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<b>Name</b>	House	<b>Reference No</b>	
<b>Address</b>	3 Second Avenue, Kew	<b>Survey Date</b>	13 December 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	1924-25	<b>Previous Grading</b>	B



**Extent of Overlay**

To title boundaries.

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**Intactness**     Good     Fair     Poor

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

**History**

Part of Crown Portion 84, the land occupied by 3 Second Avenue was allotments 190-91 of the *Monterey Estate* subdivision of March 1888<sup>1</sup>. The estate sale was one of several subdivisions spurred by the revival of plans for the construction of the Outer Circle Railway, which, in the case of the *Monterey* subdivision, bisected the estate to the immediate west of the subject site. It is recorded that despite healthy sales of allotments little actual building followed. The closure of the East Kew section of the Outer Circle Railway in 1893 may partly explain the subsequent slow development of the estate.<sup>2</sup>

The brick house at 3 Second Avenue was built in 1924 for (or by) Elsie and Thomas J Press junior, a builder. At the time of construction it consisted of eight rooms.<sup>3</sup> Elsie and Thomas Press occupied the house until c.1929, after which they moved to Derby Street Camberwell.<sup>4</sup> Mrs Elsie Press was still recorded as the owner of the property in 1939, which had subsequently been leased from 1930 to Mrs. Harriet Turnley.<sup>5</sup> A subsequent owner and occupier of the property was Mrs Gwen Eves nee Turnley, possibly the daughter of Harriet Turnley, who owned the house during the 1950s<sup>6</sup>, until at least 1974.<sup>7</sup>

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

**Description & Integrity**

The house at 3 Second Avenue, Kew, is an attic storey interwar bungalow of brick construction and asymmetrical planning which exhibits Arts and Crafts stylistic overtones. The roofscape is formed by intersecting cross ridged gables and is finished with glazed terracotta tiles, exposed rafters, louvered gable vents and plain brick chimneys. Shingled weatherboards and lattice panels clad the attic room walls and gable ends. The walls display a natural roughcast rendered finish above a split-face brick

plinth with clinker brick soldier course on a bullnosed red brick capping. The house is set back and at an angle to the road with the main entrance facing south-east and a side entrance to the south-west. The main entrance is set within a projecting double-storey gabled porch which is accessed via arched openings and flanked by split-face textured brick piers and clinker brick dressings; the first floor level contains an open balcony. The original entrance contains a timber-framed leadlight glazed door and surrounds, whereas the doors accessing the first floor balcony are multi-paned; both retain wrought iron screen doors. The fenestration is irregularly placed and windows comprise singular, paired and grouped timber-framed double-hung, casement sashes with diaper-pattern leadlight glazing. A porthole window with etched glazing is located adjacent to the porch beyond which is an atypical bay window with triangular form. The house appears to be externally intact to its date of construction with a later shed and pool towards the rear.<sup>8</sup>

The original front fence matches the house with split-face brick piers (now overpainted) and chain swags and wrought iron gates. Original landscape elements include concrete terraces, paths and driveway with a non-original steel-framed carport.

### **Historical Context**

Despite forming part of an 1888 land subdivision, development of Second Avenue was slow to commence, and as such, the streetscape is made up of various interwar housing types, with several reflecting various elements of the style of the subject property.

### **Comparative Analysis**

The most obvious comparison can be drawn between this house and its immediate neighbour, 2 Second Avenue. While the architect, or builder, of these properties has not been determined, it is almost certain that they were designed as a pair. Their overall scale, form and construction is the same, as is their composition of intersecting cross ridge gabled roof, projecting double-storey porch and use of split face feature brick and similar details such as leadlight glazing and shingled gable ends. Subtle differences occur in the arrangement of windows and treatment of chimneys and 3 Second Avenue has a greater level of integrity of fabric and setting, including an original (albeit overpainted) fence and intact landscape. Both houses are skewed from their frontages and are set back in a picturesque manner. The Second Avenue streetscape features a variety of interwar housing types, and many examples reflect variously incorporate elements of the style of numbers 2 and 3, albeit in a less assured manner, including numbers 7, 9, 13, 15, 17 and 19, most of which are graded C. Further afield, 3 Second Avenue can also be compared with the B-graded house at 10 Marshall Ave, Kew. This example, however, appears to have a more elaborate porch design and is on a slightly larger scale.

### **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.*

3 Second Avenue, Kew is a fine and highly intact example of an interwar attic storey brick bungalow featuring asymmetrical planning and Arts and Crafts stylistic overtones. The setting of the house is intact; the property retains its original fence comprising split-face brick piers (now overpainted) complete with chain swags and wrought iron gates, together with a series of other hard landscaping features.

*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.*

It is a striking and commanding composition which uses its elevated site and addresses the approach along Second Avenue with considerable skill.

### **Statement of Significance**

3 Second Avenue, Kew is of local historical and architectural significance as a fine and highly intact example of an interwar attic storey brick bungalow featuring asymmetrical planning and Arts and Crafts stylistic overtones. It is a striking and commanding composition which uses its elevated site and addresses the approach along Second Avenue with considerable skill. The setting of the house

appears intact; the property retains its original fence comprising split-face brick piers (now overpainted) complete with chain swags and wrought iron gates, together with a series of other hard landscaping features.

### **Grading Review**

Unchanged.

### **Recommendations**

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

### **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> *Monterey Estate*, Batten & Percy Collection, State Library of Victoria, reproduced in Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, vol. 2.; LP 2217, Central Plan Room, cited in G Butler & Associates, *Kew B-graded places study* (draft), 2001.

<sup>2</sup> Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, vol. 2, p. 4/8, 4/12.

<sup>3</sup> City of Kew Rate Books, 1934-5, #3277, nav £130.

<sup>4</sup> *Sands & McDougall Directory of Victoria*, 1929, 1930.

<sup>5</sup> City of Kew Rate books, 1939-40, #4109, nav £110; *Sands & McDougall Directory of Victoria*, various years between 1930-1940.

<sup>6</sup> City of Kew Rate Books, 1957-8, #3543, nav £285.

<sup>7</sup> *Sands & McDougall Directory of Victoria*, various years between 1950 - 1974.

<sup>8</sup> City of Kew Building Index, #436, dated 14 August 1961, shed; #3610, dated 15 November 1972, steel-framed carport; and #2049, dated 28 November 1985, swimming pool.