

Name	House	Reference No	
Address	24 Miller Grove, Kew	Survey Date	22 November 2005
Building Type	Residence	Grading	B
Date	1913-14	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

Miller Grove is named for the prominent financier Henry 'Money' Miller (1809-1888). Miller Grove was constructed on land which in the nineteenth century had formed part of a very large Victorian estate, *Findon*, home of the Henty family and subsequently of Henry Miller.¹

The house site was one of several blocks subdivided in 1913.² 24 (originally 34³) Miller Grove was one of the first constructed in this part of the street, preceding its immediate neighbours by at least a year. Municipal records for the 1913-14 rate cycle listed a business manager, William Hugh Lilburn, who with his family occupied the house until 1920.⁴ The house then changed hands twice during the following decade, James Parkin occupied the house from c.1921 until c.1926, before the property was then acquired by John Dunkin.⁵ John Dunkin owned the house well into the mid 1940s.⁶ It is possible that some alterations occurred during the period of occupation by Rupert D Macfarlane (c.1944/5 – 1951). The 1947 edition of the *Sands & McDougall Directory of Victoria* listed Rupert D Macfarlane at no. 24, with Leslie J Taylor at no. 24a.⁷ The nature or scope of any works that may explain the reason for the divided listing of the property between 1947 and 1952, after which it reverted to a single listing, is not known. Between 1954 and 1956, the house was listed as vacant. Business manager, Malcolm E Quin, acquired the house in the later 1950s.⁸ By the early 1960s, the property had again changed hands, and James Gobbo was in residence at 24 Miller Grove until at least 1974.⁹

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

Description & Integrity

The house at 24 Miller Grove, Kew, is an attic-storey double-fronted Federation Queen Anne villa of red brick construction on a bluestone plinth and an essentially symmetrical plan. The gabled roof is clad with non-original concrete tiles and embellished with terracotta finials and ridge cresting, half

timbered gable ends with roughcast infill and lattice screens, bracketed flying gables to projecting bays and red brick chimneys with corbelled and rendered caps. A large dormer window with hipped roof, timber shingle cladding and non-original timber-framed windows is located centrally in the roofscape above a partially recessed porch. The porch is reached via a set of bluestone steps and the bellcast roof is supported by timber posts on a brick dwarf wall; the timber fretwork is a recent addition. The façade comprises a pair of projecting bays flanking the central entrance bay and the walls display tuckpointed brickwork with rendered bands. The entrance contains a half-glazed panelled timber door with matching surrounds and timber screen door; the original leaded glazing has been replaced with etched glass. Each projecting bay contains a bay window – one box and one bow – with shingled steel frieze and timber-framed casement sash windows and it would appear that earlier leaded highlight sash glazing has been replaced with clear glass.

Alterations to the exterior are otherwise confined to the rear of the house including a rear addition, carport and the attic windows to the east. The timber picket front fence and gates date from the late 1990s.¹⁰

Historical Context

Residential development in Miller Grove occurred in the years surrounding the World War I. Handsome brick villas set on generous allotments created a homogenous neighbourhood of quiet middle-class affluence.

Comparative Analysis

In its overall form and stylistic details, the house at 24 Miller Grove, Kew, can be compared with a large number of Federation Queen Anne villas throughout the municipality. In its application of symmetry to the mode, projecting bays flanking a recessed porch and prominent central dormer, 24 Miller Grove can be compared with a number of houses in the area, including, for example, 8 Denmark Street, Kew, (q.v., graded B) which was designed by Christopher Cowper and is on a slightly grander scale. In its immediate context, the house sits comfortably within an area of Kew which is dominated by good examples of Federation and 1920s villas.

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.

The house at 24 Miller Grove is a fine and broadly externally intact example of an attic style Federation villa featuring a prominent central dormer between two projecting gables.

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.

24 Miller Grove is an assured and forceful composition which is enhanced by its broadly symmetrical planning.

Statement of Significance

24 Miller Grove, Kew, is of local historical and architectural significance as a fine and broadly externally intact example of an attic style Federation villa featuring a prominent central dormer between two projecting gables. It is an assured and forceful composition which is enhanced by its broadly symmetrical planning.

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 Bowen and Henry Streets and Miller Grove for possible inclusion in a broader Heritage Overlay precinct.

While only five properties were graded B in the 1988 Kew Conservation Study (5 and 7 Bowen Street and 24, 26 and 28 Miller Grove), the broader area contains substantial numbers of houses from the Federation and interwar periods, many of which appear to be broadly intact and were graded C in the 1988 Study.

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 Refer Rogers, Dorothy, *A History of Kew*, pp. 63-65, MMBW Plan No. 40, Collingwood and Kew.

² LP 6041, Lot 33, Cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

³ Street renumbering occurred in 1924.

⁴ *Sands & McDougall Directory of Victoria*, various years between 1915-20; Borough of Kew Rate books, 1913-14, #2963, nav £60.

⁵ City of Kew Rate books, 1925-6, #5925, nav £95. The house was described as having 8 rooms and the land had a 61 feet frontage.

⁶ City of Kew Rate Books, 1944-5, #7297, nav £103.

⁷ *Sands & McDougall Directory of Victoria*, 1944/5-1952.

⁸ City of Kew Rate Books, 1957-8, #7273, nav £275.

⁹ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1958 and 1974.

¹⁰ Building Permit no. BR/97/52731, dated 6 June 1997, details sourced from the City of Boroondara Building File, 40/408/03416, Part 1.