

Name	Houses	Reference No	
Address	11 Wellington Street, Kew	Survey Date	22 November 2005
Building Type	Duplex	Grading	B
Date	1942-43	Previous Grading	B

Extent of Overlay

To title boundaries.



Intactness ☒ Good ☐ Fair ☐ Poor

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

History

Prior to its purchase by Kazys Zakis, of Victoria Street Abbotsford in c.1941,¹ this allotment was owned by a Miss Fenton. It is sited at the corner of Fenton Avenue, which was formed in c.1937.² Two flats, one per floor, were constructed from brick and each consisting of 6 rooms, were built on the allotment during 1943.³ Mr Kazys Zakis and Mrs Isobel Zakis occupied one of the flats until at least 1974 with the other flat 11a, being tenanted. The first tenant was dentist Hilton Renouf,⁴ with a later long term tenant from c.1960 being James Donovan.⁵ A Mrs Jabool tenanted 11a for several years from the later 1960s, with only Mrs. Zakis given as a resident at 11, from 1972.⁶

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

Description & Integrity

The pair of flats at 11 Wellington Street, Kew, comprises a double-storey Streamline Modern building of brick construction on an asymmetrical plan which, on face value, appears as a single dwelling. The hipped roof is generally finished with glazed terracotta tiles, the exception being a small section of flat roof behind the parapet of the main entrance bay which marks the stairwell. The stepped façade is divided into four bays and this, together with the side elevations, display rich cream textured face brickwork with a wide band of pale cream brick further defined by string courses of brown tapestry brick. The brown brick is repeated in a ribbed vertical 'fin' and additional string courses in the entrance bay and chimney. Fenestration is regular and repetitive between floors and three of the four bays contain corner window openings with original steel-framed fixed and casement sashes; there are two porthole windows – one with original etched glass, the other with non-original leadlight and glass blocks are located within the fin element. Each flat is accessed via a timber-framed door with original ribbed glazing and wrought iron screen door located within the stairwell of the central entrance. The

stairs retain a wrought iron balustrade as does a cantilevered concrete balcony. The floor of the porch below has been retiled; however the property appears otherwise externally intact.

A matching low brick fence is constructed along the frontage and east side boundary, which is complete with original wrought iron gates. A pair of single garages is constructed of matching brickwork.

Historical Context

Proximity to the Kew village and the Kew railway station at Denmark Street aided the subdivision of allotments in Wellington Street from the 1880s. Subsequently several substantial brick villas were constructed, one of which was replaced by the subject building, when Fenton Street was cut through the property to facilitate a land subdivision and to link the pedestrian access from High Street with Wellington Street in the late 1930s.

Comparative Analysis

Duplexes and flats of this general type, all from around the same period, appear in other municipalities, particularly in Punt and Toorak Roads South Yarra, Rathdowne and Princess Streets Carlton, and Hoddle Street and Wellington Parade East Melbourne.

Within Boroondara, the most closely related duplex examples can be found in Edgecombe Street, Kew, where there are similarly scaled, constructed and detailed double-storey duplexes at Nos. 1-3, 5-7, 21-23 (all B graded) and 25-27 and 29-31 (C-graded). These are all comparable with the subject property, however some have undergone minor alterations and additions. Though they are both free-standing houses, in terms of style and form, B-graded Camberwell counterparts include 136 Whitehorse Road, Camberwell, by AK Lines (probably Jessica McFarlane)⁷ in 1936 (q.v.), and 1297 Toorak Road Surrey Hills, by Leith and Bartlett in 1940 (q.v.).

The shades and proportions of the brick colouring on the subject building are distinctive and unusual and echo those on cinemas of the immediate pre- and early war period: as with the *Astor* in Chapel Street Windsor (1935-6), by Ron Morton Taylor, and the *Rivoli* at Camberwell Junction (1940) by Taylor and Soilleaux.⁸ Its large and accentuated entry parallels one at 466 Whitehorse Road Balwyn, from the same period but being extensively renovated at the time of writing.

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.

11 Wellington Street, Kew, is a good and highly externally intact example of duplex apartment design dating from the WWII period, featuring typical overall form, solid demeanour, accentuated entrance stair and use of materials. The property retains its original garages and front fence, complete with wrought iron gates.

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.

11 Wellington Street's distinctiveness is primarily in its vivid colour, with the brickwork arranged in large contrasting panels that most closely resemble those on contemporary cinemas.

Statement of Significance

11 Wellington Street, Kew is of local historical and architectural significance as a good and highly externally intact example of duplex apartment design dating from the WWII period, featuring typical overall form, solid demeanour, accentuated entrance stair and use of materials. It is distinctive for its use of colour in brickwork, with brickwork arranged in large contrasting panels that most closely resemble those on contemporary cinemas. The property retains its original garages and front fence, complete with wrought iron gates.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed review of the broader area which contains substantial numbers of C-graded Victorian, Federation and interwar houses of various form and scale. The area would include the area bounded by Cotham Road, Gellibrand Street, Fenton and Stratford Avenues and Xavier College's northern boundary. Depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

References

General: 1991; Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988.

Specific:

¹ City of Kew Rate books, 1941-2, #6069, nav E31.

² The *Sands & McDougall Directory of Victoria* lists Fenton Avenue for the first time in 1937.

³ The *Sands & McDougall Directory of Victoria* for 1943 described 'flats being built' at this address.

⁴ *Sands & McDougall Directory of Victoria*, 1944/5.

⁵ *Sands & McDougall Directory of Victoria*, 1955-1969.

⁶ *Sands & McDougall Directory of Victoria*, 1970-74.

⁷ For Jessica McFarlane's role in AK Lines' office, see Julie Willis, *Women in Architecture in Victoria 1905-1955*: University of Melbourne: Ph D, 1997, pp. 123-4.

⁸ Ross Thorne, *Cinemas of Australia: via USA*, University of Sydney, 1981, pp. 316-7.