Boulevard Estate and Environs Precinct Statement of Significance

Heritage Place:	Boulevard Estate and Environs Precinct	**PS ref no:**	HO838



What is significant?

The Boulevard Estate and Environs precinct is significant. The precinct comprises 1447-1495 Burke Road; 1501-1531 Old Burke Road; 1-11, 35-69 and 2-66 Munro Street; 185-215 Kilby Road; 1-7 and 2-8 Walbundry Drive; 1-7 and 2-8 Inverness Drive; 1-7 and 2-8 Riverside Drive; 1-7 and 2-8 Cascade Drive; and 1-7 and 2-8 Kyora Drive, Kew East. The precinct consists of three subdivisions: the Boulevard Estate (surveyed c.1920, not developed until 1930s); land on the west side of Munro Street (available after 1936); and land fronting Old Burke Road (subdivided 1936). The precinct includes a range of large and smaller family homes built in the 1930s, 1940s and 1950s in a mix of interwar, late interwar and early postwar architectural styles. The character of the precinct derives from the predominance of late interwar and early postwar Old English revival and Moderne architectural and garden styles and their vernacular variants, punctuated by house designs influenced by International Modernism and its regional expression.

Individually significant, Contributory and Non-contributory places are listed in the Precinct Gradings Schedule below.

Original and early front fences at 185, 187-198, 191, 209, 213 Kilby Road, 1449, 1471, 1475, 1483, 1498, 1491 Burke Road, 1507, 1511, 1515, 1517, 1529, 1531 Old Burke Road, 4, 8, 10,

12, 14, 16, 18, 22, 36, 44, 46, 50, 54, 62, 66 Munro Street (east side), 7, 9, 35, 37, 47, 49, 51, 53, 55, 65, 69 Munro Street (west side), 5 and 7 Walbundry Drive, 3, 5 and 7 Inverness Drive, 3 Riverside Drive, 5 Cascade Drive, and 1, 3 and 5 Kyora Drive are significant.

Original and early garages at 1449,1463, 1465, 1467, 1485, 1487 Burke Road, 1511 and 1529 Old Burke Road, 7, 9, 35, 53, 55 Munro Street (west side), 4, 12, 16, 18, 54 Munro Street (east side), 5 and 7 Walbundry Drive, 1 and 5 Inverness Drive, 3 and 4 Riverside Drive, 5 Cascade Drive, and 1 Kyora Drive are significant.

The row of three mature Bhutan Cypress (*Cupressus torulosa*) at 1489 Burke Road and the Camphor Laurel (*Cinnamomum camphora*) at 61 Munro Street are significant.

The largely intact front gardens at 209 Kilby Road, 1467, 1471, 1475 and 1491 Burke Road, 49 and 51 Munro Street (west side) and 36, 46 and 50 Munro Street (east side) make an important contribution to the significance of the precinct. The front garden at 56 Munro Street is sympathetic to style of house and also makes a positive contribution to the significance of the precinct.

Mature ornamental trees and shrubs in front gardens throughout the precinct also contribute to the significance of the precinct. These include Crepe Myrtle and conifer specimen tree plantings, boundary plantings of roses in colourful varieties, and low shrub plantings in combinations of mixed foliage colours and textures.

Non-original alterations and additions to the houses and their gardens are not significant. Carports at 11 and 51 Munro, 3 Walbundry, 2 and 6 Cascade, 6 and 8 Kyora, and 1511 Old Burke Road are not significant.

How is it significant?

The Boulevard Estate and Environs Precinct is of local historical and aesthetic significance to the City of Boroondara.

Why is it significant?

Historically, the Boulevard Estate and Environs Precinct is significant for the evidence it provides of the pattern of settlement in this part of Kew East during the interwar and early postwar periods, on land that was subdivided from farmland. The Boulevard Estate and Environs precinct strongly illustrates the interwar to early postwar suburban growth and development in Kew East that was spurred on by the extension to Burke Road, Kew East in 1925 then full electrification of the tram connection between the city and Kew in 1927. (Criterion A)

Aesthetically, the precinct is significant as a compact and relatively intact collection of domestic interwar and early postwar architectural and garden styles from the 1930s to 1961. The predominant architectural styles within the precinct are the interwar Old English revival and Moderne architectural styles, and their vernacular and postwar variants, but early postwar houses with designs influenced by the cubic geometry and functionalism of International Modernism and regional expressions of Modernism are also represented. Comparatively, the precinct retains a high level of intactness and integrity, including an unusually high number of properties that retain original and early front fences, gates, garden layout and plantings, concrete paths, parallel strip driveways, and garages in various fashionable styles in keeping with the house designs. Through this stylistic diversity and the precinct's overall integrity, the Boulevard Estate and Environs precinct is comparable to other interwar precincts in Boroondara, namely in Kew and Balwyn North. (Criterion D)

1449 and 1491, Burke Road and 9 Cascade Drive are individually significant as fine and largely intact examples of three different interwar and early postwar architectural styles; Old English revival, Moderne and regional expressions of Modernism, respectively. The high level of intactness of 1449 and 1491 Burke Road includes their front fences, landscaping, and the garage at 1449. 9 Cascade Drive, 56 Munro Street, and 8 Cascade Drive are individually significant as an early/late representative example of the work of noted émigré architect Anatol Kagan. (Criterion D)

Aesthetically, 49, 50 and 51 Munro Street are individually significant as fine representative examples of their postwar vernacular architectural and garden styles. (Criterion D)

Aesthetically, the row of three mature Bhutan Cypress (*Cupressus torulosa*) at 1489 Burke Road and the Camphor Laurel (*Cinnamomum camphora*) at 61 Munro Street are significant as mature examples of trees popularly planted in interwar gardens, the former as a hedge, and as good specimens of a maturity that suggests they were an early or original garden planting contemporary with the house. (Criterion D)

Primary source

Kew East and Mont Albert Heritage Gap Study, October 2018

Number	***Address***	***Grade***
183	*Kilby Road*	*Non-contributory*
185	*Kilby Road*	*Contributory*
187-189	*Kilby Road*	*Contributory*
191	*Kilby Road*	*Contributory*
193	*Kilby Road*	*Non-contributory*
197	*Kilby Road*	*Contributory*
199	*Kilby Road*	*Contributory*
201	*Kilby Road*	*Non-contributory*
203	*Kilby Road*	*Non-contributory*
205	*Kilby Road*	*Contributory*
207	*Kilby Road*	*Non-contributory*
209	*Kilby Road*	*Contributory*
211	*Kilby Road*	*Non-contributory*
213	*Kilby Road*	*Contributory*
215	*Kilby Road*	*Contributory*
1447	*Burke Road*	*Non-contributory*
1449	*Burke Road*	*Significant*
1451	*Burke Road*	*Contributory*
1453	*Burke Road*	*Contributory*
1455	*Burke Road*	*Contributory*
1457	*Burke Road*	*Contributory*
1459	*Burke Road*	*Non-contributory*
1461	*Burke Road*	*Contributory*
1463	*Burke Road*	*Contributory*
1465	*Burke Road*	*Contributory*
1467	*Burke Road*	*Contributory*
1469	*Burke Road*	*Contributory*
1471	*Burke Road*	*Contributory*
1473	*Burke Road*	*Non-contributory*
1475	*Burke Road*	*Contributory*
1477	*Burke Road*	*Contributory*
1479	*Burke Road*	*Non-contributory*
1483	*Burke Road*	*Contributory*
1485	*Burke Road*	*Non-contributory*
1487	*Burke Road*	*Contributory*
1489	*Burke Road*	*Contributory*
1491	*Burke Road*	*Significant*
1493	*Burke Road*	*Contributory*

Number	Address	Grade
1495	Burke Road	Non-contributory
1501	Burke Road	Non-contributory
1507	Old Burke Rd	Contributory
1509	Old Burke Rd	Non-contributory
1511	Old Burke Rd	Contributory
1515	Old Burke Rd	Contributory
1517	Old Burke Rd	Contributory
1523	Old Burke Rd	Contributory
1525	Old Burke Rd	Contributory
1529	Old Burke Rd	Contributory
1531	Old Burke Rd	Contributory
1	Munro Street	Contributory
2	Munro Street	Contributory
3	Munro Street	Non-contributory
4	Munro Street	Contributory
5	Munro Street	Non-contributory
6	Munro Street	Contributory
7	Munro Street	Contributory
8	Munro Street	Contributory
9	Munro Street	Contributory
10	Munro Street	Contributory
11	Munro Street	Contributory
12	Munro Street	Contributory
14	Munro Street	Non-contributory
16	Munro Street	Contributory
18	Munro Street	Contributory
20	Munro Street	Non-contributory
22	Munro Street	Contributory
24	Munro Street	Contributory
26	Munro Street	Contributory
28	Munro Street	Contributory
32	Munro Street	Non-contributory
35	Munro Street	Contributory
36	Munro Street	Contributory
37	Munro Street	Contributory
38	Munro Street	Contributory
39	Munro Street	Non-contributory
40	Munro Street	Non-contributory
41	Munro Street	Non-contributory
42	Munro Street	Contributory
43	Munro Street	Non-contributory
44	Munro Street	Contributory
45	Munro Street	Non-contributory
46	Munro Street	Contributory
47	Munro Street	Contributory
48	Munro Street	Non-contributory
49	Munro Street	Contributory
50	Munro Street	Significant
51	Munro Street	Contributory

Number	Address	Grade
52	Munro Street	Contributory
53	Munro Street	Contributory
54	Munro Street	Contributory
55	Munro Street	Contributory
56	Munro Street	Significant
57	Munro Street	Non-contributory
58	Munro Street	Non-contributory
61	Munro Street	Contributory
62	Munro Street	Contributory
63	Munro Street	Contributory
64	Munro Street	Contributory
65	Munro Street	Contributory
66	Munro Street	Contributory
67	Munro Street	Non-contributory
69	Munro Street	Contributory
1	Walbundry Dr	Contributory
2	Walbundry Dr	Non-contributory
3	Walbundry Dr	Contributory
4	Walbundry Dr	Contributory
5	Walbundry Dr	Contributory
6	Walbundry Dr	Contributory
7	Walbundry Dr	Contributory
8	Walbundry Dr	Non-contributory
1	Inverness Drive	Contributory
2	Inverness Drive	Non-contributory
3	Inverness Drive	Contributory
4	Inverness Drive	Non-contributory
5	Inverness Drive	Contributory
6	Inverness Drive	Non-contributory
7	Inverness Drive	Contributory
8	Inverness Drive	Non-contributory
1	Riverside Drive	Contributory
2	Riverside Drive	Non-contributory
3	Riverside Drive	Contributory
4	Riverside Drive	Contributory
5	Riverside Drive	Non-contributory
6	Riverside Drive	Contributory
7	Riverside Drive	Contributory
8	Riverside Drive	Non-contributory
1	Cascade Drive	Non-contributory
2	Cascade Drive	Contributory
3	Cascade Drive	Non-contributory
4	Cascade Drive	Contributory
5	Cascade Drive	Contributory
6	Cascade Drive	Contributory
7	Cascade Drive	Contributory
8	Cascade Drive	Significant
9	Cascade Drive	Significant
1	Kyora Drive	Contributory

Number	*Address*	*Grade*
2	*Kyora Drive*	*Contributory*
3	*Kyora Drive*	*Contributory*
4	*Kyora Drive*	*Non-contributory*
5	*Kyora Drive*	*Contributory*
6	*Kyora Drive*	*Contributory*
7	*Kyora Drive*	*Non-contributory*
8	*Kyora Drive*	*Contributory*

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