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## 72 High Street South



Review of B Graded Buildings  
in Kew, Camberwell &  
Hawthorn

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### Location

72 High Street South KEW, BOROONDARA CITY

### Municipality

BOROONDARA CITY

### Level of significance

Incl in HO area contributory

### Heritage Overlay Numbers

HO527

### Heritage Listing

Boroondara City

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### Statement of Significance

Last updated on -

## 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 - 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	14773

Property Number

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## Physical Description 1

69 High Street, Kew, is a attic-storey double-fronted inter-war bungalow of rendered masonry construction with substantial 1990s attic level and more recent ground floor additions. The complex hipped and bellcast roofscape is clad with concrete roof tiles and has exposed rafters and tall rendered chimneys with splayed caps. A faceted bay located centrally in the roof may not be original, or may have been an open balcony originally. The asymmetrical facade comprises a recessed entrance screened by a deep verandah which is supported by squat tapered rendered piers bearing on a rendered wall with bow front. A projecting bay flanks the entrance and both facade bays contain faceted bay windows with banks of timber-framed double-hung sash windows with leadlight glazing and the front door is timber-framed with multi-paned leadlight glazing.

The original front fence comprised a low brick wall with rendered panels and face brick piers and remains in situ, albeit augmented by more recent brick extensions to the piers and timber paling infill panels. Additions to the house comprise extensive attic level rooms which rise up from the northern slopes of the roof, as well as recent ground level additions on the southern side of the house.

*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/>*