
Name	House	Reference No	
Address	118 Walpole Street, Kew	Survey Date	20 September 2005
Building Type	Residence	Grading	B
Date	c.1926	Previous Grading	B



Extent of Overlay

To title boundaries.

Intactness Good Fair Poor

Heritage Status HV AHC NT Rec. BPS Heritage Overlay

History

Construction of 118 Walpole Street, Kew, commenced in 1926, the owner being Max Armand Hergt, a carpenter.¹ The allotment was next door to a recently-constructed residence owned by a G G Hergt, probably a relative, who had lived there since 1924.² The 1927 *Sands & McDougall Directory of Victoria* listed the subject property as a 'house being built'.³ The historical documentation for the house is unusual, a 2001 draft citation prepared for this property by Graeme Butler & Associates notes the house as being described in ratebooks as in an unfinished state for several years, finally being completed in 1934.⁴

Members of the Hergt family continued to live at the property until after 1970, while other family members continued to reside at 116 Walpole Street until c.1951.⁵

The property also includes a barn, which may pre-date the residence. This structure was restored and may have been converted into a residential building in 1994.⁶

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

Description & Integrity

The house at 118 Walpole Street, Kew, is an interwar attic-storey bungalow of timber construction with a prominent gabled roof finished with terracotta tiles and exposed rafters. Bracketed gable ends and attic dormers contain paired timber-framed double-hung sash windows and are otherwise finished with timber lattice and shingle cladding. The asymmetrical plan provides two principal elevations; the north elevation containing the entrance and the west elevation facing the street. The entrance is screened by a small porch, recessed beneath the main roofline and supported by paired Tuscan columns. The walls have a strapped fibre cement finish flanked by a weatherboard dado and frieze set

on an overpainted rendered brick plinth. The west elevation comprises a single gabled bay which contains a tripartite window group to the south and a corner window to the north-west corner. The main entrance is located in the north elevation with timber-framed leadlight-glazed door and matching surround and screen door, which is flanked to the west by the corner window and the east by a projecting faceted bay. All windows contain timber-framed double-hung sashes with multi-paned top sashes set within bracketed box frames with shingled awnings.

The timber paling front fence and gates appears to be reconstructed and the landscape is relatively recent.

A single-storey timber 'barn' is constructed on the northern boundary, however the origins of this building - which would appear to have been substantially altered – remain unclear.

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.⁷ 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

In its overall form and bungalow styling, the house at 118 Walpole Street, Kew, can be compared to numerous other bungalows throughout the municipality. In this case, however, 188 Walpole Street combines the double-fronted verandahed bungalow form of California with that of the central dormer-single-pitch gable, read transversely, which derived from the *Craftsman*-East Coast US model. At the level of general composition, the L-shape and dormer combination is related to 31 Barrington Avenue and *The Gables* at 101 Princess Street, both in Kew, both graded B. Its use of strapped fibre cement and weatherboard dado is unusual in Kew, and was more commonly seen further out, as at the southeast corner of Mont Albert and Balwyn Roads Canterbury, from around the same period.

The Tuscan columns seen here were used in a number of late Federation houses by Christopher Cowper, the Tomkins Brothers and others active in Boroondara in the 1900s and 1910s, and marked a number of transitional Federation-Bungalow houses in Kew and Camberwell from the 1910s. These include 28 Miller Grove, Kew, of 1915 (q.v.), 34 Stevenson Street of 1910-11 (q.v.), 51 Wellington Street, and 18 Highbury Grove, all graded B,⁸ and Christopher Cowper's 14 Studley Avenue of 1907 (graded A).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.

118 Walpole Street, Kew, is good and externally relatively intact example of an attic bungalow of the 1920s which combines elements from both the Californian and Craftsman bungalow forms.

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.

With its broad frontal gable and projecting side dormers, 118 Walpole Street, Kew, is a striking and skilful composition. The use of Tuscan columns is of interest and looks back to a number of transitional Federation-Bungalow houses of the 1910s.

Statement of Significance

118 Walpole Street, Kew, is of local historical and architectural significance as a good and externally relatively intact example of an attic bungalow of the 1920s which combines elements from both the Californian and Craftsman bungalow forms. With its broad frontal gable and projecting side dormers,

118 Walpole Street is a striking and skilful composition. The use of Tuscan columns is of interest and looks back to a number of transitional Federation-Bungalow houses of the 1910s.

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, 1926-7, #7037, nav E35.

² *Sands & McDougall Directory of Victoria, 1924-1927.*

³ *Sands & McDougall Directory of Victoria, 1927.*

⁴ G Butler & Associates, *Kew B-graded places study (draft)*, 2001; City of Kew Rate Books, 1933-4, #7469, nav E40.

⁵ *Sands & McDougall Directory of Victoria, 1950-51.*

⁶ Details and drawings sourced from the City of Kew Building Index, #7482, dated 22 June 1994.

⁷ 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.

⁸ City of Kew Urban Conservation Study, 1988, v. 2, Grade B listings.

⁹ City of Kew Urban Conservation Study, 1988, v. 2, Designation A, Citation 44.