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## 26 Miller Grove



Review of B Graded Buildings  
in Kew, Camberwell &  
Hawthorn

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### Location

26 Miller Grove KEW, Boroondara City

### Municipality

BOROONDARA CITY

### Level of significance

Incl in HO area indiv sig

### Heritage Overlay Numbers

HO527

### Heritage Listing

Boroondara City

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### Statement of Significance

Last updated on -

26 Miller Grove, Kew, is of local historical and architectural significance as a good, representative and relatively externally intact example of a Federation Queen Anne villa dating from the later stages of Federation design.

High Street South Precinct (HO527)

# What is significant?

The High Street South Residential precinct developed gradually between the late nineteenth and the first decades of the twentieth century. The development of the area generally relates to the initial horse tramway along High Street in the nineteenth century, followed by the introduction of the electric tram and the subdivision of the Findon Estate in the early twentieth century. The proximity to Kew Junction is also important. Of note are the high number of reasonably intact Victorian and Federation era dwellings, and the interwar dwellings in the western area of the precinct. Buildings within the precinct are typically single and attic storey, double-fronted detached villas. A few larger double-storey villas, terraces and semi-detached dwellings are scattered throughout. Characteristics include the predominant use of brick and roughcast render, and Federation-style villas with prominent, decorative verandahs/porches and pitched terracotta tiled roofs. Interwar housing, in the form of bungalows and attic-storey residences, is primarily found in Henry Street, Bowen Street and the west end of Miller Grove. Specific buildings of individual and contributory significance which are important to the precinct are identified in the attached schedule.

# How is it significant?

The High Street South Residential precinct is historically and architecturally significant to the City of Boroondara.

# Why is it significant?

Historically, the High Street South Residential precinct is significant for demonstrating the gradual pattern of subdivision and development of Kew from the mid-1870s through to the first decades of the twentieth century. The development on High Street followed a common pattern in the area, with initial development in the later Victorian period, generally close to Kew Junction, followed by a downturn in the 1890s economic 'bust', and then new development in the improving years after the turn of the century. Conversely, development to the west of High Street, including that of the former Findon estate, more readily exemplifies the residential subdivision of large nineteenth century estates in the early decades of the twentieth century. New streets (Miller Grove, Bowen Street and Henry Street) and medium sized allotments were created from a linear-form subdivision in 1913, which were subsequently developed during the late 1910s and 1920s. Despite the drawn out history of development, unifying characteristics of the Victorian and Federation era dwellings, and the later interwar development, include the generally consistent use of brick and overall uniformity of allotment sizes. The generally free-standing houses on generous sized allotments also reflect on the apparent affluence of the original residents and the desirability of the area. Architecturally, the High Street South Residential precinct is significant for incorporating a variety of building types and styles from the Victorian and Federation eras, and interwar period. Dwellings of single and attic storeys, including double-fronted detached villas and some larger double-storey villas, are found in the precinct together with terraces and semi-detached dwellings. Brick and roughcast render are common materials, while double-fronted Federation-style villas stand out due to their prominent, decorative verandahs/porches, including some with highly ornamented timber fretwork, and pitched terracotta tiled roofs. The diagonal alignment of High Street, with dwellings on sharply angled frontages, has encouraged construction of vigorous diagonally-oriented designs with views of side elevations, and entrance and verandah ornamentation. Conversely, the 1920s bungalows in the west of the precinct display a comparatively high occurrence of juxtaposed front gables, rather than the simpler transverse roof type more common elsewhere in Boroondara.

Heritage Study/Consultant	Boroondara - Review of B Graded Buildings in Kew, Camberwell and Hawthorn, Lovell Chen Architects & Heritage Consultants, 2006; Boroondara - City of Kew Urban Conservation Study, Pru Sanderson Design Pty Ltd, 1988;
Hermes Number	14641
Property Number	

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## Physical Description 1

The house at 26 Miller Grove, Kew, is an attic-storey Federation Queen Anne villa of tuckpointed red brick construction on an asymmetrical plan with diagonally projecting corner. The gabled slate roof is finished with terracotta ridge cresting and bracketed gable ends are half timbered with plain infill. The roofscape is penetrated by a prominent dormer which contains timber-framed double-hung sash windows and is finished with shingled cladding to the gable. The diagonally projecting south-east corner takes the form of a deep verandah between a pair of projecting bays and is supported by splayed timber posts on a brick dwarf wall. The entrance to the verandah is via bluestone steps, above which is a small gabled pediment with shingled cladding. Located centrally beneath the verandah, is the main entrance which contains a half-glazed panelled timber entrance door and glazed surround, all of which retains a polished finish and leadlight glazing. The projecting bay of the principal elevation contains a canted bay window with shingled frieze, timber-framed double-hung sash windows and leaded highlight sashes.

Alterations to the house appear to be limited to the rear and side elevations and include a sailcloth structure to the east of the house, blinds to the western attic windows and may include rear additions constructed around 1981, which are not visible from the street.[i]

The non-original front fence, constructed around 1985, is timber-framed with mini-orb corrugated galvanised steel panels.[ii] The landscape contains a number of mature trees, but appears otherwise relatively recent.

[i] Details sourced from the City of Kew Building Index, #9038, dated 24 March 1981.

[ii] Details sourced from the City of Kew Building Index, #1484, dated 5 February 1985.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*