

Name	House	Reference No	
Address	63 Walpole Street, Kew	Survey Date	20 September 2005
Building Type	Residence	Grading	B
Date	c.1883	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness ☒ Good ☐ Fair ☐ Poor

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

History

The land at 63 Walpole Street was first purchased by Miss Mary Cecilia Hughes. Originally the allotment extended west to Brougham Street, in common with the adjoining properties in this section of Walpole Street.¹ 63 Walpole Street was built in c.1883² and was occupied by Miss Hughes until 1893.³ The house was listed as vacant in the 1894 *Sands & McDougall Melbourne Directory*. From 1895 the house was tenanted by merchant, Rivers Langton, who subsequently purchased the property from Miss Hughes, after 1910.⁴ Langton occupied the house until c1920 when it was again listed as vacant in that year's *Sands & McDougall Directory of Victoria*. The property was then purchased by Adam Shaw and remained in the Shaw family until 1944-5.⁵ 63 Walpole Street was next occupied by James Walker until c.1958, a Mrs. E E Bullinaria until c.1961, and C C Clarke until c.1966. During the early 1960s the rear portion of the allotment adjoining Brougham Street was subdivided, with a house listed at 120 Brougham Street in the 1964 *Sands & McDougall Directory of Victoria*. The house appears to have been converted to apartments in the 1960s. It continued as such until at least 1974.⁶

A portion of the front garden was subdivided at an unknown date (but prior to 1989) to form a second allotment (61a Walpole Street) which has been developed relatively recently for a modern townhouse.

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

Description & Integrity

The house at 63 Walpole Street, Kew, is a large two-storey double-fronted Victorian villa of brick construction on a bluestone plinth. The hipped slate roof is finished with bracketed eaves and penetrated by rendered brick chimneys with moulded caps. The symmetrical façade displays tuckpointed Hawthorn brickwork and overpainted brick quoins and dressings - the original bichrome

brickwork is visible at soffit level – and it is screened by a double-storey cast iron verandah with tessellated tile floor. The central entrance contains a paneled timber door with matching leaded surround which is reached by bluestone steps flanked by a pair of cement orbs. The entrance is flanked by two tripartite groupings of windows with timber-framed double-hung sashes and bluestone sills. The fenestration is similar elsewhere, albeit with single openings and the first floor verandah is accessed by timber-framed French doors flanked by a pair of tall timber-framed double-hung sash windows. The north side elevation contains two canted bays; a non-original single-storey bay of rendered brick construction to the east and an original double-height bay to the west. MMBW plans suggest that a timber structure, possibly a fernery, was located along this northern elevation in the nineteenth century;⁷ this has since been removed.

The house is reported to have some internal features of note, however these have not been inspected.⁸

A relatively recent townhouse occupies the south-eastern corner of the original site, on land subdivided from the original prior to 1989. The remaining frontage is fenced by a non-original timber picket fence and gates and a mature pine tree stands by the front gate; the landscape appears otherwise contemporary.

Historical Context

Walpole Street is one of the principal streets of Kew's first land subdivision. Nicholas Fenwick, Commissioner of Crown Lands, purchased Allotment 87 in October 1851, and promptly employed surveyor and architect George Wharton to survey and subdivide his land into half acre allotments. Bounded by High, Princess, Eglinton and Derby Streets, Wharton laid out an alternating pattern of wide and narrow streets, which were named after English statesmen.⁹ Walpole Street was named for British Prime Minister Sir Robert Walpole, (1676-1745). Walpole Street is one of Kew's most desirable addresses and is characterised by substantial Victorian brick villas on large allotments.

Comparative Analysis

The house at 63 Walpole Street, Kew, can be loosely compared with a small number of two-storey Victorian villas in Kew. More commonly, these are asymmetrical Italianate designs with a return verandah and projecting bay flanking or framing the verandah, and are generally later- from the late 1880s or early 1890s. Most have cast iron-framed verandahs, lace verandah balustrades and friezes, separate hipped roofs and galvanized iron verandahs separated by bracketed eaves, with ashlar scored stucco rendering, richly coloured door-case glass, and canted bays. Kew contains numerous fine examples of this general typology, including, for example the nearby, *Otira* at 73 Walpole Street (A-graded). Far grander than 63 Walpole Street in its scale and detail, *Otira* is of rendered brick with has an asymmetrical composition, although removal of the original verandah has detracted from its presentation. Compared with *Otira* and others of its general type, 63 differs in the broadly symmetrical treatment of its principal elevation – it has a canted bay, but at the side and quite separate from the verandah –and for its use of bichrome brickwork compared with the more common render finish.

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.

63 Walpole Street, Kew, is a handsome, imposing and externally relatively intact example of a broadly symmetrical two-storeyed Italianate residence of the early to mid-1880s featuring dichrome brickwork and a two-storey verandah.

Statement of Significance

63 Walpole Street, Kew, is of local historical and architectural significance as a handsome, imposing and externally relatively intact example of a broadly symmetrical two-storeyed Italianate residence of the early to mid-1880s featuring dichrome brickwork and two-storey verandah. Its presentation has been compromised by the subdivision and development of part of the front garden.

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.

² Date of construction from G Butler & Associates, Kew B-graded places study (draft), 2001. Note that this date conflicts with information sourced from the *Melbourne Mansions* database, which suggests a construction date of c. 1878; it is possible that the house referred to there may have been no. 61 Walpole Street.

³ Sands & McDougall Directory of Victoria, 1883-1895.

⁴ Borough of Kew Rate Books, 1910-11, #3189, nav £100.

⁵ City of Kew Rate Books, 1944-5, #7982, nav £99; Sands & McDougall Directory of Victoria, 1944-5.

⁶ Sands & McDougall Directory of Victoria, various years between 1944/5 -1974.

⁷ MMBW Plan No. 67, Kew, scale 160':1", dated 1907.

⁸ Information provided by current owner, April 2007.

⁹ Rogers, Dorothy. *A history of Kew*, 1973, pp. 14-15; Pru Sanderson Design Pty Ltd, *Kew Urban Conservation Study*, 1988, vol. 2, p. 4/3.