
Nanja (formerly Glen Bour)



Review of B Graded Buildings
in Kew, Camberwell &
Hawthorn

Location

25 Wellington Street KEW, Boroondara City

Municipality

BOROONDARA CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO529

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

Nanja (formerly *Glen Bour*), at 25 Wellington Street, Kew, is of local historical and architectural significance as a fine and highly externally intact example of a substantial brick Italianate villa of the 1890s, representative of asymmetrical polychrome brick Italianate houses found in the Kew, Canterbury and Hawthorn areas. *Nanja* is notable for its assured design, commanding scale and siting and fine detailing, coupled with a high level of

integrity. Its use of the Florentine arch (round and pointed in combination) is relatively uncommon in Boroondara.

Queen Street Precinct

What is significant?

The Queen Street precinct is an area which was gradually developed and subdivided between the late nineteenth century and the late interwar period, in association with the development of the Kew Railway Station and the Kew Junction shopping strip which enhanced the desirability of the location. The precinct has mixed Victorian, Federation and late interwar housing, with a variety of detached and terrace housing. The earlier dwellings are predominantly located in Gellibrand and Queen Streets, and the north-east section of Wellington Street. The houses here are generally either later Victorian (1880s or later continuations of its Italianate style) or Federation (asymmetrically and usually diagonally composed houses of the period 1890-1919). Some interwar housing appears in Gellibrand and Wellington Streets, but most late interwar development is concentrated in Fenton Avenue, a later subdivision. Specific buildings of individual and contributory significance which are important to the precinct are identified in the attached schedule.

How is it significant?

The Queen Street precinct is historically and architecturally significant to the City of Boroondara.

Why is it significant?

Historically, the Queen Street precinct is of significance as an example of the gradual pattern of subdivision and residential development in Kew from the late 1880s, within the original Kew township area. The close proximity to the Kew Junction shopping strip and the Kew Railway Station at Denmark Street, which was opened in 1887, aided the subsequent development of the precinct and the desirability of the location into the twentieth century. The precinct contains dwellings which represent a variety of building types and styles, from the Victorian, Federation and late interwar periods, which are generally intact to their original streetscape presentation. The precinct is further distinguished through retaining largely intact late interwar development in Fenton Avenue, which was associated with the subdivision, from c. 1937, of the former Drayton estate. This attribute of the precinct is important for demonstrating the continuing development of Kew into the middle years of the twentieth century. Architecturally, the Queen Street precinct is of significance for exhibiting a varied aesthetic character, which derives from its Victorian, Federation and later interwar residential development. The precinct's rich variety comes from the mix of building types and styles, including generally single-, but also some double-storey buildings and a mix of detached, semi-detached/duplex, and terrace houses. The buildings are brick or weatherboard, with some render and part rough-cast dwellings interspersed, with pitched or hipped roof forms. Front verandahs and porches set within a small front garden are features of the dwellings. Fenton Avenue's interwar character is also consistent, with richly detailed polychrome brick and a variety of Art Deco elements. The aesthetic significance of the precinct is further enhanced by the uniformity of building setbacks and front gardens, with generally low timber picket or brick fences. Garages, carports and off-street car parking are not prevalent in the precinct, except in Fenton Avenue, where these features relate to the street's era of development.

Heritage Study/Consultant	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;
Construction dates	1894,
Other Names	Nanja, Glen Bour,
Hermes Number	14680
Property Number	

Physical Description 1

Nanja (formerly *Glen Bour*) at 25 Wellington Street, Kew, is a single-storey double-fronted Italianate villa of brick construction sited on a corner with an asymmetrical plan. The hipped roof is finished with slate and features fine cast iron cresting and multiple rendered chimneys with moulded caps; beneath the eaves line a rendered frieze contains pressed cement eaves brackets, fielded panels and rosettes. Projecting wings on the principal south and west elevations flank a cast iron return verandah with Corinthian columns, ornate frieze and brackets, dentilled cornice and non-original bullnose corrugated galvanised steel roof. It is possible that some other elements of the verandah have been reconstructed.[i] The verandah floor is tiled with diaper pattern marble tiles with bluestone edging and steps. The street elevations display tuckpointed polychrome brickwork with rendered and bluestone dressings. The projecting wing of the south elevation has a faceted bay with windows with Florentine arches and pressed cement hood mouldings, a detail which is mirrored in the tripartite window arrangement of the western projecting bay; in the case of the latter, however, the mullions comprise a Corinthian pilaster. Windows elsewhere have paired and tripartite groupings and all contain timber-framed double-hung sashes. The main entrance in the south elevation contains a panelled timber door with leadlight surrounds, Corinthian order pilasters applied to the mullions and a non-original screen door; there is a matching side door in the west elevation.

A cast iron fence and gate remain across the frontage, however a recent timber framed corrugated galvanised steel fence has been constructed along the western street elevation. The front path continues the materials of the front verandah with the use of diaper pattern marble tiles. A detached garage building was constructed in the north-west corner of the property around 1989[ii].

[i] Planning Permit #1121/006470/0, dated 21 March 1997, City of Boroondara Building File, 40/408/01677; drawings have not been sighted, however approval is for 'Alterations (new verandah)'.

[ii] Details sourced from the City of Kew Building Index, #4332, dated 14 April 1989.

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/>