
Name	House	Reference No	
Address	12 Tara Avenue, Kew	Survey Date	23 August 2005
Building Type	Residence	Grading	B
Date	1938-39	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Tara Avenue was formed to facilitate the subdivision of the neighboring *Tara Hall* estate in March 1927.¹ However, this allotment is thought to have been part of the Henty estate, *Field Place*. Part of a 1928 subdivision,² the seven-roomed brick house at 12 Tara Avenue was built in c.1938 for Eleanor and Reginald Stuart Taylor.³ Taylor was a commercial printer, with city premises in William Street.⁴ It is interesting to note that the Taylors had previously had another Old English styled house constructed at 19 Howard Street, Kew (q.v., B-graded).

The Taylors did not retain the property for long, and by 1941 the house had been purchased by Norman Marshall.⁵ Marshall resided there until c.1954, at which time it was sold to Jesse Garton.⁶ During the Garton's period of ownership (c.1956-72), some minor alterations to the house were undertaken,⁷ with an extension to the rear of the property undertaken for a later owner in 1985.⁸

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

Description & Integrity

12 Tara Avenue, Kew is a double-storey interwar house of clinker brick construction with Old English overtones. The transverse gabled roof is clad with terracotta shingles and engaged chimneys have corbelled tops. The triple-fronted façade generally displays clinker brickwork, however some first floor areas have a rendered finish, delineated by a string course of terracotta tile. The breakfronted façade comprises a broad central bay which contains a recessed porch accessed via a single archway dressed with slate surrounds and secured by a wrought iron gate. A projecting gabled bay to the south accommodates the original garage which is accessed via a pair of timber folding doors with wrought iron hardware. Fenestration is irregular and generally comprises bays of timber-framed double-hung sashes with diaper leadlight. Alterations include the construction of a small ground floor sunroom

towards the north-east rear corner of the house in the 1960s and a more extensive rear addition in the 1980s, both of which are largely obscured from the street.

The non-original front fence comprises low palisade panels above a possibly earlier rock wall and the driveway and garden paths are lined with stone crazy paving. The front garden contains a mature oak species and garden beds defined by rock edging.

Historical Context

Tara Avenue was formed to facilitate the subdivision of the Tara Hall estate, and is characterised by large inter-war houses set on moderate-sized garden allotments.

Comparative Analysis

12 Tara Avenue, Kew, can broadly be compared with other properties in the Old English idiom in Boroondara.

Howard Street Kew contains a small precinct of Old English Revival houses, including numbers 13, 19, 21, 23 and 25. Of these, only 19 Howard Street (the original owners of which also owned the subject property) is B graded; this house is a good example in the revival idiom which differs from the subject property in its employment of Tudor forms and details, and in its conspicuous use of stucco nogging. In Boroondara more generally, 12 Tara Avenue, Kew, compares with Marcus Barlow's imposing *Colinton* at 96 Mont Albert Road, Canterbury, of 1926 (A-graded), and with 660 Riversdale Road Camberwell (q.v., B-graded), a similarly massed design with tapestry brick in a similarly vivid colour patterning and texture. 7 Muriel Street, Glen Iris, by Harold Desbrowe-Annear in 1932 (q.v., B-graded), is similar in dimensions but is very direct and articulate in its massing.

Most of the detail matches that of other substantial Old English designs of this period, such as the stilted segmental arches over the doors, and the vertical perforated brick vents, often seen in Dutch-influenced design of the 1930s. The herringbone brick, corbelled octagonal chimneys, wrought iron fittings and stone pathway were usually incorporated in well-financed versions of these designs. The shallow breakfront on the front gabled wing (one course deep) is unusual, but otherwise the form is generally typical.

12 Tara Avenue, Kew, is a good and externally relatively intact example, which resembles a good many substantial Kew and Camberwell houses of the interwar period and particularly of the late 1930s. The Camberwell examples are found in the Golf Links and Hassett estates, Camberwell-Hartwell and Balwyn-Canterbury.⁹

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 Tara Avenue, Kew, is a good and externally relatively intact example of a substantial two-storey residence of the late interwar period designed in the Old English mode, and incorporates a range of forms and detailing common to the style.

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 Tara Avenue, Kew, uses materials imposingly but with restraint and is consistent and straightforward in its fenestration and expression.

Statement of Significance

12 Tara Avenue, Kew is of local historical and architectural significance as a good and externally relatively intact example of a substantial two-storey residence of the late interwar period designed in the Old English mode, which incorporates a range of forms and detailing common to the style. The house uses materials imposingly but with restraint and is consistent and straightforward in its fenestration and expression.

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 Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, vol. 2, p. 4.16.

² LP 12599, Lot 6, cited in G Butler & Associates, *Kew B-graded places study (draft)*, 2001.

³ MMBW Plan no. 40, Collingwood & Kew, scale 160':1", dated 1933, overlaid over a c. 1904 plan, shows two cleared and fenced sites adjacent to Highfield Grove. The reason for the long delay between date of acquisition and construction is not known.

⁴ *Sands & McDougall Directory of Victoria*, 1937-40.

⁵ City of Kew Rate Books, 1941-2, #7524, nav £146; *Sands & McDougall Directory of Victoria*, various years.

⁶ City of Kew Rate Books, 1954-55, #8356, nav £325.

⁷ Plans sourced from the City of Kew Building Index, #530, dated 2 February 1966.

⁸ Plans sourced from the City of Kew Building Index, #1577, dated 29 March 1985.

⁹ See, in particular, G Butler, *Camberwell Conservation Study 1991*, v. 3: Significant Areas, esp. Precincts 15 (Hassett's Estate) 18 (Reid Estate) and 28.1-3 (Golf Links Estate and Belett Street).