
Name	<i>Monte Cristo, Charleton, Charlstan</i>	Reference No	
Address	12 Stevenson Street, Kew	Survey Date	10 January 2006
Building Type	Residence	Grading	B
Date	1901-02	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Erected on land that once formed part of the Stevenson family's extensive *Clifton* estate,¹ the house at 12 Stevenson Street was built in c.1901-2 for Charles S Green junior, an ironmonger, later an importer. Green had previously been in partnership with his father, confusingly also Charles S Green. While Charles S Green senior lived at 55 Walpole Street, Charles S Green junior had previously lived at 33 Wills Street, Kew, (q.v., B-graded). The Stevenson Street property, then named *Charleton* or *Charlstan*, was described as a brick residence of 7 rooms.² Green remained in residence until 1937.³

Subsequently, the house was purchased by Arthur Dickeson, a manufacturer. During his period of ownership alterations were undertaken increasing the number of rooms to 11 by the mid 1950s.⁴ The house was subsequently occupied by C H Auty (c.1960), and by the early 1960s until at least 1974, by H K Jones and subsequently Dr C A Jones.⁵

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

Description & Integrity

Monte Cristo, 12 Stevenson Street, Kew, is a substantial single-storey double-fronted 'Queen Anne' villa from the Federation period, incorporating sub-floor areas. The complex gabled roofscape is clad with terracotta tile with ridge cresting and finials and is punctuated by tall red brick chimneys with rendered bands. Gable ends feature roughcast render infill and timber fretwork screens. Tuckpointed red face brick walls bear on a bluestone plinth and the asymmetrical façade is screened by a return verandah incorporated under the main roofline. The verandah is supported by paired timber posts on a brick dwarf wall with bluestone capping. It retains a dentilled cornice, however only a portion of the original timber frieze remains. The façade is articulated by a projecting corner bay and rectangular bay windows and otherwise irregular fenestration. Windows generally contain timber-framed

casement sashes, however it appears that at least one of the sashes may have been replaced with a larger picture window. Other alterations include the construction of a brick garage in the south-west corner of the property (on the street frontage) and rear additions which are not visible from the street. These rear additions include a free-standing billiard room-study to the northeast corner of the site, modified more recently from an earlier building and an extended kitchen wall with a large chimneybreast, facing north.

The frontage is defined by a red face brick fence on a bluestone base which features panels and gates of wrought iron and appears to be contemporary with the house. The terraced front garden is accessed via early bluestone steps, albeit repaired, flanked by pressed cement urns.

Historical Context

The north side of Stevenson Street in the vicinity of the subject property, has several houses from the Federation period resulting from the commencement of what would later be the large-scale subdivision of the mansion estates abutting Studley Park Road.

Comparative Analysis

The dentilled cornice and other details at 12 Stevenson Street hint at the incorporation of Baroque Revival elements into Federation design, and this is a very early example to be occurring in residential architecture. By comparison the well-publicised designs of this type by Joseland and Vernon, Christopher Cowper, and then by John Sulman, do not come until the middle and later 1900s.⁶ A more contemporary parallel is 11 The Avenue, Surrey Hills (q.v.), of c.1902, which also employs turned columns and seeks a related simplification and gravitas. No. 12 leavens its weightier detail—seen also in the dwarf walling and bluestone dressing of the steps and approaches in the front garden—with a continued festivity and energy in its plan form, not so evident at 11 The Avenue.

The door case has impressive stained glass leadlighting of the William Montgomery type⁷. This leadlighting also compares with that seen in 1 Clayton Road, Balwyn (q.v., graded B but recommended to be downgraded to C) of 1906. The front windows, facing Stephenson Street, are plain sashes and appear to have been altered at some later point, perhaps during the 1920s. The stepped verandahs toward the rear are unusual. The verandah frieze is in vertical slatting that was quite deep and bold for its time, though not all of this is in place and is now mainly concentrated around the porch.

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.

12 Stevenson Street, Kew is a fine example of a substantial single-storey brick Federation villa of the turn of the twentieth century. While some of its detail has been altered, and a garage constructed on the street edge, the house is broadly externally intact as viewed from Stevenson Street.

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.

12 Stevenson Street is a lively and quite progressive example of Federation architecture, showing some early signs of incorporating Edwardian Baroque touches.

Statement of Significance

12 Stevenson Street, Kew, is of local historical and architectural significance as a fine example of a substantial single-storey brick Federation villa of the turn of the twentieth century. 12 Stevenson Street is a lively and quite progressive example of Federation architecture, showing some early signs of incorporating Edwardian Baroque touches. While some of its detail has been altered, and a garage constructed on the street edge, the house is broadly externally intact as viewed from Stevenson Street and retains original or early front fence, gates and steps.

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:

¹ Barnard, F G A. *The jubilee history of Kew, Victoria: its origin and progress*, 1910, pp. 37-8.

² Borough of Kew Rate Books, 1901-2, #2335, nav £75. Note that the rate book entry lists the house as *Charleston*, whereas MMBW Detail Plan #1294 & 1295, Borough of Kew, dated 1904, refers to the house as *Charlstan*.

³ *Sands & McDougall Directory of Victoria*, 1937.

⁴ City of Kew Rate Books, 1954-5, # 8332, nav £250.

⁵ *Sands & McDougall Directory of Victoria*, various years between 1960-1974.

⁶ Cowper's relevant designs include two in the Boroondara municipality, at the Riversdale-Fordholm Road corner, Hawthorn, and 14 Studley Avenue Kew, both completed in or around 1907. Joseland and Vernon and John Sulmn had designs published in *Art and Architecture, Building* and *The Salon* between 1908 and 1912. All these designs employed turned column verandah porch posts, and the Sydney examples used accentuated quoins. This found Melbourne emulations in JS Murdoch's 'residential' Post Offices in Sydney Road Brunswick, Union Road Surrey Hills and Station Street Box Hill, of c. 1910-14, now all housing other businesses.

⁷ Similar to that seen in Montgomery's advertisements in the *Real Property Annual* around 1916-18.