
Name	House	Reference No	
Address	84 Walpole Street, Kew	Survey Date	20 September 2005
Building Type	Residence	Grading	B
Date	1928-9	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

84 Walpole Street, Kew, described as a seven room brick house, was constructed in 1928-9 by builder Frank White.¹ White lived nearby at 33 Willsmere Road, Kew (q.v., B-graded, recommended to be downgraded to C), in a large brick house he had completed in 1923. It is assumed that the subject house was built with the intention of selling it, with White listed as the occupant during 1930-31 in the *Sands & McDougall Directory of Victoria*. The house was then sold to Wilfred Lewis King, a commercial artist, and White returned to Willsmere Road.² King lived at 84 Walpole Street until 1934.³ Subsequently, Joseph T Gazzard acquired the house, living there until well into the mid 1950s.⁴ Subsequent occupants were P R Boreham (c.1956-61); P J Hannaberry (c.1962-66); R H Cumming (c.1967-70) and C H Newman, in residence from c.1971 until at least 1974.⁵

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

Description & Integrity

The house at 84 Walpole Street, Kew, is an attic storey asymmetrical double-fronted Californian Bungalow of brick construction. The gabled roof is clad with terracotta tile and comprises a transverse form with broad front-facing gable over a deep verandah, flanked by a smaller subsidiary gambrel roof over the adjoining projecting bay. The roofscape is penetrated by a centrally placed eyelid dormer which features shingle cladding, projecting rafters and a bay of four timber-framed multi-paned casement sashes. The theme of projecting roof members is repeated in the form of projecting purlins of the other gables, also shingle clad. The verandah is supported by rendered piers, square in plan, and enclosed by a low dwarf wall. Red face brick chimneys with simple flat caps and engaged chimney breasts mark the ends of the roof plane. The walls are of tuckpointed red face brickwork with string courses of glazed brown brick. The central entrance contains a pair of timber-framed multi-paned doors with wrought iron screen doors. The fenestration is irregular and comprises box-

framed windows which project out from the face of the wall in a slightly Japanese fashion and which contain bays of timber-framed casement sashes, with diaper leadlight glazing to the top sashes.

A brick garage was constructed to the north of the house in the 1970s.⁶ The house appears otherwise unaltered at the front with recorded alterations and additions to the rear not visible from the street.⁷

The front fence is contemporary with the house and comprises a low rendered brick wall with capped piers between which is a single over-painted galvanised steel tube rail.

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.⁸ Walpole Street was named for British Prime Minister Sir Robert Walpole, (1676-1745). Walpole Street is one of Kew's most desirable addresses and while it is characterised by substantial Victorian brick villas on large allotments, there has been some later residential development, of which the subject property is an example.

Comparative Analysis

The house at 83 Walpole Street, Kew, is broadly typical of bungalow residences constructed throughout the municipality during the late 1920s.

It stands alone as a type in this street and the surrounding area but can be loosely compared with other examples further afield, such as 46 Clyde Street, (q.v., B-graded), of 1929, with a superimposed frontal gable pair of similar pitch,⁹ and the Terry house at 26 Fellowes Street, c. 1926, (A-graded), with a transverse gable and projecting wing.¹⁰ All have low, graceful lines and strong transverse emphases on their sites, rather like Adelaide bungalows in the Marryatville, Burnside and Unley areas.

The gable treatment in this design is predominantly Californian-low pitched and shallow, propped up on a more sizeable mass below, in the manner of the seminal Pasadena Bungalows of 1904-08 by Charles and Henry Greene. The dormer and other components relate more to the East Coast genres of American Bungalows, in particular the *Craftsman* bungalows popularized by Gustav Stickley in the magazine of that name, and so-called Dutch Colonial or 'Adirondack' bungalows advocated by Katharine Budd and others in the *Massachusetts Architectural Review* and the *Architectural Record*. Number 84 also relates to iconic Sydney Bungalows such as Jolly's *Belvedere* at Cremorne of 1918 and Donald Esplin's Bungalows in the Kurraba Road area of the same suburb, 1919 ff.¹¹ At No. 84 the low roof gradients, shingled gables and exposed rafters are imposing as a group. The combination of eyelid dormer and gable on the same elevation is quite unusual.¹²

84 Walpole Street is a late bungalow example, being completed at the virtual close of the bungalow era of the 1920s.

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.

84 Walpole Street, Kew, is a good and externally relatively intact bungalow of the late 1920s, demonstrating the gabled and dormered forms, and richness of materials typical of 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.

84 Walpole Street, Kew, is an elegant composition which features a distinctive combination of eyelid dormer and gable on its street front.

Statement of Significance

84 Walpole Street, Kew is of local historical and architectural significance as a good and externally relatively intact bungalow of the late 1920s, demonstrating the gabled and dormered forms and richness of materials typical of the style. It is an elegant composition which features a distinctive combination of eyelid dormer and gable on its street front.

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, 1928, #7429, nav £100.

² City of Kew Rate Books, 1929-30, #7429, nav £100; Sands & McDougall Directory of Victoria, 1930-33.

³ Sands & McDougall Directory of Victoria, 1934.

⁴ City of Kew Rate Books, 1944-5, #8038, nav £92; Sands & McDougall Directory of Victoria, 1944/5-55.

⁵ Sands & McDougall Directory of Victoria, various years.

⁶ Details sourced from the City of Kew Building Index, #5252, dated 20 May 1975.

⁷ Details sourced from the City of Kew Building Index, #93322, dated 11 August 1993.

⁸ 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.

⁹ Pru Sanderson, City of Kew Urban Conservation Study, 1988, Grade B listings.

¹⁰ Pru Sanderson, City of Kew Urban Conservation Study, 1988, Designation A, Citation 55.

¹¹ Graeme Butler illustrates the Esplin Bungalow in *The Californian Bungalow in Australia*, Lothian, Melbourne, 1992, p. 54. The central dormer Bungalow arguably made its Melbourne appearance in c.1910 with Oakden and Ballantyne's Harry Martin Bungalow in Malvern; this is illustrated by Butler on p. 47. Dormer types are also shown in Peter Cuffley's *Australian Houses of the '20s and '30s*, Five Mile, Melbourne, 1989, pp. 56-7.

¹² The most comparable Bungalow design is one that appears in Reginald Prevost's book of 1912. Reginald Prevost, *Australian Bungalow and House Designs*, Sydney, 1912, illustrated in G Butler, *The Californian Bungalow in Australia*, pl. facing p. 26. Butler illustrates a related Federation composition on p. 4.