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<b>Name</b>	House	<b>Reference No</b>	
<b>Address</b>	44 Studley Park Road, Kew	<b>Survey Date</b>	21 June 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	1925	<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**

44 Studley Park Road was constructed in 1925. The MMBW Plan of drainage for the property lists the owner as Lewis Levy, of Grandview Grove, Armadale, however, municipal rate books list Herbert J and Stella Bleauchas as the owners in 1925-6.<sup>1</sup>

Alterations to the house had been undertaken by 1935, increasing the number of rooms from eight to ten.<sup>2</sup> In 1940 the house was purchased by Moya Wantrup, and the house was retained by the Wantrup family until at least 1974.<sup>3</sup>

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

**Description & Integrity**

44 Studley Park Road, Kew, is an attic storey double-fronted interwar brick bungalow. The transverse gabled roof has overpainted tiles, exposed rafters, tapered roughcast rendered chimneys and an eyelid dormer. It has roughcast rendered walls with clinker brick plinth and corbelled window sills and moulded string courses. The asymmetrical façade has a deep central verandah featuring buttressed piers and clinker brick dressings to arched openings and dwarf walls. The façade features an interesting faceted bay window in the south-east corner with paired sashes, diamond-pattern leadlighting and chain detail over the bay canopy. The eastern side elevation features a prominent gable verge and tapered chimney breast. The windows are timber-framed double-hung sashes, many of which have diaper leadlight glazing.

The property has a non-original concrete block front fence with steel gates and a carport at the side.

## Historical Context

Studley Park Road, a prominent 'entrance' road to Kew, has been favoured from the earliest years of district settlement as the setting for gracious homes on large land holdings, favoured by the affluent. Studley Park Road provides evidence today of the full gamut of residential development which has affected the municipality; from large homes set in spacious grounds to the later subdivisions of the early and mid twentieth century, comprising inter-war and post-war houses as well as modern flat development.

## Comparative Analysis

44 Studley Park Road, Kew, can be compared to a substantial number of graded buildings in the municipality, as follows:

- 219 Cotham Road, Kew (B-graded), has similar fenestration however it has face brickwork in lieu of render and gabled dormer;
- 857 Glenferrie Road, Kew (B-graded), has overpainted roughcast render, deep verandah, more prominent dormer, similar projecting side bay;
- 51 Harp Road, Kew, has a similar corner bay and textured stucco-clad wall on a clinker brick base, though its design is simpler and its roof a low-pitched pyramid. Both designs seem related to a group of corner-bay bungalows developed by Haddon and Henderson and publicised in the *Real Property Annual* in 1918;
- 2 Howard Street, Kew (B-graded), has similar transverse gabled roof, leadlight windows but has face brick walls;
- 7 Marshall Avenue, Kew (B-graded), is a more imposing variation on a similar theme;
- 24 Wellington Street, Kew (B-graded), has a broad transverse gabled roof but with large projecting bay;
- 16 Alma Road, Camberwell (C-graded), has the typical details and setting of small bungalows of the period: bowed windows, roughcast, horizontal window bays, prominent chimneys;
- 'Mallow', 33 Deepdene Road, Canterbury (B-graded), loosely comparable in overall form due to the hipped rather than gabled roof but has a comparable entrance porch and broad bays of windows, and has a similar finish in unpainted grey textured stucco;
- 226 Doncaster Road, Camberwell (C-graded), slightly later example (1930) which differs by use of hipped roof and squat chimneys;
- 23 Sunnyside Avenue, Camberwell (A-graded), is an outstanding, well-preserved and distinctive house design in the English Edwardian Freestyle manner<sup>4</sup>;
- 931 Toorak Road, Camberwell. (B-graded), has an attic English bungalow form set in a Bungalow estate with intact setting and fence; and
- 269 Union Road, Balwyn, (C-graded), has a similarly prominent gabled main roof with eyelid dormer and tall chimney but more prominent projecting gable over verandah and intact landscape setting and garage.

In the context of these comparisons, 44 Studley Park Road, Kew, sits as a building which, while not as significant as some of the more distinctive B-graded examples, equally, is a representative and intact example.

## 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.*

44 Studley Park Road, Kew is a fine and relatively externally intact example of an interwar bungalow.

*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 building incorporates an interesting range of stylistic features, including roughcast rendered walls, arched entrance, eyelid dormer, leadlight glazing and chain detail to the bay window.

### **Statement of Significance**

44 Studley Park Road, Kew, is of historical and architectural significance at a local level as a fine and relatively externally intact example of an interwar bungalow which incorporates an interesting range of stylistic features, including roughcast rendered walls, arched entrance, eyelid dormer, leadlight glazing and chain detail to the bay window.

### **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 City of Kew Rate Books 1925-6, #5559, brick, 8 rooms, nav £135, cited in G. Butler & Associates, Kew B-graded places study (draft), 2001..
- 2 City of Kew Rate Books 1935-6, #6626, brick, 10 rooms, nav £120, cited in G. Butler & Associates, Kew B-graded places study (draft), 2001..
- 3 Information compiled from the Sands & McDougall Directory of Victoria, various years.
- 4 Graeme Butler, Camberwell Conservation Study 1991, vol. 4, p. 265-66.