

## 117 Normanby Road, Kew East Statement of Significance August 2020

<b>Heritage Place:</b>	117 Normanby Road, Kew East	<b>PS ref no:</b>	HO834
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### What is significant?

117 Normanby Road is a California Bungalow constructed in 1927-28. The house is significant to the City of Boroondara.

### How is it significant?

117 Normanby Road is of architectural (representative) and aesthetic significance to the City of Boroondara.

### Why is it significant?

117 Normanby Road is architecturally significant as a representative and largely intact Interwar dwelling in the Californian Bungalow style. The style was common in suburbs throughout the 1920s. (Criterion D)

117 Normanby Road is of aesthetic significance as a largely intact example of a Californian Bungalow. Typical features of the style that can be found in this house include a low-pitch, transverse gable roof, a front facing porch gable, sash windows with leadlight to the upper sash, glazed double front doors and stucco over clinker brick walls. The simple design has a strong emphasis on the horizontal, creating the sense of heaviness and solidity common to the style. Less common details, such as the buttressed corner bay window and deep brick corbelling are also present, adding drama to the corner. (Criterion E)

**Primary source**

*Kew East and Mont Albert Heritage Gap Study, August 2020*

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*