


<b>Name</b>		<b>Property No</b>	
<b>Address</b>	2 High Street Kew	<b>Survey Date</b>	24 May 2011
<b>Place Type</b>	Commercial (Shop)	<b>Grading</b>	Significant
<b>Date of Construction</b>	1914		
<b>Builder</b>		<b>Architect</b>	
		<b>Extent of Overlay</b> To title boundaries.	

**Intactness**     Good     Fair     Poor

### History

This two-storey brick shop and dwelling was constructed in 1914 and the first owner and occupant was a Mr Ewen Bisset, a chemist<sup>1</sup>. At this time, the architect is not known. Rate records for 1913/14 recorded an allotment of vacant land, owned by James and Alice Bishop with a net annual value (nav) of £6.<sup>2</sup> The Bishops also owned the adjoining allotment, and at this date a residence – today 6 High Street – was under construction. Rate records for 1915/16 recorded that the property comprised five rooms, and had a net annual value of £90 – the comparatively high nav presumably due to the commercial nature of the premises.<sup>3</sup> In 1922 pharmacist Alan Cunningham was listed as operating from these premises, while ownership remained with Mrs Bisset.<sup>4</sup> Until at least 1974 the building served this purpose, with R Hutchins operating a chemist shop from the site for many years. Since the late 1970s the building has been associated with Blackmores, the health product company whose painted signage is visible on both the south and west elevations.<sup>5</sup>

(Pru Sanderson, *City of Kew Conservation Study* 1988; Lovell Chen 2011).

### Description & Integrity

2 High Street is a one and two-storey part-tuck-pointed brick and rendered shop and dwelling, occupying a prominent corner site at the junction of High Street and Barkers Road. The building addresses the angled corner site with a prominent first floor oriel window to the narrow corner overlooking the intersection. The brickwork and render is all over-painted. To both the first floor street facades to Barkers Road and High Street respectively, the chimney breast is expressed externally, with the breast supported on stepped courses of brickwork. To Barkers Road there is a chimney stack, of over-painted brick with an over-painted render capping and a pair of terracotta chimney pots. To the High Street elevation there is no chimney stack, and without an internal inspection it is not possible to gauge whether this is merely a decorative device to add interest to the large blank central section of the first floor façade and to balance the façade composition. A narrow painted moulded string course runs above the window heads to both elevations, terminating at the corner oriel window. A broader string course terminated by consoles rises to a semicircle enclosing the pressed metal roof to the oriel window. An inverted 'keystone' bridges the parapet between the string course and moulded parapet capping above this window form. There is a wide flat rendered

brick parapet, relieved by tripartite vertical recesses, highlighted in paint and moulded cement Art Nouveau decoration, again highlighted in contrasting paint. The north return shows signs of flaking paint, perhaps indicating the effect of water penetration. The oriel window has spandrel panels and a half domed roof of decorative pressed metal, and the three windows are casement forms with toplights infilled with leaded stained glass of an Art Nouveau pattern. The four other first floor windows are standard timber-framed double-hung sashes. There are two additional sash windows to the north return – part-concealed by vegetation – one of which has a top light of clear glass. To Barkers Road there is an enclosed glazed porch set above an over-painted brick parapet with the same tripartite vertical recess device as the main parapet. It sits atop the ground floor rear shop wing and entrance porch to the first floor former residence. The porch roof is supported on a painted metal dwarf Doric column from the parapet. The east elevation of the porch is infilled with a timber and glazed door with sidelights and a topline. A 'porthole' window is adjacent. There are two further painted brick chimneys to this rear elevation.

The building has a skillion roof of rusted corrugated iron with more recently renewed shallow hipped iron roofs to the stair hall and the single storey rear wing of the building.

The rear (east) elevation, originally of face brick with rendered brick sills, has also been over-painted. There is a bay window with casements and toplights infilled with leaded stained glass of an Art Nouveau pattern. The base is of face brick with a course of plinth bricks to the lower section of the bay and a rendered brick plinth directly below the timber framed windows. There is an external door, concealed by a security mesh door, leading to the concreted rear yard, now turned over to car parking. Adjoining are two timber-framed double-hung sash windows with segmental brick arched heads. The north elevation is not visible from the public domain, but the MMBW property service plan indicated that there was a roofed verandah to the rear section of this elevation.

The ground floor to Barkers Road and High Street comprises the shop front proper. To the Barkers Road elevation, there is also the single-storey rear wing, which supports the enclosed porch at first floor level. It comprises a recessed arched brick entry porch to the former first floor residence and two small timber-framed fixed windows infilled with leaded stained glass of an Art Nouveau pattern. These have segmental brick arched heads and sloping brick sills. The entry porch retains its original smooth basalt entry steps but the floor within the porch is of an aged concrete finish, which is not thought to be original. Formerly there was a gate to this entry, as evidence by the latch remaining mounted on one of the flanking brick piers. The entry door is of painted ledged boards with a glazed panel of clear glass, which is thought to have replaced a leadlight panel. The door is set within a Diocletian window form, infilled with leaded stained glass of an Art Nouveau pattern. A metal grille fixed to the exterior of the door screens the glazed panel. The threshold is of smooth basalt.

The shop front comprises a series of segmental brick arched windows, with both elevations comprising two large arched windows and to the ends, a smaller proportioned window with a sill set at a higher level. There are no stallboards below the windows, rather there are several courses of over-painted brickwork and a course of plinth bricks. Over-painted terracotta vents are set into the plinth. The brick piers between the windows are stop-chamfered, and the brickwork appears to originally have been tuck-pointed. The window framing is of painted timber, divided by a horizontal timber glazing bar to form a fanlight to each. The entrance door is not original, and is of painted timber comprising two glazed panels. There is a fanlight above the door, and the whole doorcase is set within a segmental brick arched head. Internally the shop retains its original ceiling, of intricate decorative plasterwork. The shop front is shaded to both elevations –including the splayed corner - by a wide cantilevered awning of painted corrugated iron, carried on painted metal brackets, featuring art-nouveau scrollwork. The two ends of the awnings to Barkers Road and High Street are infilled with a perforated metal lattice screen, which is thought to be an original element. The roofing iron is in good order and appears to have been renewed recently. The timber fascias to the awning are painted and are free of painted signage. Painted signage relating to the Blackmores tenancy is a prominent feature of the first floor elevations to Barkers Road and to High Street.

### **Historical Context**

This prominently sited shop and dwelling was an adjunct to the Beehive Hotel, on the opposite corner, of Barkers Road and Church Street, Hawthorn, and as such formed an early component of the present-day small cluster of shops and commercial uses that has subsequently developed around this

intersection. 2 High Street relates to other buildings at Barkers Road-High Street intersection, including the Beehive Hotel and the Kew Tram Depot, though the later service station on the opposite corner breaks the pattern.

### **Comparative Analysis**

2 High Street, exemplifies lively 1900s-1910s shop design, with its stepped parapet defining prominent corner elevations, its experiment with a shallow-pitched roof clad in corrugated galvanised steel behind a parapet, an oriel corner bay with extensive pressed metal panelling coupled to a truss-framed metal verandah frame and corrugated galvanised steel cladding. Sydney examples are at Pacific Highway Newtown, City Road Chippendale, and many shop fronts along Oxford Street East Sydney. This type is less common in Melbourne, with a few exceptions such as the Solway Building at the Brunswick and Johnston Street corner, Fitzroy (c. 1910) or IG Beever's Michael's Buildings at the north-west corner of Elizabeth and Lonsdale Streets in central Melbourne (1916).<sup>6</sup> This last coupled a corner oriel to a framed and coffered surfacing where a basic cellular structure formed almost the entire decoration, and the parapet was left out. In the 1920s simple stepped parapet elevations also appeared on single-storey parapeted shops of that period, such as the pair at 131-33 Union Road, Surrey Hills, at the Beford Avenue corner, or the three at Camberwell and Avenue Roads Camberwell, both groups dating from the 1920s.

In other Boroondara examples the buildings are more adaptations of Federation house types to fit their retail corners, as with the south corner of Burwood and Burke Roads Camberwell (c. 1905) and the south-west corner of Glenferrie and Barkers Roads Hawthorn (c. 1910).<sup>7</sup> A later corner shop and house at the north-west corner of Balwyn and Whitehorse Roads Balwyn (c. 1918) with an oddly heavy domed corner balcony in concrete, has been altered over the years and is in any case substantially different in results.

Other aspects of 2 High Street, such as the deep and slotted parapet and the Art Nouveau clusters of succulent foliage at corners, can be found quite widely in suburban shopping precincts from the 1900s and 1910s, especially in Glenferrie Road, Malvern and in Chapel Street, Prahran.

Of interest, there is another example of a continuously operating pharmacy building in Boroondara, Dartnall's Pharmacy at the south-east corner of Union and Burke Roads Surrey Hills. However that is in less original condition than the subject building, externally, having a restyled Moderne upper storey and various other additions. Its value lies in the basically intact Dartnall's pharmacy interior.

### **Preliminary Assessment Against Criteria**

*Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.*

*Criterion A - Importance to the course, or pattern, of the City of Boroondara's cultural history.*  
Not applicable.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural history.*  
Not applicable.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural history.*  
Not applicable.

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

The shop at 2 High Street is of significance as a good and externally intact example of a brick corner shop-residence of the early twentieth century. It demonstrates the general characteristics of the type, in this case on a corner site, and retains the original arrangement of shop front and residential entry (to the first floor residence) relatively unaltered.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Despite the impact of the overpainting of the brickwork and some changes at ground floor level, the building retains a high level of design quality. It is a handsome building on a prominent corner site with distinctive high parapet, partly stepped, picturesque arrangement of chimneys, oriel corner bay in pressed metalwork and finely executed Art Nouveau detailing, which includes the ornate metal verandah brackets and lattice work.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Boroondara's history.*

Not applicable.

### **Statement of Significance**

*What is significant?*

2 High Street is a one and two-storey part-tuck-pointed brick and rendered shop residence, occupying a prominent corner site at the junction of High Street and Barkers Road. The building addresses the angled corner site with a prominent first floor oriel window to the narrow corner overlooking the intersection. It features a high parapet wall, original chimneys, and Art Nouveau detailing.

*How is it significant?*

2 High Street is of historical and aesthetic (architectural) significance to the City of Boroondara.

*Why is it significant?*

The shop at 2 High Street is of significance as a good and externally intact example of a brick corner shop-residence of the early twentieth century. It demonstrates the general characteristics of the type, in this case on a corner site, and retains the original arrangement of shop front and residential entry (to the first floor residence) relatively unaltered. Despite the impact of the overpainting of the brickwork and render and some changes at ground floor level, the building retains a high level of design quality. It is a handsome building on a prominent corner site with distinctive high parapet, partly stepped, picturesque arrangement of chimneys, oriel corner bay in pressed metalwork, and finely executed Art Nouveau detailing, which includes the ornate metal verandah brackets and lattice work.

### **Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No

Aboriginal heritage place	No
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**Identified By**

Pru Sanderson, *City of Kew Conservation Study* 1988.

**References**

*General:* Pru Sanderson, *City of Kew Conservation Study* 1988; Lovell Chen, *Assessment of Heritage Precincts in Kew*, 2010.

*Specific:*

<sup>1</sup> Date derived from an MMBW property service plan #95556, showing that the plumbing connections were completed on 17 December 1914.

<sup>2</sup> Borough of Kew Rate Books 1913/14, #3108, James & Alice Bishop, land, nav £6.

<sup>3</sup> Borough of Kew Rate Books, 1915/16, #3807, Ewen Bisset, o/o, brick 5 rooms, nav £90.

<sup>4</sup> Borough of Kew Rate Books, 1921/22, #4979, Alan L Cunningham chemist, occupant, Mrs Bisset, owner, Shop etc brick 5 rooms, nav £150.

<sup>5</sup> Pattern of occupation drawn from listings in the *Sands & McDougall Melbourne Directory* between 1920 and 1974, various years.

<sup>6</sup> *Melbourne Cityscope*, RP Data, Sydney, 2011, Map 21 p. 9 item 54A.

<sup>7</sup> Examined by Lovell Chen in both their *Kew and Hawthorn Historic Precincts Study*, Melbourne 2007-8, and their *Camberwell Junction Heritage Study* (2008).