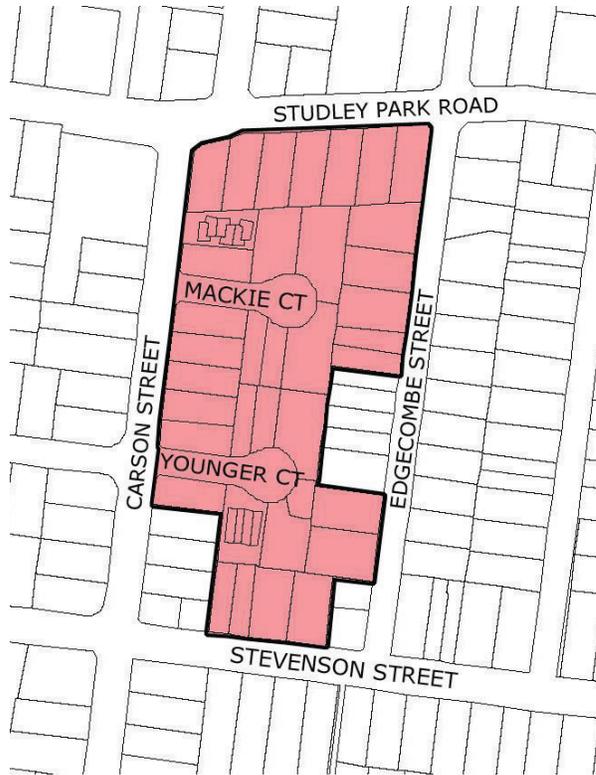

Precinct	Clutha Estate Precinct, Kew	Reference No	
Streets	Edgcombe Street, Carson Street, Stevenson Street, Studley Park Road, Younger Court and Mackie Court	Survey Date	20 August and 16 October 2008



Clutha Estate Precinct: Heritage Overlay plan.



Sandra Court Flats, 6 Mackie Court (1940s; contributory). A near identical building is located in the corresponding position at 7 Younger Court (1940s; contributory).



21-23 Edgecombe Street duplex (1940s; contributory).



Clockwise from top left: 62 Stevenson Street (c.1956; significant); 8-11 Younger Court (1957; significant); 34 Carson Street (1940s; contributory); and 61 Studley Park Road (1940s; contributory).

History

The land on which this precinct developed was first sold during early land sales in the mid-nineteenth century. Allotment 76, measuring 126 acres and located south-west of the current intersection of Studley Park Road and High Street, was sold to John Bakewell on the 18 September 1851.¹ Most of the land bought by Bakewell was subdivided and resold by him during the early 1850s. The portion of land between Studley Park Road and a reserved road that became Stevenson Street, was sold to John Stevenson for £1713.15s in February 1854.²

The land fronting Studley Park Road subsequently became the location of large residential estates, such as *Mount Edgecombe* (originally *Mount Ephraim*) constructed in c.1868-9,³ and *Clutha*, built in 1856 on a nine acre allotment for John Carson, who became Mayor of the Borough of Kew in 1863.⁴

Clutha remained in the Carson family until 1939, when it formed part of the estate of John Carson's descendant Miss Marion Mouat Carson.⁵ The property was subsequently acquired by builders and developers, Alex M Younger and William Younger. They subdivided the property bounded by Edgecombe, Stevenson and Carson Streets and Studley Park Road, and formed Mackie and Younger Courts centrally, which provided access from Carson Street to the newly-created allotments at the centre of the subdivision.⁶ The Clutha Estate was among one of the first subdivisions in the municipality to fully integrate courts into its initial subdivision plan. The east side of Edgecombe Street and the west side of Carson Street had been developed in preceding decades. A subdivision plan advertising the auction of 40 allotments on the *Clutha* estate on 6 April 1940 is held by the State Library of Victoria.⁷

Interestingly, William Younger lived at 74 Studley Park Road, at the corner of Coombs Avenue, nearly across the road from *Clutha*. By 1944 he had moved onto the estate, taking up residence in a new home at 1 Mackie Court (*Coombe*), which forms part of the precinct.⁸

The *Clutha* estate was progressively developed from 1940, with new houses under construction on the Studley Park Road, Carson and Edgecombe Street frontages by 1941. By 1943, directory listings were available for all addresses with the exception of Mackie Court. Building ceased after the government's prohibition on civilian building was enforced from 1942, with little change in listings until the 1950s when the remainder of the subdivision was developed.

Description

The Clutha Estate precinct is bounded by Studley Park Road (north), Edgecombe Street (east), Stevenson Street (south) and Carson Street (west), and includes both Younger and Mackie Courts. The subdivided allotments from the *Clutha* Estate were sold during the 1940s and were subsequently developed for residential purposes, with the area demonstrating a variety of housing types and styles of this general era including detached and semi-detached houses, and duplex/maisonette and flat/unit dwellings.

The majority of the residences within the precinct were developed during the early 1940s, prior to the ban on civilian building, or during the late 1940s/early 1950s after the ban had been lifted. The buildings are typically two-storeys and constructed of cream or clinker brick with stucco, brick and/or wrought iron detailing and tiled pitched roofs. Given the generally consistent form, materials and setbacks of the dwellings it is possible, although not confirmed, that Alex M and William Younger designed and/or built many of the early maisonettes. Alex M Younger was a developer of note who, from the 1920s, had specialised in dividing Victorian mansions into flats and subdividing their associated land holdings for residential development. Ardoch Village in Dandenong Road, East St. Kilda, is an example.⁹

Two-storey, cream or clinker brick semi-detached maisonettes are scattered throughout the precinct, but with a concentration in Edgecombe Street. Detached brick residences of one or two-storeys and varying styles, but typically with Moderne detailing, are generally located along Carson Street and Studley Park Road. Of note are the two 'waterfall' front, cream brick flat blocks located in each of the Courts (7 Younger Court and 6 Mackie Court), and also development of the 1940s and 1950s,

including a single storey detached residence in Stevenson Street (62 Stevenson Street), a block of split-level two storey flats in Mackie Court (3 Mackie Court) and the row of two-storey townhouses with full length glazing in Younger Court (8-11 Younger Court). The latter were designed by noted architect Neil Clerehan in 1954 and constructed in 1957.

The buildings typically have a uniform setback, with landscaped front gardens and some with side driveway access to a single garage to the rear. Some original garages and low brick front fences remain. Each of the streets is treed.

The bulk of the subdivision is highly intact and remains readable as a cohesive 1940s and later estate subdivision. Notwithstanding this, some infill development, with varying degrees of sensitivity, has occurred in the southern portion of the precinct, and other buildings have undergone minor alterations and additions.

Comparative Analysis

With its generally 1940s-1950s origins the Clutha Estate precinct is a direct Kew counterpart to a number of existing heritage overlay precincts with similar period consistency in Camberwell and Hawthorn. The closest comparisons, with regard to period, are the Golf Links Estate (HO1) in Camberwell (interwar development); Riverside Estate and Environs (HO231) in Balwyn North (1940s to 1950s development); the Corsewall Close precinct (HO147; entirely apartments) and Fairview Park precinct (HO148) in Hawthorn (1930s and 1940s flats); and the Oswin Street precinct (HO157) in Kew East (although this area was developed principally as part of the State Bank housing scheme from the 1920s to 1940s). The Clutha Estate precinct's level of intactness is also comparably high when compared to existing precincts.

The Clutha Estate precinct's court layout was distinctive. Holly and Thorn streets in the Prospect Hill Road Precinct, Camberwell (HO 159) are earlier, but are conventional blunt-ended cul-de sacs and more circumstantial in being designs to fill out a deeper portion of that estate. Two subdivisions of a similar period in Hawthorn, Corsewall Close (HO 147) and the marginally earlier apartment development group around Clovelly Court (within the Grace Park and Hawthorn Grove precincts; HO152), are single-street developments that use the court as a shared driveway rather than as a component in a larger plan.

To the north of the Clutha Estate precinct is the Yarra Boulevard precinct which also dates from a similar period of development (between the 1940s and 1960s), albeit with a distinction in the form and style of the buildings. The architect-designed buildings of the Yarra Boulevard precinct are generally single detached houses which directly respond to, and utilise, their immediate (often steep) environs. The Yarra Boulevard precinct also covers a larger area which was subdivided over a longer period.

Assessment Against Criteria

Criterion A - Importance to the course, or pattern, of the City of Boroondara's cultural history.

The Clutha Estate precinct is of historical significance as an example of the continuing pattern of subdivision of the large Victorian estates fronting Studley Park Road during the twentieth century. The subdivision of the nine acre Clutha estate in the first years of WWII (1940), into 40 allotments, made it one of the last subdivisions of the interwar period in Kew. Building ceased after the government's prohibition on civilian building was enforced from 1942, with the remainder of the subdivision generally developed in the 1950s. The subdivision is significant as a compact and homogenous cluster of housing, generally constructed between the 1940s and 1950s. It is a particularly intact example of an economical later subdivision pattern within Kew, which utilised small central courts to maximise the number and size of allotments. The Clutha Estate was also among one of the first subdivisions in the municipality to fully integrate courts into its initial subdivision plan, with the court layout being a distinctive characteristic, rather than the earlier linear form.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Not applicable.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The Clutha Estate precinct is of aesthetic significance as a compact microcosm of architectural styles from the 1940s to the 1950s, which retains a comparatively high level of intactness. The precinct includes detached and semi-detached houses, duplex/maisonette and flat/unit dwellings, and townhouses, which are typically two-storey and constructed of cream or clinker brick with stucco, brick and/or wrought iron detailing. Within the surrounding area, which was developed earlier, the precinct is readily understood as a 1940s subdivision through its cohesive building style, although development of the late 1950s is additionally of note. The aesthetic significance of the precinct is further enhanced by the uniformity of building setbacks, with some landscaped front gardens, original low brick fences and garages remaining.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history.

Not applicable.

Statement of Significance

What is significant?

The Clutha Estate precinct is a 1940s and later residential subdivision located on the south side of Studley Park Road. The precinct demonstrates a variety of housing types and styles of this general era including detached and semi-detached houses, and duplex/maisonette and flat/unit dwellings. The majority of the residences were developed during the early 1940s and subsequently during the late 1940s/early 1950s, and are typically two-storeys and constructed of cream or clinker brick with stucco, brick and/or wrought iron detailing and tiled pitched roofs. The buildings generally have uniform setbacks, with landscaped front gardens, original garages and original low brick front fences. The use of small central courts within the subdivision, to maximise the number and size of allotments, is also of note, with the court layout being a distinctive characteristic rather than the more common earlier linear form.

Specific buildings of individual and contributory significance which are important to the precinct are identified in the attached schedule.

How is it significant?

The Clutha Estate precinct is historically and architecturally significant to the City of Boroondara.

Why is it significant?

Historically, the Clutha Estate precinct is of significance as an example of the continuing pattern of subdivision of the large Victorian estates fronting Studley Park Road during the twentieth century. The subdivision of the nine acre Clutha estate in the first years of WWII (1940), into 40 allotments, made it one of the last subdivisions of the interwar period in Kew. Building ceased after the government's prohibition on civilian building was enforced from 1942, with the remainder of the subdivision generally developed in the 1950s. The subdivision is significant as a particularly intact example of an economical later subdivision pattern within Kew, which utilised small central courts to maximise the number and size of allotments. The Clutha Estate was also among one of the first subdivisions in the municipality to fully integrate courts into its initial subdivision plan.

Architecturally, the Clutha Estate precinct is significant as a compact microcosm of architectural styles from the 1940s to the 1950s, which retains a comparatively high level of intactness. Within the surrounding area, which was developed earlier, the precinct is readily understood as a 1940s subdivision through its cohesive building style, although development of the late 1950s and early 1960s is additionally of note. The buildings are typically two-storey and constructed of cream or clinker brick with stucco, brick and/or wrought iron detailing. The aesthetic significance of the precinct is further enhanced by the uniformity of building setbacks, with some landscaped front gardens, original low brick fences and garages remaining.

Recommendations

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

External Paint Controls	No
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

Identified By

Lovell Chen, Assessment of Heritage Precincts in Kew, 2013.

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988; Lovell Chen, Review of B-graded buildings in Kew, Camberwell and Hawthorn, January 2007 (revised June 2007 and November 2009).

Specific:

- ¹ Parish of Boroondara, plan B 415(5), undated.
- ² Rogers, Dorothy. *A History of Kew*, 1973, p.76.

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- ³ Borough of Kew Rate Books 1869, #28, person rated H. Fisher, house and land, nav £54.
 - ⁴ Rogers, Dorothy. *A History of Kew*, 1973, p.41.
 - ⁵ Rogers, Dorothy. *A History of Kew*, 1973, pp. 41-2.
 - ⁶ *Clutha* entry in the *Melbourne Mansions* database, which gives the *Age*, 19 December 1934, p. 4 as the source.
 - ⁷ Batten & Percy Collection, State Library of Victoria.
 - ⁸ Sands & McDougall Directory of Victoria, 1937-1944/5.
 - ⁹ An account of Alex M Younger's (c. 1882 – c. 1953) activities in property development is recorded in Peterson, Richard, *A Place of Sensuous Resort: Buildings of St Kilda and Their People*, 2005, pp. 166-68.

Precinct	Clutha Estate Precinct, Kew	Reference No		
Number	Street Address	Current Grading	Previous Heritage control /listing	Approximate Construction Date
26	Carson Street	Contributory	Ungraded	1940s
28	Carson Street	Contributory	Ungraded	1940s
30	Carson Street	Contributory	Ungraded	1940s
34	Carson Street	Contributory	Ungraded	1940s
38	Carson Street	Contributory	Ungraded	1940s
1-3	Edgecombe Street	Contributory	C grade	c. 1942
5-7	Edgecombe Street	Contributory	C grade	c. 1942
21	Edgecombe Street	Contributory	C graded	1941-42
23	Edgecombe Street	Contributory	C grade	1941-42
25-27	Edgecombe Street	Contributory	C grade	c. 1942
29-31	Edgecombe Street	Contributory	C grade	c. 1942
33	Edgecombe Street	Contributory	Ungraded	c. 1942
1	Mackie Court	Contributory	Ungraded	1940s
2	Mackie Court	Contributory	C grade	1940s
3	Mackie Court	Contributory	Ungraded	late 1950s
4	Mackie Court	Contributory	C grade	1940s
6	Mackie Court	Contributory	C grade	1940s
62	Stevenson Street	Significant	Ungraded	c.1956
66	Stevenson Street	Contributory	C grade	1940s
68	Stevenson Street	Contributory	C grade	1940s
55	Studley Park Road	Contributory	Ungraded	1940s
57	Studley Park Road	Contributory	Ungraded	1940s
59	Studley Park Road	Contributory	Ungraded	1950s
61-61a	Studley Park Road	Contributory	Ungraded	1940s
63	Studley Park Road	Contributory	Ungraded	1940s

Number	Street Address	Current Grading	Previous Heritage control /listing	Approximate Construction Date
65	Studley Park Road	Contributory	Ungraded	1940s
67	Studley Park Road	Contributory	Ungraded	1950s
1	Younger Court	Contributory	C grade	1940s
2	Younger Court	Contributory	Ungraded	1940s
3-5	Younger Court	Contributory	Ungraded	1940s
6	Younger Court	Contributory	C grade	1940s
7	Younger Court	Contributory	Ungraded	1940s
8	Younger Court	Significant	Ungraded	1957
9	Younger Court	Significant	C grade	1957
10	Younger Court	Significant	C grade	1957
11	Younger Court	Significant	C grade	1957