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<b>Name</b>	House	<b>Reference No</b>	
<b>Address</b>	28 Miller Grove, Kew	<b>Survey Date</b>	22 November 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	1915	<b>Previous Grading</b>	B



**Extent of Overlay**

To title boundaries.

Refer also to Recommendations.

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**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.<sup>1</sup>

The house site was one of several blocks subdivided in 1913.<sup>2</sup> 28 (originally 38<sup>3</sup>) Miller Grove was constructed in 1915, at a date nearly contemporary with its neighbours. Municipal records for the 1915-16 rate cycle listed William John Thornton, a tailor's cutter, as the owner of a six room brick house with a net annual value (nav) of £52.<sup>4</sup> Thornton occupied the house until 1919,<sup>5</sup> after which date it was sold to Arthur Brooke, a dentist, who lived there until the late 1930s.<sup>6</sup> The 1938 edition of the *Sands & McDougall Directory of Victoria* listed Miss M Macgillicuddy as the occupant until the middle of the 1940s. Corresponding rate records recorded the owner as Dr Cyril Macgillicuddy, resident of Barker's Road Hawthorn as the owner, with a Mrs Verna and Miss M Macgillicuddy as residents of the property.<sup>7</sup>

From c. 1945 the house was occupied by John and Ruth Ryder, before Kenneth Hugh McGregor acquired the property in the mid 1950s. The 1955 edition of the *Sands & McDougall Directory of Victoria* listed the house as vacant, giving an indication of when the property may have changed hands between the Ryder's and the McGregor's period of occupation.<sup>8</sup> Some alterations to the property occurred during this period with the municipal rate records showing an increase in the number of rooms from six to seven by the 1957-58 rate cycle.<sup>9</sup> In 1974 the property was occupied by R J O'Connell.<sup>10</sup>

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

## **Description & Integrity**

The house at 28 Miller Grove, Kew, is an attic-storey double-fronted Federation Queen Anne villa constructed of tuckpointed red face brick on an asymmetrical plan with diagonally projecting corner. The hipped and gabled roof retains terracotta tiles, finials and ridge cresting and is penetrated by slender corbelled brick chimneys with rendered caps. A prominent dormer window projects on a diagonal axis above the front verandah and is finished with shingled cladding and timber-framed fixed and casement sash windows. A deep return verandah screens the house and is canted around a box bay window at the south-east corner - it is flanked by a box bay window in the principal south elevation and projecting wing in the east and is supported by paired Tuscan columns which bear on a brick dwarf wall. Fenestration is irregular but generally comprises timber-framed double-hung and casement sash windows with leadlight-glazed highlight sashes. The main entrance is recessed in the east side elevation and appears to comprise a panelled timber door with glazed surround.

Alterations appear to be confined to the rear of the house to date from the 1950s, 1960s and 1990s.<sup>11</sup> The frontage is unfenced and the landscape is 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**

In its overall planning, form, detail and date of construction, the house at 28 Miller Grove, Kew, can be compared with its immediate neighbour at number 26 (also graded B). Constructed two years apart, both houses are of the Federation Queen Anne mode and accommodate a deep verandah on a diagonally projecting corner –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.

28 Miller Grove is quite late in the Federation period of design, and the paired Tuscan columns on its verandah betoken a Colonial Revival interest. There was a considerable effort made to generate a delicate umbrella roof form in the faceted slope running down and flaring into the verandah canopy. This makes the addition of the large and rather heavily detailed dormer surprising, assuming it was part of the original design. While it matches the scale of the gabled wing fascias, it appears somewhat awkward in relation to the roof pattern and is heavier than the already robust verandah.

## **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 28 Miller Grove, Kew, is a good and relatively externally intact example of a Federation Queen Anne villa.

*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.*

Dating from the latter stages of the Federation period in residential design, the features include a distinctive canted corner verandah with paired Tuscan columns, suggesting an interest in the Colonial Revival. While assumed to be original, the unusually forceful and heavily detailed dormer above the verandah is an unusual feature, particularly in combination with the verandah.

## **Statement of Significance**

28 Miller Grove, Kew, is of local historical and architectural significance as a good and relatively externally intact example of a Federation Queen Anne villa. Dating from the latter stages of the Federation period in residential design, the features include a distinctive canted corner verandah with paired Tuscan columns, suggesting an interest in the Colonial Revival. While assumed to be original, the unusually forceful and heavily detailed dormer above the verandah is an unusual feature, particularly in combination with the verandah.

## 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:*

<sup>1</sup> Refer Rogers, Dorothy, *A History of Kew*, pp. 63-65, MMBW Plan No. 40, Collingwood and Kew.

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

<sup>3</sup> Street renumbering occurred in 1924.

<sup>4</sup> Borough of Kew Rate Books, 1915-16, #3664, nav £52.

<sup>5</sup> *Sands & McDougall Directory of Victoria*, 1918-1920.

<sup>6</sup> City of Kew Rate Books, 1935-6, #6655, nav £85; *Sands & McDougall Directory of Victoria*, 1937.

<sup>7</sup> *Sands & McDougall Directory of Victoria*; City of Kew Rate Books, 1940-1, #7149, nav £80.

<sup>8</sup> Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1940 and 1955.

<sup>9</sup> City of Kew Rate books, 1957-8, #7275, 7 rooms, nav £200.

<sup>10</sup> *Sands & McDougall Directory of Victoria*, 1974.

<sup>11</sup> Details obtained from the City of Kew Building Index, #750, dated 10 December 1951 (garage); #181, dated 20 August 1959 (additions); #1455, dated 22 August 1969 (renovations); #6038, dated 23 April 1992 (additions) and #6215, dated 18 August 1992 (carport).