourced from the City of Kew Building Index, #3155, 7 September 1987.

⁸ Details and drawings sourced from the City of Kew Building Index, #5594, dated 30 October 1975.

⁹ Such as the rubble work seen around the Harry Martin Bungalow in Malvern of c. 1909, or *The Cobbles*, Neutral Bay, NSW, of c. 1919. In its rubble columns No. 16 predates Grainger, Little and Barlow's Brent Clark house at Castlemaine, of 1927, the Terry House at Fellows Street, Kew and 53 Harp Road Kew (q.v., B-graded). See Cuffley, *Australian Houses of the '20s and '30s*, Five Mile, Melbourne, 1989, pp. 56-7, 58-9, 64, 186. The Greenes had used pebble and rubble treatments on some of their bungalow prototypes such as the Elliott Bandini house of 1903, Thorsen House of 1908-9 and in particular the Charles Pratt house of 1909. The usage may go further back to free style houses elsewhere in the US in the 1880s and 1890s by Harvey Ellis in the Midwest, and by Wilson Eyre and Frank Mead in the Philadelphia region. These houses were extensively published by *American Architect* and would also have been known here. See Conrad Hamann, *The American Edwardians*, MS in preparation, originally written 1980, Chs 1 and 3. For the Greenes, see Randall Mackinson, *Greene and Greene: Architecture as a Fine Art*, Peregrine Smith, Salt Lake City, 1977.

¹⁰ R Mackinson, *Greene and Greene: Architecture as a Fine Art*, pp. 131, 133, 150-4, 160-7.