

Name	House	Reference No	
Address	89 Studley Park Road, Kew	Survey Date	20 September 2005
Building Type	Residence	Grading	B
Date	1940-41	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness ☒ Good ☐ Fair ☐ Poor

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

History

This allotment was formed by the subdivision of the *Belmont* estate, which had previously been the residence of Emil Resch. From c. 1922, the property had been used as a mental hospital under the supervision of Mrs. L C Stackhouse and was known as the *Belmont Private Mental Hospital*.¹ In c. 1937, a new roadway named Hyton Crescent was created, adjoining the northern end of Iveagh Street thereby forming a new thoroughfare linking Stevenson Street with Studley Park Road, and providing street access to the new *Belmont* estate allotments. 89 Studley Park Road was lot 5, of the 6 allotments offered for sale which had frontages to Studley Park Road.² In 1938, several houses were under construction in the new street.³

Lot 5 was purchased by Joseph and Rose Simmons in 1939.⁴ They built a 10 roomed brick house in the following year,⁵ and subsequently resided there until 1949, at which time it was purchased by Eric Smorgon. Eric Smorgon was a member of the well-known Melbourne business and philanthropic family. Other members of the Smorgon family lived near to this location during the 1950s; Eric's brother Victor lived at 12 Holroyd Street, and his father Norman lived at 28 Holroyd Street, at that time known as 2 The Belvedere. Both these houses are also assessed in this Review.

Eric Smorgon occupied the house until 1967,⁶ when it was then sold to C H Rennie.

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

Description & Integrity

The house at 89 Studley Park Road, Kew, is a double-storey interwar residence of cream brick construction with Streamlined Moderne overtones. The walls have a brown brick base with cream brick above except for some areas of brown tapestry bricks, including a band to the parapet and panels either side the front entrance. The hipped roof is finished with dark glazed tiles, box gutters

concealed behind deep timber fascias and bold cream brick chimneys with a fine band of brown tapestry brick.

The double-fronted asymmetrical massing of the façade (north elevation) comprises two main bays; a large parapeted section of cuboid form relieved by a curved end to the west and a smaller bay with hipped roof to the east.

The wide single-storey bay projecting from the eastern bay to the northern elevation incorporates for the main entrance with an open terrace above; an area contained by a fine wrought iron balustrade. The entrance itself is capped by a soldier course of cream brick and flanked by 'stacked' brown tapestry brick piers and piers of glass bricks. The front door is set behind a wrought iron screen door.

Fenestration is generally regular between floors and windows comprise steel-framed casement and fixed sashes, with distinctive curved glazing at the north-west corner of the building. To the rear the windows are generally timber framed double hung sashes with horizontal glazing bars. A porthole window with ribbed or reeded glass is located at first floor level centrally to the western section of the north elevation.

The western bay is curved including curved windows and returns to the west elevation which features wide chimneys.

A low brown brick fence appears to be original, however it appears that minor alterations may have been made adjacent to the driveway.

There is a cream brick garage set back at the end of the concrete driveway. Its detailing is similar to that of the house and it has a hipped roof of dark glazed tiles⁷.

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

In its scale, two-storey form, overall Streamline Moderne style and some details, the house at 15 Walbundry Avenue, Balwyn North (1936, A-graded) is a comparable example, similarly compressed and vertical in its lines and relying for its impact, primarily, on a single curved corner accentuated by rounded windows. It differs from the subject property in that it is in rendered, rather than face brickwork and is located in a more intact precinct.⁸

The more conventional aspects of this house- the hipped roof and deep fascias, the verticality and simple outline - link it to another group of houses in the Boroondara area, notably Leith and Bartlett's 1297 Toorak Road, Surrey Hills, of 1940 (q.v., B-graded), 1 Montana Street Burwood of 1941 (q.v., B-graded, which is flat roofed behind its parapet) and A K Lines' 136 Whitehorse Road Balwyn, of 1936 (q.v., B-graded).

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.

89 Studley Park Road is a fine and highly externally intact example of Streamlined Moderne as applied in suburban Melbourne design at the end of the interwar period and into the early years of World War II.

Statement of Significance

89 Studley Road is of local historical and architectural significance as a fine and highly externally intact example of Streamlined Moderne as applied in suburban Melbourne design at the end of the interwar period and into the early years of World War II.

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 *Sands & McDougall Directory of Victoria*, various years between 1920-1935.

² LP 14112, Lot 5, Central Plans, Cited in G Butler & Associates, Kew B-graded places study (draft), 2001.

³ *Sands & McDougall Directory of Victoria*, 1937-1943.

⁴ City of Kew Rate Books, 1938-9, #6465, nav £46.

⁵ City of Kew Rate Books, 1940-1, #6647, nav £174.

⁶ City of Kew Rate Books, 1957-8, #6663, nav £525; *Sands & McDougall Directory of Victoria*.

⁷ Additional descriptive material has been taken from the peer review by RBA Architects and Conservation Consultants, October 2008.

⁸ Butler, *Camberwell Conservation Study*, vol. 4, p. 297.