
Residences, 26/28 Banole Avenue, Prahran



26-28 Banole Avenue,
Prahran

Location

26/28 Banole Avenue PRAHRAN, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Incl in HO area Significant

Heritage Overlay Numbers

HO385

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

Part of the *Banole Estate Precinct*

What is significant?

The Banole Estate Precinct is a residential area in Prahran comprising all of Banole Avenue and adjoining parts of High Street. The precinct was subdivided in 1914 as the Banole Estate and designated a 'brick area' in which timber dwellings were prohibited. The estate was almost fully complete by c1925 with only two minor infill housing

developments occurring in the mid to late 1930s. Building stock on Banole Avenue is predominately composed of modest semi-detached dwellings built between 1915 and 1918. The precinct's High Street frontage is characterised by larger freestanding villas and bungalows dating from the early 1920s.

Elements which contribute to the significance of the precinct include (but are not limited to):

- high degree of intactness of the area to its c1925 state arising from the absence of modern infill;
- the repetitive character of the building stock and the regularity of rhythm of the built form, particularly on Banole Avenue;
- intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered retaining verandahs and decorative render and timber detailing;
- the consistent, modest single-storey scale of the built form (the double-storey duplex at 9/11 Banole Avenue by Howard R Lawson being a notable and valued exception);
- face red-brick or render materiality and gabled or hipped roofscapes with chimneys and terracotta tile cladding;
- the generally uniform front setbacks and modest side setbacks;
- the consistent low front fences heights in most sections of the precinct; and,
- the almost total absence of modern vehicle accommodation in front and side setbacks.

How is it significant?

The Banole Estate Precinct is of local historical and aesthetic significance.

Why is it significant?

The Banole Estate Precinct is of historical significance as evidence of the major phase of suburban development which took place in the Municipality in the first decades of the twentieth century as the economy recovered and public transport networks were expanded (*Historic Theme: 3.3.5 Recovery and Infill*). The precinct also demonstrates a rare pattern of settlement in Prahran as a complete Edwardian subdivision. In this part of the municipality, Edwardian dwellings more typically occur as infill development in partially complete 1880s subdivisions. In addition, the precinct shows how the built form character of the Municipality was shaped by building regulations prohibiting timber construction.

The precinct is of aesthetic significance for its remarkably intact and cohesive collection of Edwardian and interwar housing. While individual buildings are reasonably typical of these periods, the repetitive rhythm established by the concentration of largely identical cottages on Banole Avenue is of particular significance.

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Gap Study - Heritage Overlay Precincts Final Report, Bryce Raworth P/L, 2009;
Hermes Number	113233
Property Number	

Physical Description 1

Single-storey Edwardian semi-detached pair.

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/>