

Banool Estate Precinct Statement of Significance August 2020

Heritage Place:	Banool Estate Precinct	PS ref no:	HO799
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GRADING

- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

What is significant?

The Banool Estate Precinct, Kew, which comprises 1-21 & 2-20 Banool Avenue and 25-27 Stawell Street, Kew, is significant. The Banool Estate was subdivided in c.1920 from the grounds of a larger estate named Banool that was sold in 1919. The subdivision comprises modestly sized allotments intersected by a straight-aligned street. The houses were almost all developed over a relatively brief time span of five years, between 1920 and 1925; the remaining two properties were built by 1930. The houses are mostly modest brick Bungalows of designs and detailing typical of the interwar California Bungalow architectural style. The houses on slightly wider allotments tend to be less modest in scale and detailing.

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

The following properties are non-contributory to the Precinct: 27 Stawell Street and 14 and 16 Banool Avenue. The remainder are Contributory.

The lightly treed character of the streetscape, the mown lawn nature strips with concrete footpaths, and the bluestone kerbs and channels are also Contributory.

Non-original alterations and additions to the houses are not significant, including second storey additions, non-original garages and carports, and high front fences. Some of the front fences are sympathetic to the architectural style of the houses, but are not significant.

How is it significant?

The Banool Estate Precinct, Kew, is of local historical and architectural significance to the City of Boroondara.

Why is it significant?

Historically, the Banool Estate Precinct is significant for the tangible evidence it provides of the pattern of settlement in this part of Kew, along Studley Park Road, during the interwar period, which comprised subdivisions on the grounds of larger estates. The quick succession in which the houses were built after the subdivision of the Estate in c.1920, evidenced by the consistency in architectural style and some repetition of detailing, provides important evidence of the strength of Kew's development during this early interwar period. (Criterion A)

Architecturally, the Banool Estate Precinct, Kew, is significant for the high concentration of single-storey interwar brick Bungalows with a relatively high level of integrity. The houses all feature forms and details typical of the interwar Bungalow, but in a range of designs. The houses tend to be relatively modest in scale, except for those houses built on slightly wider allotments. Visual cohesion within the Precinct is created by the consistency of the interwar Bungalow architectural style, and the repetition of some of the designs and decorative features throughout the Precinct. The Precinct's consistent interwar character is further strengthened by the lightly treed character of the streetscape, mown nature strips and concrete footpaths, and bluestone kerbs and channelling. (Criterion D)

Primary source

City of Boroondara Municipal Wide Heritage Gap Study Volume 4. Kew, Revised Report, 11 June 2020.

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	1	Banool Avenue	Contributory	c.1920-25
	3	Banool Avenue	Contributory	c.1920-25
	5	Banool Avenue	Contributory	c.1920-25
	7	Banool Avenue	Contributory	c.1920-25
	9	Banool Avenue	Contributory	c.1920-25
	11	Banool Avenue	Contributory	c.1920-25

BOROONDARA PLANNING SCHEME

Name	Number	Street	Grading	Built Date
	13	Banool Avenue	Contributory	c.1925-30
	15	Banool Avenue	Contributory	c.1925-30
	17	Banool Avenue	Contributory	c.1920-25
	19	Banool Avenue	Contributory	c.1920-25
	21	Banool Avenue	Contributory	c.1920-25
	2	Banool Avenue	Contributory	c.1920-25
	4	Banool Avenue	Contributory	c.1920-25
	6	Banool Avenue	Contributory	c.1920-25
Ariadna	8	Banool Avenue	Contributory	c.1920-25
	10	Banool Avenue	Contributory	c.1920-25
	12	Banool Avenue	Contributory	c.1920-25
	14	Banool Avenue	Non-contributory	
	16	Banool Avenue	Non-contributory	
	18	Banool Avenue	Contributory	c.1920-25
	20	Banool Avenue	Contributory	c.1920-25
	25	Stawell Street	Contributory	c.1920-25
	27	Stawell Street	Non-contributory	