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<b>Name</b>	<i>Wanda</i>	<b>Reference No</b>	
<b>Address</b>	23 Wellington Street, Kew	<b>Survey Date</b>	22 November 2005
<b>Building Type</b>	Residence	<b>Grading</b>	B
<b>Date</b>	c.1888	<b>Previous Grading</b>	B



#### Extent of Overlay

To title boundaries.

Refer also to Recommendations.

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**Intactness**    ☒ Good    ☐ Fair    ☐ Poor

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

#### History

Initially known as *Wanda*, 23 (previously 37, then 33) Wellington Street is thought to have been constructed for a Charles N Dade in c.1888-9.<sup>1</sup> Charles Dade occupied the house for only a short time, it being listed as 'vacant' by 1893. The *Sands & McDougall Melbourne Directory* listed *Wanda* as vacant in 1893, 1896 and 1898,<sup>2</sup> possibly indicating the effect of the economic downturn which followed the 'boom' years of the 1880s. An examination of rate books and directories indicated that the property changed hands frequently in the early years of the twentieth century, rarely being lived in by its owner, who preferred to let the property out.<sup>3</sup> During the mid 1920s and into the 1930s, the house was occupied by a physician, Dr A P Derham, who used the property as a private residence, with medical consulting rooms in Collins Street. This contrasted with a subsequent owner, Dr Eileen H Green who acquired the property in c.1939. It is thought that Dr. Green consulted patients at the premises<sup>4</sup> and remained in residence until the late 1950s.<sup>5</sup> The property was next owned and occupied by John P Maclellan, who remained there for approximately ten years, before G I Challingsworth, who remained in residence from c.1968 until at least 1974.<sup>6</sup>

(Lovell Chen, 2005)

#### Description & Integrity

*Wanda*, at 23 Wellington Street, Kew, is a single-storey double-fronted Italianate villa of brick construction on an asymmetrical plan. The original hipped and gabled roof is finished with slate and punctuated by Hawthorn brick chimneys with rendered caps, the exception being the original kitchen wing located at the north-east corner of the house, which has been re-roofed. Where projecting bays are completed by gable ends, they feature ornate timber fretwork screens. A return cast iron verandah with corrugated galvanised steel skillion roof screens the principal south and west elevations between two projecting wings and features corner pediment, cast iron frieze and brackets with bluestone steps and edging; the floor is obscured from view and it is probable that the verandah had a

cast iron balustrade, which has since been removed. The walls display tuckpointed Hawthorn face brick with overpainted rendered dressings on a bluestone plinth. Original bichrome brick window dressings are evident along the east elevation, including the original kitchen wing. The main entrance is located at the end of the west side of the verandah and contains a panelled timber door with leadlight surrounds. Fenestration at the front of the house comprises box bay windows with timber-framed double-hung sashes, the exception being the windows to the projecting bay which have a tripartite arrangement of casement sashes with an arched leadlight highlight.

A building permit was granted for a low timber paling fence in the 1960s, which remains today, albeit with a more recent picket gate and surround.<sup>7</sup> A number of other alterations may have taken place, although none of which detract substantially from the street presentation of the house. A garage was constructed in the north-east corner of the property around 1986, followed by alterations in 1987 and a rear addition around 1992.<sup>8</sup>

### Historical Context

Proximity to the Kew village and the Kew railway station at Denmark Street increased the desirability of allotments in Wellington Street from the late 1880s. Subsequently several substantial brick villas were constructed. Further development took place in Wellington Street after the turn of the century.

### Comparative Analysis

In its overall form and broadly Italianate massing, *Wanda*, at 23 Wellington Street, Kew, can be compared to its immediate neighbour, *Nanja* (formerly *Glen Bour*) at number 25 (q.v., B graded). While *Glen Bour* is more assured in its styling and application of decoration and is slightly grander in scale, it is thought to have been constructed some seven years later and on this basis by comparison could be considered to be perhaps a more conservative design than *Wanda*. *Glen Bour* makes more use of its site at the Queen Street corner than does *Wanda*, which looks away from its flanking side street. The house at 33 Wills Street, Kew (q.v., B-graded) is also comparable in overall scale, form and style, although its detail is more rigorous and more distinctly Victorian.

*Wanda's* return verandah, angled at the corner with a diagonally mounted pediment, addresses the scale of its garden well. The main wing is gable-fronted, a conscious departure from the faceted hipped roof and canted bay more characteristic of late Italianate suburban houses. The conspicuous round arch drawn over the paired window on this wing seems to acknowledge the Free Romanesque then entering currency, and with the diagonal verandah pediment and its radial decoration, and the plan with its emergent central hall and predominantly radial room placement, gives the house a proto-Federation quality. In this it compares with Camberwell examples: these include Evander McIver's *Elderslie* at 15 Alma Road, of 1891, and Hyndman and Bates' *Rokeby* at 76 Athelstan Road Camberwell of 1891 (both q.v.), and to other Boroondara designs of 1889-91 by Hyndman and Bates, AB Rieusset and Alfred Dunn, which all used prominent round or flattened round arches as a wing treatment.<sup>9</sup> What separates it from these more progressive designs is its use of Hawthorn rather than red face brick, the continued separation of its verandah from the roof line, and the retention of a fairly typical Italianate form for the main roof massing.

### 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.*

*Wanda*, at 23 Wellington Street, Kew, is a good and externally relatively externally intact example of a single-storey double-fronted Italianate residence of the late 1880s. While by no means a Federation prototype, it is of interest for its incorporation into a basically Italianate house of elements of the later Federation style.

### Statement of Significance

*Wanda*, at 23 Wellington Street, Kew, is of local historical and architectural significance as a good and relatively externally intact example of a single-storey double-fronted Italianate residence of the late 1880s. While by no means a Federation prototype, it is of interest for its incorporation into a basically Italianate house of elements of the later Federation style.

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

*Specific:*

<sup>1</sup> Rate book research has been inconclusive, with houses listed without street numbers during the years examined: 1887-8 – 1897-8. The date of construction has been derived from listings in the *Sands & McDougall Melbourne Directory*, 1887-1892.

<sup>2</sup> *Sands & McDougall Melbourne Directory*, 1890-1900.

<sup>3</sup> Borne out by an examination of the Borough of Kew Rate Books, 1910-11, 1911-12 and 1915-16, and the *Sands & McDougall Directory of Victoria*, various years, 1900-1920.

<sup>4</sup> The only listing for Dr. Green under 'Physicians and Surgeons' in the *Sands & McDougall Directory of Victoria*, is at the subject address. There is no indication that her consulting rooms were at another location.

<sup>5</sup> City of Kew Rate Books, 1951-52, #6213, Dr. Eileen H Green, M.D., 9 rooms brick, nav £87.

<sup>6</sup> *Sands & McDougall Directory of Victoria*, 1968-74.

<sup>7</sup> Details sourced from the City of Kew Building Index, #34, dated 28 April 1964.

<sup>8</sup> Details and drawings sourced from the City of Kew Building Index, #2681, dated 22 January 1986; #3024, dated 29 June 1987 and #92/6391, dated 1 December 1992.

<sup>9</sup> Documentation of these is on slides reproduced by Conrad Hamann in the Slide and Multimedia Library at Monash University, and in Hamann's own collection.