

Name	<i>Nanja</i> (formerly <i>Glen Bour</i>)	Reference No	
Address	25 Wellington Street, Kew	Survey Date	22 November 2005
Building Type	Residence	Grading	B
Date	1894-95	Previous Grading	B



Extent of Overlay

To title boundaries.

Refer also to Recommendations.

Intactness	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Heritage Status	<input type="checkbox"/> HV	<input type="checkbox"/> AHC	<input type="checkbox"/> NT
	<input type="checkbox"/> Rec.	BPS Heritage Overlay	

History

Initially known as *Glen Bour*, *Nanja*, 25 (previously 39 and then 35) Wellington Street, was built for Michael Maguire, a draper, in 1894-5.¹ Maguire did not reside at the property after 1899, and in 1900, along with its neighbours to both the north and south, it was listed as vacant.² While still owned by the Maguire family the house was let to tenants including Thomas Edmondes (c.1901 and 1903-05); John Inglis (c.1902); Robert Robertson (c.1907-11) and Mrs Emma Neil (c.1912).³ In 1911, the property was acquired by John Inglis, who had occupied the house during 1902.⁴ John Inglis had previously resided in Redmond Street, Kew, and the Inglis family had a strong connection with the Kew district over many years.⁵ After John Inglis' death in 1916, his daughter Florence let the house to tenants, before it was acquired by George Parsons in c.1925.⁶

The Parsons family owned and occupied the property until the end of the 1950s.⁷ The 1960 edition of the *Sands & McDougall Directory of Victoria*, listed the property as 'not available', suggesting that the house was vacant at this time. In 1961 and 1962 the Directory listed J Milmanis as resident at the address, before F C Sayers took up residence from c. 1963 until at least 1974.⁸

(G Butler & Associates, Kew B-graded buildings study (draft), 2001, additional research by Lovell Chen, 2005)

Description & Integrity

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.⁹ 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 1989¹⁰.

Historical Context

Proximity to the Kew Village and the Kew Railway Station at Denmark Street increased the desirability of allotments in Wellington Street from the late 1880s. Subsequently several substantial brick villas were constructed. Further development took place in Wellington Street after the turn of the century.

Comparative Analysis

In its overall form and Italianate styling, *Nanja*, at 25 Wellington Street, Kew, can be compared to a large number of houses in the municipality such as the neighbouring *Wanda* at 23 Wellington Street (q.v., B-graded), the house at 33 Wills Street, Kew (q.v., B-graded), and, further afield, *Glenholm* at 36 Alma Road, Camberwell (q.v., B-graded). The subject property, however, is distinguished by an assurance in composition, scale, and level of detail and by a relative high level of integrity. Its combination of round window arches with pointed brick dressed arches above those is a relatively unusual use of the Florentine arch combination, which was much more popular in the United States. Its cast iron ridge capping is also not particularly common in Boroondara, though there are contemporary examples in Stanhope Grove in Camberwell, south of Prospect Hill Road.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Nanja is a fine and highly externally intact example of a substantial brick Italianate villa of the 1890s, which is representative of such asymmetrical polychrome brick Italianate houses found in the Kew, Canterbury and Hawthorn areas.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

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.

Statement of Significance

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.

Grading Review

Unchanged.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed review of the broader area which contains substantial numbers of C-graded Victorian, Federation and interwar houses of various form and scale. The area would include the area bounded by Cotham Road, Gellibrand Street, Fenton and Stratford Avenues and Xavier College's northern boundary. Depending on the outcome of this review, consideration should be given to identifying a Heritage Overlay precinct.

Identified By

Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988

References

General: Pru Sanderson Design Pty Ltd, Kew Urban Conservation Study, 1988, G Butler & Associates, Kew B-graded places study (draft), 2001.

Specific:

¹ Borough of Kew Rate Books, 1894-95, #1635, nav £63.

² *Sands & McDougall Directory of Victoria*, 1900.

³ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1900 and 1910.

⁴ Borough of Kew Rate Books, 1910-11, #2104, nav £55.

⁵ Rogers, Dorothy. *A history of Kew*, 1973, p. 213.

⁶ City of Kew Rate Books, 1925-26, #5016, nav £70.

⁷ City of Kew Rate Books, 1957-58, #5686, nav £153.

⁸ Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1960 and 1974.

⁹ 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)'.

¹⁰ Details sourced from the City of Kew Building Index, #4332, dated 14 April 1989.