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# Knoll and Cavotte



Review of B Graded Buildings  
in Kew, Camberwell &  
Hawthorn

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## Location

29-31 Gellibrand Street KEW, Boroondara City

## Municipality

BOROONDARA CITY

## Level of significance

Incl in HO area indiv sig

## Heritage Overlay Numbers

HO529

## Heritage Listing

Boroondara City

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## Statement of Significance

Last updated on -

29-31 Gellibrand Street, Kew, is of local historical and architectural significance. Along with the matching pair at 25-27 Gellibrand Street, 29-31 Gellibrand Street, form a fine, imposing and reasonably intact example of a two-storey Victorian terrace row, a relatively uncommon building typology for Kew. The association of the building with the architect, John Beswicke, is of interest, though not a commission of particular note in this context.

## 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 streets era of development.

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|--------------------|--------------------|
| Construction dates | 1888,              |
| Architect/Designer | Beswicke, John,    |
| Other Names        | Knoll and Cavotte, |
| Hermes Number      | 14624              |
| Property Number    |                    |

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## Physical Description 1

The houses, *Knole* and *Cavotte*, at 29-31 Gellibrand Street, Kew, comprise a pair of double-storey double-fronted Italianate terraces of brick construction. The slate-clad hipped roofs are penetrated by brick chimneys and are concealed behind parapeted facades. Each parapet is rendered and retains its original form with central pediment, balustrade, dentilled cornice, mouldings and urns. Elsewhere, the facade of number 29 is overpainted, concealing the original polychrome brickwork which remains evident on number 31. A double-height cast iron verandah with 'barley sugar' columns, fern motif balustrade, frieze and non-original corrugated galvanised steel skillion roof screens each facade and the fin walls contain arched niches. Original tessellated floors have been replaced in both instances. The entrance of number 29 contains a non-original timber door, whereas number 31 retains an original panelled door with etched glass fan and sidelights and 'barley sugar' mullions. The entrance to number 29 is flanked by a pair of non-original French doors, whereas number 31 has a tripartite window group with timber-framed double-hung sashes and mullions which repeat the 'barley sugar' motif. Original fenestration comprising three tall French windows with timber-framed double-hung sashes is retained at first floor level at number 31, whereas number 29 has non-original French doors and timber shutters.

Both properties have non-original brick front fences.

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*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*