
Name	House	Reference No	
Address	26 Miller Grove, Kew	Survey Date	22 November 2005
Building Type	Residence	Grading	B
Date	1917	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 after 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 No. 26 (originally 36³) Miller Grove was constructed in 1917, at a date nearly contemporary with its neighbours. Municipal records for the 1917-18 rate cycle listed Walter Dent as the owner of an eight room brick house.⁴ Mr and Mrs Dent did not occupy their new home for long – the 1921 edition of the *Sands & McDougall Directory of Victoria* listed Robert and Edith Murray as the occupants of the property – they lived there until c. 1926.⁵ The subsequent owners were in residence for more than twenty years - Rivers and Agnes Allpress. During their period of ownership alterations occurred with the number of rooms increasing from eight to nine.⁶ After Rivers Allpress' death in 1948,⁷ the property was subsequently owned and occupied by John Feely.⁸ He owned the property for nearly twenty years, after which date G Manson Russell acquired the house.⁹ It was acquired by the current owners in 1980.¹⁰

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

Description & Integrity

The house at 26 Miller Grove, Kew, is an attic-storey Federation Queen Anne villa of tuckpointed red brick construction on an asymmetrical plan with diagonally projecting corner. The gabled slate roof is finished with terracotta ridge cresting and bracketed gable ends are half timbered with plain infill. The roofscape is penetrated by a prominent dormer which contains timber-framed double-hung sash windows and is finished with shingled cladding to the gable. The diagonally projecting south-east corner takes the form of a deep verandah between a pair of projecting bays and is supported by

splayed timber posts on a brick dwarf wall. The entrance to the verandah is via bluestone steps, above which is a small gabled pediment with shingled cladding. Located centrally beneath the verandah, is the main entrance which contains a half-glazed panelled timber entrance door and glazed surround, all of which retains a polished finish and leadlight glazing. The projecting bay of the principal elevation contains a canted bay window with shingled frieze, timber-framed double-hung sash windows and leaded highlight sashes.

Alterations to the house appear to be limited to the rear and side elevations and include a sailcloth structure to the east of the house, blinds to the western attic windows and may include rear additions constructed around 1981, which are not visible from the street.¹¹

The non-original front fence, constructed around 1985, is timber-framed with mini-orb corrugated galvanised steel panels.¹² The landscape contains a number of mature trees, but appears otherwise relatively recent.

Historical Context

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

Comparative Analysis

While related to numerous other examples in the municipality, the house at 26 Miller Grove, Kew, can be compared with its immediate neighbour, number 28 (also B graded). Constructed two years apart, both houses are of the Federation Queen Anne mode and accommodate a deep, cranked verandah on a diagonally projecting corner, with plain plank friezes with exposed rafters—albeit with varying columns supporting the verandah - with a prominent dormer window in the front roofscape. Both properties would appear to have undergone similar degrees of alteration, which are largely confined to the rear.

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.

26 Miller Grove, Kew, is a good, representative and relatively externally intact example of a Federation Queen Anne villa dating from the later stages of Federation design.

Statement of Significance

26 Miller Grove, Kew, is of local historical and architectural significance as a good, representative and relatively externally intact example of a Federation Queen Anne villa dating from the later stages of Federation design.

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 Borough of Kew Rate Books, 1917-8, #4008, nav £60.

⁵ City of Kew Rate Books, 1925-6, #5926, nav £90.

⁶ City of Kew Rate Books, 1944-5, #7298, nav £97.

⁷ Births, Death and Marriages Indexes, State Library of Victoria, Cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

⁸ Municipal rate records list the owner as John Andrew Foley, while the *Sands & McDougall Directory of Victoria* listed John A Feely as the occupant. It is assumed that this is the same person.

⁹ *Sands & McDougall Directory of Victoria*, 1970-74.

¹⁰ Information provided by the present owners, May 2007.

¹¹ Details sourced from the City of Kew Building Index, #9038, dated 24 March 1981.

¹² Details sourced from the City of Kew Building Index, #1484, dated 5 February 1985.