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<b>Name</b>	Terrace Houses	<b>Reference No</b>	
<b>Address</b>	66-68 Pakington Street, Kew	<b>Survey Date</b>	22 November 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	c.1892	<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**

Originally known as 116 and 118 Pakington Street, this pair of brick Victorian cottages were constructed in c.1892. Municipal rate records for 1891-2 listed John Witchell, a bootmaker<sup>1</sup>, as the owner of vacant land in Pakington Street, with a net annual value of £8.<sup>2</sup> By 1893, Witchell was listed as the owner of two tenanted houses, 116 and 118 Pakington Street, each with a net annual value of £28.<sup>3</sup> The properties were tenanted for many years and in 1914 members of the Witchell family briefly occupied both cottages.<sup>4</sup> However, by 1915 the *Sands & McDougall Directory of Victoria* recorded that the houses were again tenanted by others. In 1923 a long-term tenant, Robert Price, an earlier resident of no. 74, was listed in residence at 68 (previously 118) Pakington Street. His tenancy was of nearly thirty years duration, with ownership of both cottages now vested in the Estate of Percy Witchell in 1947.<sup>5</sup> It is thought that in 1950 the two cottages were sold by the estate as in this year, long-standing tenant Robert Price became an owner/occupier, acquiring the neighboring property, 70 Pakington Street (q.v.).<sup>6</sup> Municipal rate records for 1950-51 confirm that both houses were now individually owner/occupied, with the D'Alterio and later the Di Marzio and Dellosa family at 66 Pakington Street and James and Gwen Davidson in residence at 68 Pakington Street.<sup>7</sup>

(Lovell Chen, 2005)

**Description & Integrity**

66-68 Pakington Street, Kew, comprises a pair of single-storey semi-detached Victorian Italianate cottages of brick construction and mirror image in design. The pair shares an integrated hipped roofscape with bracketed eaves and polychrome brick chimneys and moulded caps; each half has been separately re-roofed in corrugated galvanised steel. A return cast iron verandah is continuous across the full width of both properties and the convex corrugated galvanised steel roof is supported by Corinthian columns embellished with frieze and brackets. The verandah sections meet above an original dividing wing wall which extends from the front elevation to the boundary. The original

verandah floors have been replaced with concrete. The breakfronted façades are in tuckpointed polychrome Hawthorn brickwork and comprise a single projecting bay with the main entrance set back, forming an overall U-shaped building footprint. The entrances retain original or early panelled timber doors with side and fanlights containing some coloured glass and the projecting bays contain a paired window arrangement with timber-framed double-hung sashes and bluestone sills.

Minor rear alterations were approved in 1984 for number 66 and in 2004 for number 68, neither of which impact on the street presentation of the pair.<sup>8</sup> Both frontages are fenced with relatively recent timber picket fences.

### **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. Few of these blocks remained vacant by the time the area was surveyed by the MMBW in c.1907.

### **Comparative Analysis**

While there are a reasonably large number of semi-detached pairs of Victorian cottages throughout the immediate area and elsewhere in Kew, the houses at 66-68 Pakington Street, have an atypical form in the stepped façade, combined roofscape and continuous verandah and façade treatment. Other than for this feature, the pair can be compared with the two pairs located at 33-35 and 39-41 Fernhurst Grove, Kew (graded C), which are similarly scaled, aged and styled, albeit with a more conventional overall form.

### **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.*

66-68 Pakington Street, Kew, is a good and externally relatively intact example of a semi-detached pair of modest late Victorian brick cottages.

*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.*

The pair is distinguished from most conventional examples by the combination of stepped façade, single roof form and continuous verandah and façade treatment.

### **Statement of Significance**

66-68 Pakington Street, Kew, is of local historical and architectural significance as a good and externally relatively intact example of a semi-detached pair of modest late Victorian brick cottages. The pair is distinguished from most conventional examples by the combination of stepped façade, single roof form and continuous verandah and façade treatment.

### **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.

*Specific:*

<sup>1</sup> Rogers, Dorothy. *A history of Kew*, 1973, p. 193.

<sup>2</sup> Borough of Kew Rate Books, 1891-2, #2388, J Mitchell, land, nav £8.

<sup>3</sup> Borough of Kew Rate Books, 1892-3, #64-5, J Mitchell, house, each nav £28.

<sup>4</sup> *Sands & McDougall Directory of Victoria*, 1914.

<sup>5</sup> City of Kew Rate Books, 1946-47, #208-9, Estate of Percy A Witchell, each brick, 5 rooms, nav £29.

The tenants of the two properties were William Treloar and Robert H Price.

<sup>6</sup> City of Kew Rate Books, 1950-51, #210, Robert Henry Price, weatherboard, 4 rooms, nav £31.

<sup>7</sup> City of Kew Rate Books, 1950-51; 1957-58; *Sands & McDougall Directory of Victoria*, 1960-1974.

<sup>8</sup> Drawings sourced from the City of Kew Building Index, #1346, dated 25 October 1984, for 66 Pakington Street, and Building Permit # 1049/2004 – 0010/0, dated 30 April 2004, City of Boroondara Building File 40/408/09362/1 for 68 Pakington Street.