
264 Cotham Road



264 Cotham Road KEW

Location

264 Cotham Road KEW, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO813

Heritage Listing

Boroondara City

Statement of Significance

Last updated on - November 29, 2021

What is Significant?

The residence at 264 Cotham Road, Kew, constructed in 1931 for the Howitt family, is significant to the City of Boroondara. The later fence, carport and rear additions are of no significance.

How is it significant?

264 Cotham Road, Kew is of local architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The dwelling is representative of the development of the Georgian Revival style in the 1920s and 30s and its popularity amongst the upper-middle classes as a result of the work of William Hardy Wilson and Professor Leslie Wilkinson. It is of importance as a fine and largely intact designer/builder example of the Georgian Revival style, with American Georgian Revival influences. The dwelling embodies the principal characteristics of the style. American Georgian Revival influences are noted in the deep eaves with modillions, central broken pediment, brick quoins and presentation of the central porch. The garden wall, with arched opening, in the side setback appears to be an early or original landscape feature, based on the comparable brick work detail construction with that of the house. Considering this, it is the only early landscape feature extant which assists in providing some understanding of the original landscape layout of the property. (Criteria D and E)

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

Hermes Number 117854

Property Number

Physical Description 1

The subject property is located within that part of Kew bordered by Cotham Road to the north and Thomas, Sackville and Davis streets to the east, south and west respectively. Facing Cotham Road to the north, the property adjoins the neighbouring properties at 262 and 266 Cotham Road to the west and east respectively. It is noted that property is larger than the allotment advertised in 1922, extending into what would have originally constituted the rear garden of 11 Alfred Street.

The subject property is a highly intact two-storey red brick residence. The design of this interwar, Georgian Revival style residence is well composed in its incorporation of over-sized, but none the less correct, architectural details. American Georgian Revival.

influences are noted in the over-sized details of the building, including simulated quoining, deep eaves with modillions, centrally-placed broken pediment and presentation of the central porch.

The residence is symmetrically composed about a central portico and entry, with concrete structure and stuccoed detailing, the whole facade framed by simulated quoining in relief brickwork. The portico consists of paired arrangements of simplified Tuscan columns supporting a heavy entablature surmounted by a masonry balustrade. Above the entrance portico is a simple double-hung sash window flanked by glazed doors that provide access to the roof of the portico, it having the additional purpose of a balcony. Above the central window, a gable is created by a broken pediment as seen in American Georgian Revival designs. At the centre of the gable, an arch motif executed in herringbone brickwork with a solid course lintel to the perimeter further reinforces the central focus of the facade and symmetrical arrangement of fenestration around these details. The fenestration is regular and repetitive, with single-paned double-hung sash windows set flush with the external face of the elevation. At ground-floor level, the windows flanking the entry are horizontally oriented with solid course brickwork sills and lintels. At first-floor level, the windows are also horizontally oriented, apart from the centrally located window and flanking doors which are vertically oriented. While each window incorporates the same solid course sill and lintel detail, in this instance the lintel detail continues across the entirety of the first floor as a continuous string course. Above each window, canvas awnings have been installed. The tiled roof is hipped with deep boxed eaves, modillions and timber lining boards. Two symmetrically placed chimneys, with brick corbelling, are located towards the front of the dwelling with a third and fourth chimney, with original chimney pots, located further to the south. The forward-most chimneys are semi-engaged with the side elevations.

On the side and rear elevations, an altogether conventional design approach exists where all windows are double-hung sash windows arranged sporadically across each elevation, indicating their placement based on the internal functions of the building rather than an overarching design scheme. At ground floor level, they are vertically oriented with moulded stucco sills and stuccoed entablature. At first-floor level, the windows are more squat, with brick sills differentiating between the main reception spaces on ground level and the private upper levels as seen in American Georgian Revival designs. Both ground and upper floor windows are shuttered.

While the property appears to have a single, large hipped roof when viewed from the front, at the rear, it possesses dual hipped roof forms, creating an 'M' shaped roof.

At the rear of the residence, a series of new works have been undertaken in the form of a single-storey addition and new free-standing garage. The details of these structures suggest they represent later works.

Landscape features in both the rear and front setbacks, including the masonry fence to the front boundary, are all later additions. Despite this, early landscape features appear to remain, including a brickwork wall with arched opening in the east setback appears to be an early feature. An additional potential early feature is a red brick boundary wall, at the end of the backyard, with relevance to a tennis court that originally existed in this locale.

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/>