

Name	<i>Braeside</i>	Reference No	
Address	96 Walpole Street, Kew	Survey Date	20 September 2005
Building Type	Residence	Grading	B
Date	c.1885	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	
Heritage Status	<input type="checkbox"/> HV	<input type="checkbox"/> AHC	<input type="checkbox"/> NT	<input type="checkbox"/> Rec. BPS Heritage Overlay

History

Braeside was built for an Alexander Paton in c. 1885.¹ Members of the Paton family lived at this address until c. 1923. The house was subsequently occupied by Andrew and Alice Agnew until c. 1933, and then listed as vacant during 1935.² Later occupants included William Kelson, c. 1937 and Walter Stevens c. 1940.³ During the later 1940s, the house was owned by Frederick Merritt of Queen Street, Kew who leased the property to Mrs. Nellie Lomas, c. 1943-47; Thomas Hodson, 1947, and Charles McIntosh c. 1950.⁴ In 1951 the property was owned and occupied by Thomas Nash⁵ until it again changed hands in c. 1956. The new owner/occupier was Mrs Ruth Cooper, who operated the residence as an apartment house.⁶ The property was listed as an apartment house in the *Sands & McDougall Directory of Victoria*, from c. 1957 until at least 1974.⁷

(Lovell Chen, 2005)

Description & Integrity

Braeside at 96 Walpole Street, Kew, is a substantial single-storey double-fronted Italianate villa, asymmetrically planned with two faceted projecting bays flanking a return verandah which screens the principal north and west elevations. A hipped slate roof features decorative bands of contrasting slate, bracketed eaves and bichrome brick chimneys with moulded caps. The ogee profile corrugated galvanised steel verandah is supported by cast iron columns with cast iron balustrade, frieze and brackets with tessellated tiled floor and bluestone edging and steps; a fine pierced metal frieze adorns the fascia. The tuckpointed Hawthorn brick construction is relieved by bichrome brickwork and rendered bands and dressings. The entrance contains a panelled timber door with leaded surround and non-original timber-framed screen door while the windows comprise standard timber-framed double-hung sashes. Notwithstanding alterations and additions which may have occurred to the rear and interior of the house, *Braeside* appears to be substantially intact as viewed from the street.

The timber picket fence and gates are of recent origin.

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 is characterised by substantial Victorian brick villas on large allotments.

Comparative Analysis

In form, *Braeside* is representative of the larger nineteenth-century single-storey Italianate suburban villa. Typical features include the hipped tile roof, eave with paired brackets, separate verandah canopy, cast iron lace, or pierced metal verandah frieze, cast iron verandah structure, galvanized iron verandah roof, canted bay, tuckpointed Hawthorn brick, tiled verandah floor with bluestone edging and steps, leadlit front door case, later screen door.

Directly comparable buildings in Boroondara include 36 Alma Road, Camberwell, of 1889 (q.v., B-graded)⁹, a late example in red face brick with similar dichrome and other details; the even later *Tecoma* at 20 Bryson Street, Canterbury, of 1900 (C-graded) which has similar proportions, scale and verandah detailing (although its bays have grouped gables, one above each window).¹⁰ *Ericstane*, of 136 Canterbury Road, Camberwell, of 1893 (q.v., B-graded), has a similar verandah, though with a convex canopy; and similar brickwork, though with paired brackets.¹¹ *Westraillia* at 27 Inglesby Road, Camberwell, of 1890 (q.v., B-graded), is similar in its verandah design, though with the verandah wrapped around the front bay.¹²

In this context, *Braeside* is an imposing example and has a concentrated formal power, in part a result of the street slope and its site placement, but also due to the cohesiveness and control in its general composition. It is more forceful in this sense than, say, 33 Wills Street, Kew, of 1892, graded B (q.v.) Its diagonality presages Federation design, and the boldness of its striping, and the way it interlocks with the thick voussoir-brick formations over the bay windows, is distinctive. The ogival nature of its verandah profile also offers a note of individuality.

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.

Braeside at 96 Walpole Street, Kew, is a fine, representative, and externally relatively intact example of a substantial late nineteenth century single-storey Italianate suburban house.

CRITERION C: The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Boroondara's cultural heritage.

Braeside is an imposing example which compares well with others in the area. It has a concentrated formal power, in part a result of the street slope and its site placement, but also due to the cohesiveness and control in its general composition. The boldness of its striping is distinctive, interlocking with the thick voussoir-brick formations over the bay windows.

Statement of Significance

Braeside at 96 Walpole Street, Kew, is of local historical and architectural significance as a fine, representative, and externally relatively intact example of a substantial late nineteenth century single-storey Italianate suburban house. *Braeside* is an imposing example which compares well with others in the area. It has a concentrated formal power, in part a result of the street slope and its site placement, but also due to the cohesiveness and control in its general composition. The boldness of its striping is distinctive, interlocking with the thick voussoir-brick formations over the bay windows.

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: G Butler, Camberwell Conservation Study, 1991; Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Borough of Kew Rate Books, 1886, #1819, A Paton, house, nav £75.

² *Sands & McDougall Directory of Victoria*, various years, 1925-35.

³ *Sands & McDougall Directory of Victoria*, various years, 1935-1950.

⁴ City of Kew Rate Books, 1947, #8262, Frederick Merritt, nav £91.

⁵ City of Kew Rate Books, 1951, #8360, Thomas Nash, nav £89.

⁶ City of Kew Rate Books, 1957, #8132, Ruth Cooper, owner occupier apartment house, nav £175.

⁷ *Sands & McDougall Directory of Victoria*, 1974.

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 G Butler, Camberwell Conservation Study 1991, vol. 4, p. 13.

¹⁰ G Butler, Camberwell Conservation Study, vol. 4, p. 44.

¹¹ G Butler, Camberwell Conservation Study 1991, vol. 4, pp. 76-7.

¹² G Butler, Camberwell Conservation Study 1991, vol.p. 139.