
Duplex



35-37 Rowland Street KEW

Location

35-37 Rowland Street KEW, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO823

Heritage Listing

Boroondara City

Statement of Significance

Last updated on - November 26, 2021

What is Significant?

The Duplex dwellings at 35-37 Rowland Street, Kew, built for Hugh Thompson in 1922-23, are significant to the City of Boroondara.

How is it significant?

35-37 Rowland Street, Kew, is of local rarity and aesthetic significance to the City of Boroondara.

Why is it significant?

35-37 Rowland Street is important as a rare example of speculative housing development in Kew in the 1920s. It demonstrates an unusual duplex type of dwelling not often found in Kew during the period, providing an example of speculative development that was uncommon in Kew during the period. The duplex retains a part of its original front boundary wall at No.37. (Criterion B)

35-37 Rowland Street is a largely intact example of a single-storey brick duplex dwelling in the Californian Bungalow style. The Californian Bungalow was a common type in the suburbs during the 1920s. Here the typical features of the style (for instance, low-pitch roof with projecting eaves, roughcast walls over a brick plinth, and deep porches) have been applied to a duplex, along with several less common details. The narrow, elongated timber brackets supporting the porch and eaves and the T-Shaped expressed brick elements form the more notable features that are not commonly seen on residences of this type. Repetition of details in the chimney, front wall and gable end provide unity to the scheme. (Criterion E)

Heritage Study/Consultant Boroondara - Municipal-Wide Heritage Gap Study Volume 4: Kew, Context, 2018;

Hermes Number 208323

Property Number

Physical Description 1

The site is occupied by a white roughcast on clinker brick duplex with a terracotta tiled roof, styled to appear as a single bungalow. The building includes many features typical of the Californian Bungalow style: the low-pitched roof; the combination of roughcast and brick on the chimney; and a deep porch. A single large gable faces the street, lined with painted vertical timber boarding. Secondary gables are at right angles to the street, one of which functions as the porch to No. 37. A street-facing portico protects the entrance to No. 35. A pair of pylons in roughcast on brick push through the metal deck roof; these are joined near the top by a timber beam with tapered ends that are suggestive of Japanese influence. One end of this beam has been lost. The porch balustrade is infilled with clinker brick. The portico continues across the front of the house, shading the two projecting bay windows beneath the gable. The awning is supported by timber brackets that are unusually light and elongated. These appear to be supported in turn by a T-shaped motif expressed in the brickwork that is echoed in the pylons and chimney. Other details in the gable evoke the structural form behind the cladding; for example, the gable end includes a row of expressions that suggest projecting structural framing; this detail is repeated in the remnant fence. This suggestion is undermined by the echo of the detail in the chimney and fence.

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/>