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## Keith house



Keith House



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### Location

31 Yarraford Avenue, ALPHINGTON VIC 3078 - Property No 271630

### Municipality

YARRA CITY

### Level of significance

Incl in HO area indiv sig

### Heritage Overlay Numbers

HO84

### Heritage Listing

Yarra City

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### Statement of Significance

Last updated on - July 31, 2006

The following wording is from the Allom and Lovell Building Citation, 1998 for the property. Please note that this is a "Building Citation", not a "Statement of Significance". For further information refer to the Building Citation held by the City of Yarra.

History:

The land on which 31 Yarraford Avenue is located originally belonged to Yarraford House, situated on the hill overlooking the Yarra River. This property, previously a part of J W Gosling's Crown Portion 116, was subdivided in 1922 into suburban lots. Opposite Yarraford was the overseer's house, and surveyor, E Parapet Muntz, surveyed a roadway between the two houses bisecting the block. Yarraford House has since been demolished for flats; the other house may still exist, but in a much altered state.

The suburban lots sold for ?10 deposit, with payments at ?1 per month. Harry Miskin owned Yarraford House and some sixteen lots in 1923, one of which was Lot 32. George Keith, a civil servant, purchased this lot and by 1928 had built 31 Yarraford Avenue. Keith lived there over a long period of time, at least until 1962.

#### Description:

The house at 31 Yarraford Avenue, Alphington, is a timber, double-storey Arts and Crafts style bungalow, with broad intersecting gabled roofs clad in Marseilles pattern terracotta tiles with terracotta ridge cresting and finials. Walls at ground floor level are weatherboarded. A gabled entrance porch faces the street, supported on red brick piers. The red brick verandah balustrading has lozenge shaped openings, and the verandah gable end is part half timbered and part shingled. The gable to the first floor extends on one side encompassing part of the ground floor, and a large diamond-shaped pierced timber ventilator is located within the shingled gable end. First floor windows are leadlight casements.

#### Significance:

The house at 31 Yarraford Avenue, Alphington, is of local architectural significance. It is a good example of the Arts and Crafts bungalow style, displaying typical features including broad gabled roof forms, timber shingling and lead light casement windows. The house is enhanced by its hillside siting.

Heritage Study/Consultant	Yarra - Northcote Urban Conservation Study, Graeme Butler & Associates, 1982; Yarra - City of Yarra Heritage Review, Allom Lovell & Associates, 1998; Yarra - City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates, 2007;
Construction dates	1928,
Hermes Number	103769
Property Number	

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## Physical Description 2

Major roof additions

## Physical Description 1

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## Integrity

not assessed

*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/>*