
Name	House and Shop	Reference No	
Address	1 Tennyson Street, Kew	Survey Date	22 November 2005
Building Type	Residence and shop	Grading	B
Date	1916	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Initially known as Cobden Street before c.1906,¹ the 1917 edition of the *Sands & McDougall Directory of Victoria* recorded three houses being built on the west side of Tennyson Street, south of no. 15. The land upon which they were built was owned by Harry E Perry,² who had acquired it from an M Greenhill.³ The 1918 *Sands & McDougall Directory of Victoria* listed the new houses as 1, 3 & 5 Tennyson Street, with Harry E Perry the occupant of no. 1.⁴ Contemporary with these new listings, Mrs. McNicol, confectioner, also a new Directory listing, was recorded at 61 Eglinton Street, which is the street address of the shop. MMBW property service plans indicated that after the lodgement of the initial services plan in August 1916, a further plan was prepared in May 1917, showing additional works relating to the provision of stabling, including stalls, manure bin and a service area.⁵ The stabling suggests the shop may have functioned as a milk delivery depot (dairy) or similar at this time.

From 1918, both the shop and residence were owned and occupied by Mr and Mrs George Brown.⁶ By 1921-22, the size of the property had increased to nine rooms, with a corresponding increase in its net annual value.⁷ It has not been possible to ascertain the nature of these works.

Until c.1974, the shop and residence were occupied by residents of the same family name; from 1926 Mrs. Daisy Ware conducted a confectioner's business from 61 Eglinton Street while Miss Marie Ware, music teacher was listed at 1 Tennyson Street. Later owner occupiers were Mr & Mrs Coxall (c.1933-c.1939); George & Ada Pyatt(c.1940 – c.1956) – by which time the size of the property had increased to ten rooms⁸ – and R Hurwill (c.1957 – c.1973). The 1974 edition of the *Sands & McDougall Directory of Victoria* recorded E Hurwill at 1 Tennyson Street, and M Mc L Wilson at 61 Eglinton Street.⁹ The current owners have occupied both the shop and residence for the past 27 years.¹⁰

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

Description & Integrity

1 Tennyson Street, Kew, is a combined house and shop constructed in c.1916. The house is oriented east-west, on its corner site, the shop north-south, facing Eglinton Street. This shop is formally numbered 61 Eglinton Street.¹¹

The house is a single fronted weatherboard bungalow characteristic of the early twentieth century, its roof comprising a single large gabled form clad in corrugated galvanized steel roof of recent origin, punctuated asymmetrically by two brick chimneys, one on either side, each clad in textured stucco. Two dormers with small window groupings protrude from the roof on the north and south sides. It is not clear whether these dormers were original, though centrally placed dormers were common in transversely pitched Bungalow designs and had some precedent in the Federation Style. The positioning of this dormer next to the south chimney is unusually close and awkward, suggesting the either the dormer or the chimney were added later. This is borne out by the unusual placement of the stack, just in from the eave but with no chimney breast to the south side. The placement of the north dormer and chimney are more customary, and the rafters project below the eaves, in the usual Bungalow manner.

The east elevation of the house, facing Tennyson Street, is a symmetrical composition with a prominent single gable. This is surfaced with a half-timbered pattern, in textured stucco around a centrally placed attic four-light casement window. Below that is a deep lattice verandah frieze, supported on four solid turned timber columns linked with depressed arches formed in fretted timber planks. The verandah is supported on a later cream brick plinth with concrete steps. Behind the verandah the facade is also symmetrical, with two trios of casement windows with leadlight placed either side of a three-part door assembly: the door at the centre and flanked by two sidelights.

The house is covered in weatherboards, scalloped at the frieze line. Sections of this weatherboarding appear to have been replaced on the south side.

The brick fence surrounding the property on its Eglinton and Tennyson Street sides was rebuilt in 1961-2, and the verandah plinth appears to have been rebuilt around the same time.¹² There is a timber lean-to addition at the rear.

The shop, currently a milk bar and 'corner shop', is constructed in a mottled orange-red brick. Addressing Eglinton Street, the shop is single-storey, and features a stacked-up parapet, broad reinforced concrete lintel over the main shop window, and cement-rendered nameplate. The side wall faces Tennyson Street across the front yard of the house. It is fitted neatly to a corner of the weatherboard house, next to a casement window.

A stable remains at the rear of the site, a probable legacy from an earlier dairy or milk delivery depot use (see history, above). This is a timber structure with two or three large doors in vertical planking, a short strip of weatherboarding and a south wall panel covered in stucco. It has a low-pitched galvanized iron roof. It has had various alterations, soon after initial construction and in later years. It appears in the MMBW's 1916 Sewerage plan as a simple oblong outhouse, but their 1917 plan includes additions to the immediate west of this, coupled to a new sewerage outlet and five troughs.¹³ The stable has a paved apron in orange-brown brick, possibly of long standing and repaired here and there with cement. This runs up to and under the doors, where the floor evidently changes to bluestone pavers.¹⁴

Historical Context

At the time of its construction, the subject property was sited in a precinct of predominately timber cottages, which predated it by at least a decade. This property and the adjoining nos 3 and 5 Tennyson Street, occupied larger allotments and were double-fronted houses as compared with the earlier single-fronted cottages.

Comparative Analysis

In considering the house in isolation, a good comparison is made with *Ashcapby* at 162 Eglinton Street, Kew, of 1915-16 (q.v., B-graded), a very similar composition with a half-timbered gable,

similar but symmetrical chimney placements and a deep latticed verandah frieze, supported on four timber posts interspersed with depressed arches cut in timber planking. In place of the casements at 1 Tennyson Street, *Ashcapby* has two double-hung sash windows either side of an asymmetrical door case with a single sidelight. The surface materials are the same – stucco and weatherboard, and the wire fabric fence there looks contemporary. It is a slightly more intact example. 162 Eglinton Street also has similar neighbours, one heavily altered. 1 Tennyson Street could have been by the same builder- or it could have been a local emulation. The construction dates of the houses are very close.

The corner house and shop combination recurs a few times in Boroondara. Another Kew example is 11-13 Peel Street, of c.1882 on a similar corner site, a Victorian weatherboard house with a brick and weatherboard shop in two parts juxtaposed partway across its front verandah. Hawthorn has a Federation pair, carefully designed and coordinated, in Auburn Road, west side, near the Oxley Road corner. Camberwell has two weatherboard Federation examples on the west side of Spencer Road, one at the Riversdale Road corner, the other at the Prospect Hill Road corner. Both of these may have had dairy roles in former years, as did 1 Tennyson Street, though neither appears to have stables now. A later pair, both early post war by appearance, are in Canterbury, at the Highfield Road-Leeds Street corner, opposite Canterbury Primary School.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION A: The historical importance, association with or relationship to Boroondara's history of the place or object.

The survival of this house and shop combination provides a reference to an earlier form of retailing and service provision in Melbourne suburbs, where small neighbourhood shops developed in combination with houses were located in residential areas away from shopping strips. The survival of the stables building at the rear is of interest and some significance in this context.

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.

1 Tennyson Street, Kew, is one of a very few known detached house and shop combinations in Boroondara, and may be the only one from the early Bungalow period.

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 shop itself is a standard brick unit, but the house is a striking example of a large symmetrical and single-fronted bungalow, of a type which is uncommon in Boroondara, with some boldly drawn (if altered) detailing.

Statement of Significance

1 Tennyson Street, Kew, is of local historical and architectural significance. The house and shop combination provides a reference to an earlier form of retailing and service provision in Melbourne suburbs, where small neighbourhood shops developed in combination with houses were located in residential areas away from shopping strips. The survival of the stables building at the rear is of interest and some significance in this context. 1 Tennyson Street is one of a very few known detached house and shop combinations in Boroondara, and may be the only one from the early Bungalow period. Architecturally, the shop itself is a standard brick unit, but the house is a striking example of a large symmetrical and single-fronted bungalow, of a type which is uncommon in Boroondara, with some boldly drawn (if altered) detailing. It is of interest as one of a number of very similar houses in this part of Kew, the others located in Eglinton and Bright Streets.

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 MMBW Plan no. 67, Kew, scale 160' : 1", dated 1907, indicates that the street numbering for Tennyson Street commenced at 141, north of High Street, following on from that of Cobden Street, south of High Street.

² Borough of Kew Rate Books, 1915-16, #168, land, nav £12.

³ Borough of Kew Rate Books, 1913-14, #161, land, nav £8.

⁴ *Sands & McDougall Directory of Victoria*, 1918.

⁵ MMBW Plans of Drainage, #104123, dated 19 August 1916; 14 May 1917 and 30 May 1977.

⁶ Borough of Kew Rate Books, 1917-18, #214, wood, 6 rooms, nav £33.

⁷ Borough of Kew Rate Books, 1921-22, #192, wood 9 rooms, nav £40.

⁸ City of Kew Rate Books, 1946-47, #319, shop etc., wood 10 rooms, nav £75.

⁹ Listings of occupants derived from the *Sands & McDougall Directory of Victoria*, various years, until 1974.

¹⁰ Pers. comm., 22 November 2005.

¹¹ There appears to have been a renumbering of Eglinton Street; the number 61 was assigned in the 1907 MMBW plan to a house in the next block westward.

¹² Details sourced from the City of Kew Building Index, # 616, 24 November 1961.

¹³ MMBW Plans of Drainage, # 104123, dated 19 August 1916, and 14 May 1917.

¹⁴ Pers. comm., 22 November 2005.