

---

## 1-3 Edgecombe Street



Review of B Graded Buildings  
in Kew, Camberwell &  
Hawthorn

---

### Location

1-3 Edgecombe Street KEW, Boroondara City

### Municipality

BOROONDARA CITY

### Level of significance

Incl in HO area contributory

### Heritage Overlay Numbers

HO525

### Heritage Listing

Boroondara City

---

### Statement of Significance

Last updated on -

## 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.

Heritage Study/Consultant	Boroondara - Kew Heritage Precincts Study, Lovell Chen, 2012; 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	14766
Property Number	

---

## Physical Description 1

1-3 Edgecombe Street, Kew is an attached pair of double-storey inter-war flats, designed to read as a single large house. The simple hipped roof form is clad with terracotta tiles and is penetrated by a pair of clinker brick chimneys with tapestry brick caps and banding. The building generally comprises clinker brick construction but includes a projecting bay of tapestry brick which defines the entrance to No.3, and tapestry brick soldier course. The entrance doors and some window openings are further defined by cream tapestry brick dressings. The asymmetrical facade of No.1 includes a recessed bay containing the entrance flanked by a broad projecting bay to the north. Further north, the remaining facade is divided in two by the double-height break-fronted bay which extends past the eaves line, containing the entrance to No. 3 above which is a single doorway to a small balcony retaining original wrought iron balustrade. Fenestration between floor levels is regular and repetitive and all but one opening contains timber-framed double-hung sash windows with fixed and casement sashes; the exception is the window above the entrance to No. 1 which comprises glass blocks. The timber sashes may have replaced earlier steel-framed sashes. Many retain original wrought iron screens. Both flats have timber entrance doors with wrought iron screen doors, however a non-original canvas awning has been fixed above the entrance to No.1.

Brick garages were constructed at the rear of each flat in the late 1950s / early 1960s and in 1977 an application was made for brick additions to the rear. The property is screened by a high textured grey brick wall with two sets of wrought iron gates (which appear to be non-original). A non-original palisade fence divides the front garden and each garden is lit by a cast iron coach lamp.

*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/>*