

<b>Name</b>	<i>Glen Rose</i>	<b>Reference No</b>	
<b>Address</b>	70 Pakington Street, Kew	<b>Survey Date</b>	22 November 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	1902	<b>Previous Grading</b>	B



#### Extent of Overlay

To title boundaries.

**Intactness** ☒ Good ☐ Fair ☐ Poor

**Heritage Status** ☐ HV ☐ AHC ☐ NT ☐ Rec. ☐ BPS Heritage Overlay

#### History

Originally 120 Pakington Street, *Glen Rose* was constructed in 1902. Municipal rate records for 1901-02 listed a block of vacant lands in Pakington Street owned by R Miers (or Myers) with a net annual value of £5. By the 1902-03 rate cycle, R Myers was recorded as the owner and occupier of a wooden house of four rooms at this address.<sup>1</sup> By 1909 the house had been acquired by Henry Coxson,<sup>2</sup> who owned the property until the end of the 1940s.<sup>3</sup> Coxson occupied the property until c.1923, at which time he moved nearby to 73 Princess Street, Kew.<sup>4</sup> He lived there until the end of the 1940s, this address being listed in the 1946-47 rate book entry (cited previously) for the Pakington Street property. From c.1924, the property was tenanted. In 1950 it was sold to Robert Henry Price, a tramways employee and long-term tenant of 68 Pakington Street, which is also assessed in this Review.<sup>5</sup>

(Lovell Chen, 2005)

#### Description & Integrity

The house at 70 Pakington Street, Kew, is a single-storey single-fronted Victorian villa of timber construction. The front-facing gambrel roof is clad with corrugated galvanised steel and has bracketed eaves and red face brick chimneys with corbelled caps; the gambrel is surmounted by a timber finial. The façade is screened by a skillion-roofed verandah which contains a gable pediment marking the entrance, detailed to match the main gambrel. The verandah is supported by timber posts with a distinctive criss-cross timber fretwork and timber floor and the asymmetrical façade is finished with weatherboard featuring a scalloped dado. The entrance door comprises a six-panelled timber door with glazed surround, the sidelight of which has been infilled, and a non-original aluminium screen door. This is flanked by a canted bay window with timber-framed double-hung sashes.

As viewed from the street, the house would appear to be externally intact, other than for an awning to the bay window and a recent timber picket fence and gates.

### 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.<sup>6</sup>

### Comparative Analysis

In Kew the house at 70 Pakington Street, Kew, is comparable in a general sense with smaller and much earlier single fronted houses such as 57 Malmsbury Street of c.1866, 11-13 Peel Street of c.1882 or 78 Peel Street of 1875 (q.v.). In the period 1900-1914 small single fronted houses with a broadly Victorian appearance were still being constructed in Melbourne, see, for example, houses in Edinburgh Street, Flemington and Separation Street, Northcote, and as far east as Main Street and Station Street, Blackburn. Such houses were generally marked by bullnosed verandah canopies and single hipped or gable fronted roofs, often in corrugated galvanized iron. They generally had timber stud frame and weatherboard or stuccoed lath and plaster construction, two or three corbelled red face brick chimneys, a simple frontal address of the street rather than the diagonal favoured in the Federation style, and a rectangular front garden. 70 Pakington Street, Kew, is somewhat more individual than more modest earlier examples in its incorporation of the canted bay and asymmetrically placed verandah pediment (though neither were uncommon in themselves); the diagonally latticed verandah frieze is rarer. Houses of this type and date of construction demonstrate the persistence of Victorian vernacular forms in the early twentieth century, at a time when the Federation style was generally dominant.

### 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.*

70 Pakington Street, Kew, is a representative and relatively externally intact example of a single-fronted, single-storey timber residence of Victorian vernacular design. With the relatively late date of 1902, the house shows the persistence of Victorian vernacular design into the twentieth century.

*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 canted bay and latticed verandah frieze enrich an otherwise typical design.

### Statement of Significance

70 Pakington Street, Kew is of local historical and architectural significance as a representative and relatively externally intact example of a single-fronted, single-storey timber residence of Victorian vernacular design. With the relatively late date of 1902, the house shows the persistence of Victorian vernacular design into the twentieth century. The canted bay and latticed verandah frieze enrich an otherwise typical design.

### 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> Borough of Kew Rate Books, 1901-02, #63, R Myers, wood, 4 rooms, nav £17.

<sup>2</sup> Borough of Kew Rate Books, 1908-09, #77, H Coxson, wood, 4 rooms, nav £20.

<sup>3</sup> City of Kew Rate Books, 1946-47, #210, H Coxson, wood, 4 rooms, nav £31.

<sup>4</sup> *Sands & McDougall Directory of Victoria*, 1923-1925.

<sup>5</sup> City of Kew Rate Books, 1950-51, #210, R H Price, wood, 4 rooms, nav £31.

<sup>6</sup> MMBW Plan No 67, Kew, dated 1907.