

<b>Name</b>	<i>Kloa</i> , formerly <i>Castleman</i>	<b>Reference No</b>	
<b>Address</b>	57 Pakington Street, Kew	<b>Survey Date</b>	22 November 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	c.1898-9	<b>Previous Grading</b>	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

Originally 103 Pakington Street, *Kloa* was constructed in c.1898-9. It is believed to have been designed by Beverley Ussher, one of Melbourne's more distinguished residential architects of the late nineteenth and early twentieth century, for a relative, Lancelot Ussher.<sup>1</sup>

Municipal rate records for 1897-98 listed vacant land in Pakington Street, owned by the Australian Asset Company, with a net annual value (nav) of £13.<sup>2</sup> By the following year's rate cycle, L H Ussher, a solicitor, was listed as the owner and occupier of a house with a nav of £40.<sup>3</sup> Later rate records described the house as being constructed of wood and consisting of 6 rooms.<sup>4</sup> The house was recorded as tenanted in municipal rate records of 1901-02, but still owned by Ussher, with a new owner and occupier listed in the 1902-03 rate records.<sup>5</sup> J T Collins, a barrister and solicitor is thought to have given the house the name *Kloa* – it appears for the first time in the 1905 edition of the *Sands & McDougall Directory of Victoria*. Prior to that Lancelot Ussher had called the house *Castleman*.<sup>6</sup>

From c.1906 *Kloa* was let to F H Dodgson, who resided there until c.1917. In 1914, Pakington Street was renumbered and no. 103 then became no. 57 Pakington Street.<sup>7</sup> By 1923, new owner occupiers Charles and Rosa Du Rieu were in residence.<sup>8</sup> An addition to the residence occurred during the Du Rieu period of ownership, as the property was described as consisting of eight rooms in the 1946-47 rate books.<sup>9</sup> The nature of this alteration is not known. The property again changed hands in c.1953, and Charles J Fitzpatrick was recorded as the owner occupier, in residence until at least 1974.<sup>10</sup>

(Lovell Chen, 2005)

#### Description & Integrity

*Kloa* at 57 Pakington Street, Kew, is a single-storey timber villa designed in a transitional mode on an asymmetrical plan. The complex hipped and gabled roofscape is clad with red-brown slate and is

punctuated by a bold, centrally placed chimney of ribbed red face brick construction. The gable ends are half timbered with roughcast infill and one retains a timber finial, a detail which has been removed from the main gable and a small pyramidal turret. The walls are clad with weatherboards and feature a roughcast frieze to the façade and a shingled frieze to the sides. The principal street elevation comprises three bays with a small recessed porch with fretwork screen and secondary entrance, flanked by the main projecting bay with rectangular bay window and a small canted bay. The north elevation contains the main entrance which contains a half-glazed timber door with matching surrounds screened by a timber verandah with turned paired posts, arched fretwork and timber floor. The fenestration is irregularly placed however the windows consistently contain timber-framed casement sashes with multi-paned highlights and arched transoms.

A small timber garage, possibly constructed around the 1920s, is constructed on the southern side of the house and the aluminium palisade fence along the frontage dates from the 1990s.<sup>11</sup> The house would appear to be otherwise externally intact. The front garden contains a number of mature plantings including liquidambar, cypress and oak species.

### Historical Context

The central section of Pakington Street between Eglinton and Malmsbury Streets was developed towards the end of the nineteenth century when small timber and, less commonly, brick cottages and villas were constructed on modest allotments. The subject property is unusual because of the generous allotment relative to the size of the dwelling constructed upon it. Few of these blocks remained vacant by the time the area was surveyed by the MMBW in c.1907.<sup>12</sup>

### Comparative Analysis

In scale and form *Kloa*, at 57 Pakington Street, Kew, can be compared with a large number of late-Victorian/Federation era villas constructed throughout this section of Kew and elsewhere. By comparison, this example stands out in its relative level of intactness and picturesque combination of stylistic features coupled with a relatively early application of the style. It compares favourably to the nearby example at 167 Derby Street, Kew (formerly B graded and downgraded to C as part of this study) which has undergone substantial alterations.

Architectural historian George Tibbits has credited the design to Beverley Ussher, sometimes considered the pre-eminent Federation architect. Lancelot Ussher was probably a relative, and *Kloa* dates from around the time Ussher joined Henry Kemp in architectural partnership. Another Ussher design for relatives, the Peter and Christiana Ussher house, *Neville*, at 44 (now 46) Fellowes Street Kew, dates from 1893 (A-graded).<sup>13</sup> In its details – though not necessarily in scale – *Kloa* also resembles other Ussher designs in Boroondara, as with 5 Willsmere Road, Kew (1903, A-graded) or 169 Canterbury Road, Canterbury (B-graded), where the fenestration and use of blind segmentally arched bays in the wing windows is almost identical, albeit in brick. Ussher's architecture owes something to the American Free Romansque and Shingle styles, and to their leaders such as HH Richardson and McKim, Mead and White, had designed *Lululand* in Surrey in 1885, a design that Ussher may have seen while training in London as an architect. Certainly, *Kloa*'s form, where a 'rotational' corner element is linked to the major wing with a segmental arch expressed as under tension, has close compositional parallels with *Lululand*, albeit Richardson's design had been in stone. Its composition also references the Elberon and Newport Casino designs of McKim, Mead and White.<sup>14</sup> The form recurred in *American Architect* and other journals over several years following, notably in designs by Harvey Ellis and others.

*Kloa* is smaller than usual among Ussher's other houses in this period; however while the house presents a small front, it has larger scale and presence, a characteristic of many very good Federation designs.

### 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.*

*Kloa* is a fine and highly intact example of an asymmetrical weatherboard villa of the Federation period as seen the Kew, Hawthorn and Canterbury districts of Boroondara. It is also a relatively early application of the style.

*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.*

*Kloa's* design strength is in its subtle, yet free, combination of otherwise conventional Federation elements into a picturesque composition. In it architect Beverley Ussher draws on the leading American and British free style architecture of the 1880s and his own forms as developed in the early 1890s. It is an important middle-period design by Ussher, demonstrating what he could achieve with a small timber house.

### **Statement of Significance**

*Kloa*, formerly *Castleman*, at 57 Pakington Street, Kew, is of local historical and architectural significance. It is a fine and highly intact example of an asymmetrical weatherboard villa of the Federation period as seen in the Kew, Hawthorn and Canterbury districts of Boroondara. It is also a relatively early application of the style. *Kloa's* design strength is in its subtle, yet free, combination of otherwise conventional Federation elements into a picturesque composition. In it architect Beverley Ussher draws on the leading American and British free style architecture of the 1880s and his own forms as developed in the early 1890s. It is an important middle-period design by Ussher, demonstrating what he could achieve with a small timber house.

### **Grading Review**

Unchanged.

### **Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

It is also noted that the broad area bounded by Eglinton Street to the north, High Street to the south, Derby Street to the east and Princess Street to the west, retains a series of mid-Victorian cottages of a similar type and form, complemented by other forms of late Victorian, Federation and interwar era houses, predominantly small in scale. Though most are altered and of limited individual significance, when combined with the subdivision pattern of the area (characterised by modest and relatively narrow allotments), these buildings provide a historical reference to the early development of this part of the suburb. It is recommended that Council undertake a detailed review of the area and 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> G Tibbitts, 'An Emanation of Lunacy', in T Howells (ed.) *Towards the Dawn: Federation Architecture in Australia 1890-1915*, Hale & Iremonger, Sydney, 1989, p. 59.

<sup>2</sup> Borough of Kew Rate Books, 1897-98, #2625, land, nav £13.

<sup>3</sup> Borough of Kew Rate Books, 1898-99, #2668, house, nav £40.

<sup>4</sup> Borough of Kew Rate Books, 1900-01, #2772, L H Ussher, wood, 6 rooms, nav £40.

<sup>5</sup> Borough of Kew Rate Books, 1902-03, #2847, J Collins, wood, 6 rooms, nav £43.

<sup>6</sup> *Sands and McDougall Directory of Victoria*, 1902.

<sup>7</sup> *Sands & McDougall Directory of Victoria*, 1913-14.

<sup>8</sup> *Sands & McDougall Directory of Victoria*, 1920-1930.

<sup>9</sup> City of Kew Rate Books, 1946-47, #8421, weatherboard, 8 rooms, nav £55.

<sup>10</sup> City of Kew Rate Books, 1956-57, #8325, Chas. J Fitzpatrick, weatherboard, 8 rooms, nav £130; *Sands & McDougall Directory of Victoria*, various years to 1974.

<sup>11</sup> City of Kew Building Index, #91/5790, dated 22 January 1991.

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<sup>12</sup> MMBW Plan No 67, Kew, dated 1907.

<sup>13</sup> Pru Sanderson, City of Kew Urban Conservation Study, v. 3: street listings; v. 4, Designation A, Citation 39.

<sup>14</sup> See Henry-Russell Hitchcock, *The Architecture of HH Richardson and His Times*, MIT, Cambridge, Mass., 1938 ff.; Vincent Scully, *The Shingle Style and the Stick Style*, Yale, New Haven, 1974.