

4 GLENFERRIE ROAD COMMERCIAL PRECINCT

4.1 History

Glenferrie Road was named after 'Glen Ferrie', an 1840s property, south of Gardiners Creek, owned by one of the early pioneers of the district, Peter Ferrie.⁶³ The road was the first planned from the north to south of Gardiners Creek in 1839, following existing stock routes, but was not gazetted until 1863.⁶⁴ Burwood Road was the earliest and main road servicing the district, with the original Hawthorn Village as its commercial centre. Glenferrie Road was not originally envisaged by the early surveyors as a commercial district but it formed the unofficial boundary between upper and lower Hawthorn. Lower Hawthorn, being closer to Melbourne and the industrial inner suburbs of Richmond and Collingwood, was the acknowledged area for initial development and investment in transport infrastructure.

Glenferrie Road in the 1850s had some modest shops, dwellings and market gardens scattered along its edges, however large estates, such as Michael Lynch's, prohibited much consolidation and growth. This changed in the 1860s with the decision of the newly established Hawthorn Council to build its municipal buildings in upper Burwood Road, east of the Glenferrie intersection. Influenced by the fact that several councillors lived on estates in upper Hawthorn, it was decided that the new Council buildings would be *in as central a position as possible on the main road*.⁶⁵ This was a contentious issue for the inhabitants of the new suburb, who called for the buildings to be located in West Hawthorn Village. A petition signed by 150 residents was presented to Council in 1861 outlining their concern that:

*by their outlay and their enterprise they have contributed in no small degree to make Hawthorn what it is, and the township would be a reality and not one in name only. It would be a sham and a delusion if deprived of these public buildings.*⁶⁶

The petition was unsuccessful and the Council forged ahead to look at eleven possible sites. The owner of Fletchers Hotel, James Clinton, offered his paddock next door at a cost of £1200 and this was deemed the most suitable. The Town Hall building was designed by architect Leonard Terry and built by a local contractor, Charles Turner. The foundation stone was laid on the 19th August 1861, and completed in December. The Town Hall was officially opened in February 1862 and by the middle of that year further additions of a Court House, tower and library were commenced.⁶⁷ A police building was also incorporated

⁶³ McWilliam G., Hawthorn Streets Index, 2004, p. 30.

⁶⁴ McWilliam G., Hawthorn Streets Index, 2004, p. 30.

⁶⁵ McWilliam G., Hawthorn Peppercorns, 1978, p.29.

⁶⁶ McWilliam G., Hawthorn Peppercorns, 1978, p.p. 107-110.

⁶⁷ McWilliam G., Hawthorn Peppercorns, 1978, p.p. 107-110.

into the civic buildings. The new Municipal centre raised the profile of Upper Hawthorn and laid the foundation for the development and commercial consolidation of Glenferrie Road and its surrounds although Burwood Road would remain the main thoroughfare in the nineteenth century.

The pattern of growth from the 1860s was concentrated along the intersection of Burwood and Glenferrie Roads, with a gradual expansion out along Glenferrie Road towards Barkers Road. Lynch's estate fronted onto the northwest corner of the intersection and Michael Lynch donated this land prior to 1869 for the building of the Church of the Immaculate Conception.⁶⁸ What is now Lynch Street was created between the railway line and the church site with sales of allotments of 'Lynch-Park' in the 1880s. By 1887 George McGoun had built nine timber houses at the north-east end of the street (including 33-35 Lynch Street), and by 1895 there were 15 timber cottages in all on the street. About five of them, on the north side, had to be demolished when the railway line was raised on an embankment in 1915.⁶⁹

Land on the northeast corner was owned by Serpell and in 1869 a small corner store was built along with four brick residences. This corner store was a hard ware store run by Serpell and his brother until 1888, when it was sold to W. Morrison. The shop remained in the Morrison family for 53 years until it was closed in 1962.⁷⁰ In the 1870s the frontage was infilled by several small shops. The southwest part of the intersection was on James Cook's farm. Cook had slowly begun subdividing his land in the 1850s, and by the 1860s shops were built on these allotments. These included Mulders and Ben Evers, a draper and Apollos Slatteries printing works. By the 1870s and early 1880s there were several more weatherboard or brick shops in Glenferrie Road including Hansen jewellers (1874) and a draper, bootmaker, plumber, umbrella maker, butchers and two grocers.⁷¹ The Glenferrie Hotel was built in 1889. Two brick shops successively owned by William Times, and Henry Garnham, a draper, were the site of the ornate CBA bank, built in 1890 and designed by E.G.Kilburn.

⁶⁸ McWilliam G., Hawthorn Streets Index, 2004, p. 30.

⁶⁹ McWilliam G., Hawthorn Streets Index, 2004, p. 51.

⁷⁰ Hawthorn Library, Local History Collection, unknown newspaper article, 1962.

⁷¹ McWilliam G., Hawthorn Peppercorns, 1978, p.p. 90-92.

Figure 40

*Morrison
Hardware
Store*

[Source -
Hawthorn
Local
Historical
Photographic
Collection,
440]



The south west side of Glenferrie Road was also part of Cook's land and there were two weatherboard houses, one owned by Peter Curtis and the other by the Cook family. The first shop to appear on this side was built by Lewis Brooks, an oyster merchant, in 1877. In the mid 1880s Galland's coach factory was established nearby, and gradually the street frontage began to consolidate with small specialised shops from the 1890s.⁷² The south east corner was dominated by the municipal buildings and Fletchers Hotel (in business since the 1850s). Setback from Glenferrie Road and extending to St Columbs Street was the Launder property, which was eventually subdivided in the 1870s for commercial investment. The first shops to build on the subdivision included a grocer, a stationer (William Tate), and a can proprietor. An extensive terrace of brick shops on the east side of the Town Hall was built in the late 1880s. Chemists tended to favour Glenferrie Road for their premises, complementing the concentration of doctor's surgeries in the area.

In 1872 the main Post Office was opened next to the Town Hall, superseding the original Post Office in lower Burwood Road.⁷³ Glenferrie Railway Station opened in 1882 and provided the catalyst for further growth east along Burwood Road and north along Glenferrie Road. The economic boom of the 1880s was the catalyst for rapid increase of speculative commercial development, with many of the original modest one-storey brick or weatherboard shops being replaced by more ornate two storey terraces, creating the continuous commercial frontages along Glenferrie Road, that remain today.⁷⁴ Banks such as the ES&A, and CBA positioned themselves along central Glenferrie Road.

⁷² McWilliam G., Hawthorn Peppercorns, 1978, p.p. 90-92.

⁷³ McWilliam G., Hawthorn Peppercorns, 1978, p. 30.

⁷⁴ Wooley, L., West Hawthorn Urban Morphology Study, 2003, p. 23.

Figure 41

Glenferrie Road, post card, c. 1911 showing continuous nineteenth century shop front terrace

[Source -State Library of Victoria, AN: H90.160/808; IN: a02402]



Figure 42

Glenferrie Hotel, 324 - 300 Burwood Road, c1976

Image by: John T Collins.

[Source -State Library of Victoria, AN: H97.250/727; IN: jc007049]

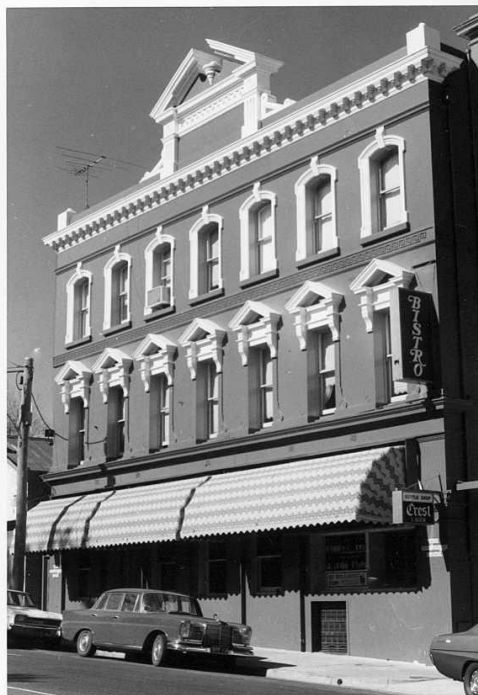


Figure 43

Commonwealth Bank of Australia, 348 Burwood and Glenferrie Road intersection, c 1978

Image by: John T Collins.

[Source -State Library of Victoria, AN: H97.250/680; IN: jc00703]



Figure .44

Oscar Prouse
Antique store,
1978

Image by: John
T Collins.

[Source -State
Library of
Victoria, AN:
H97.250/710;
IN:jc007032]



It was common practice for families to live in or above their shops. Businesses were often conducted over generations by one family. Leigh Woolley notes that this:

...provided a sense of 'comfortable continuity'. This was also reflected in the multiplicity and diversity of building frontages to the street. This expression was at its height during this time.

The new Town Hall and Municipal Offices (completed by 1889) further consolidated the Glenferrie shopping area as the principal civic centre.⁷⁵ The level of prosperity that Hawthorn was enjoying through the 1880s and the proclamation of Hawthorn as a town rather than borough inspired the Council to replace the Town Hall with a much grander and elaborate construction. Historian Victoria Peel provides an account of the building of this new 'iconic' public building:

When Hawthorn became a town in 1887, a modest hall simply would not do: 'In comparison with the many handsome shops which grace our town, the old building doing duty as Town Hall sinks into obscurity, and as it has well fulfilled its duty for Hawthorn whilst a borough, we sincerely hope that 'ere long it will be replaced by a permanent more suitable structure worthy of the town of Hawthorn'.

In November 1887 the Council raised £9500...John Beswicke, the well-known Melbourne architect and resident of Harcourt Street, won the competition for the best Town Hall design in 1887. Beswicke's stucco Renaissance-style building had glorious places for columns on the Burwood Road frontage. These had to be altered to pilasters when he discovered the ground was too narrow and therefore unsuitable for columns. In accordance with the plans, a post office

⁷⁵ Woolley, L., West Hawthorn Urban Morphology Study, 2003, p. 23.

was established in the west wing of the new building, and the law court and police quarters in the east wing.⁷⁶

Figure 45

The new Hawthorn Town Hall, c1940s post card

Image by:
Rose
Stereograph.
Co

[Source -
State
Library of
Victoria,
AN:
H32492/8384;
IN:rg008275
]



THE ROSE SERIES P. 13558 THE TOWN HALL, HAWTHORN, VIC.
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The depression that affected Australia in the 1890s inhibited most new development along the commercial centre of Hawthorn, however, upon economic recovery a series of elaborate two-storey shops were developed along the east side of Glenferrie Road. The recovery of Hawthorn was aided by the opening up of new subdivisions in response to the expanding tramways in the early twentieth century.⁷⁷ One of Melbourne's first suburban department stores, The Don opened in March 1910. The store was designed by architects Ward and Carlton and, 'was reputedly the largest undivided

⁷⁶ Peel et al, A History of Hawthorn, 1993, p.p. 105-106.

⁷⁷ Peel et al, A History of Hawthorn, 1993, p.53.

space in the Commonwealth'.⁷⁸ This later became known as Snow's from 1915, and Walker's from 1933. The various factors contributing to the decline of Burwood Road in the twentieth century, in turn enabled Glenferrie Road to position itself as the premier commercial centre of Hawthorn. Influential to this was the arrival of a new electric tramway in 1913. The Prahran Malvern Tramway Trust was formed in 1910 and connected Hawthorn, Malvern, Kew, Prahran and Caulfield.⁷⁹ The Tramway ran along Glenferrie Road, and established the precinct as the new commercial hub of Hawthorn. The 1930s resulted in some further changes to the continuous shop street frontages.

The train line was raised resulting in the loss of many shops and residences.⁸⁰ Glenferrie Road's reputation as a fashion hub was also strengthened with numerous dress shops catering for the wealthy ladies of the area. Late-night shopping on Fridays was introduced specifically for Glenferrie Road shops.

Throughout the 1920s, 30s and 40s Glenferrie Road and Upper Burwood Road were the premier destinations for entertainment in Hawthorn. There was the Glenferrie Theatre, the Palace Picture Theatre, built in 1916, various dance halls and events at the Town Hall, and an ice-skating rink.

Figure 46

Glenferrie Road showing electric tramline, 1913

[Source - Hawthorn Local Historical Photographic Collection, 51]



⁷⁸ Peel et al, A History of Hawthorn, 1993, p. 117.

⁷⁹ Peet et al, A History of Hawthorn, 1993, p.53.

⁸⁰ Peel et al, A History of Hawthorn, 1993, p. 120.

Figure 47

Glenferrie Road looking north from Burwood Road intersection, c. 1908

[Source - Hawthorn Local Historical Photographic Collection, 151]



Figure 48

Glenferrie Road looking south, c. 1908

[Source - Hawthorn Local Historical Photographic Collection, 153]



Figure 49

Liddiard St
and
Glenferrie
Road
intersection
during flood,
c.1934

[Source -
Hawthorn
Local
Historical
Photographic
Collection,
40]



The motor car heralded major change to the commercial life of the precinct, not only with the building of garages and petrol pumps along Glenferrie Road but also through enabling people to travel out of their local shopping district with ease. The central commercial area, including the intersection, did not alter dramatically after 1950.

Figure 50

Glenferrie
Road, c.
1950s Image
by: Rose
Stereograph.
Co

[Source -
State
Library of
Victoria,
AN:
H90.160/807;
IN902401]



THE ROSE SERIES P. 13560

GLENFERRIE ROAD, HAWTHORN, VIC.

4.2 Description

Scale, form and siting

The section of Glenferrie Road between Barkers and Burwood Roads is one of Melbourne's traditional strip shopping centres that developed largely in the later decades of the nineteenth century. As part of the grid pattern of major roads that characterise the eastern suburbs of Melbourne, Glenferrie Road rises north and south to the ridges of Burwood and Barkers Road, with a low point in the middle. The railway bridges form a dominant element as they cross above Glenferrie Road and they tend to obscure views along the street. However the railway station also provides the pedestrian laneway space, Tin Pan Alley and the two storey Owen's Buildings of 1922 fronting railway

land. As a pedestrian space this area works particularly well, giving access to Swinburne University.

Adjacent to the railway station (672-674 Glenferrie Road) is a two storey building of large Department store however it is now divided into individual tenancies. The form, scale and detailing are similar to other shops however the windows are much larger. The location of the store next to the station would have had strategic retail advantages. This building, together with the station and Tin Pan Alley is still the focus to the Glenferrie Road.

The block bounded by Burwood, Glenferrie, Oxley Roads and Kent Street contains several public buildings including the Romanesque Revival Hawthorn Post Office, and the Italianate Town Hall, built in the 1930s. As a consequence of these larger scale buildings and provision for parking, the pattern of development of this block is different to others along Glenferrie Road.

The highest concentration of buildings associated with the development of Glenferrie Road in the late nineteenth century and early twentieth century are in the section of the street on the east side between Bowen Street and Burwood Road.

On the south-west side of the train station is Lynch Street. The east end of the north side retains a pair of two-storey attached terrace houses at 37-39. On the south side, across from these houses, is the Church of the Immaculate Conception complex (HO262). Further along, it has been redeveloped with light-industrial buildings of a much larger scale, mainly from the mid to late 20th century.

The corner of Burwood and Glenferrie Roads is dominated on the west side by the Church of the Immaculate Conception and the former CBA bank. The east side has less dominant buildings with a contemporary office building and the former Morrisons hardware store.

Subdivision layout and public realm

The subdivision pattern of Glenferrie Road is predominantly driven by the need to maximize the number of commercial frontages, resulting in the characteristic long, narrow blocks. Side streets and lanes are frequent, allowing for many corner buildings. Glenferrie Road acts as a boundary between very different residential precincts of Grace Park and Hawthorn Grove to the west and Liddiard Street to the east.

The width of Glenferrie Road accommodates footpaths of fairly narrow width, parallel parking, one lane of traffic each way and two sets of tramlines however there is no additional space for the public realm. There are very few trees provided in Glenferrie Road, although contemporary office and retail developments generally set aside space for landscaping. Except for the recreation centre in Grace Street, there is almost no off street parking. The backs of commercial

properties generally abut laneways adjacent to residential properties.

Building styles

The characteristic buildings in the study area are the rows of late Victorian, Edwardian and Interwar shops of predominantly two storey height with decorative parapets and a variety of brick and render detailing.

644-648 Glenferrie Road is a block of three interwar shops. The tripartite windows form a flowing composition with alternating arched and flat window heads. The composition is derived from the use of different wall planes, parapets and pilasters that form subtle variations across the façade in a Secessionist style. The use of applied decoration is much diminished apart from the implied entablature and some decoration on the pilasters.

672-674 Glenferrie Road is the former Don department store by architects Ward and Carleton (1910)⁸¹ and consists of a brick and render, five bay building with arched window openings at the upper level, high level windows to ground floor, and applied render decoration to the parapet. There is original window joinery to two of the bays. The window mouldings are especially wide.

768-772 Glenferrie Road and Dixon's Block are Edwardian shops by architect A.A. Fritsch (1900)⁸², with a flamboyant parapet of engaged piers at a 45 degree angle. The tiled parapet has a Moorish influence and the rendered detailing has incised decoration to the balusters. The semi octagonal engaged piers and shaped gable parapet are of note.

Also known as Dixon's Block, at 760-764 Glenferrie Road are highly detailed Edwardian shops with red brick and render detailing and tiling to the shaped gable parapet. The windows are different in that they are bow fronted, however a similar string course and small dentils is employed at parapet level. The engaged piers are flat and surmounted by rounded brickwork. The sloped arcaded parapet balustrade is of note.

Also by Fritsch, 774-776 Glenferrie Road is located between the two Dixons Block buildings described above and is complementary in materials and detailing. The steeply pitched gable roof is visible behind a low parapet with rendered pilasters clustered on high relief. The upper façade is highly modelled with a blind brickwork pattern above tripartite banded arched window head executed in moulded brickwork.

There are several fine bank buildings including the Edwardian ANZ (687 Glenferrie Road), Late Victorian former Commercial Bank (348 Burwood Road), and a former bank at 365 Burwood Road by architects Wight and Lucas⁸³, which has a highly inventive use of classical elements and a slate mansard roof.

⁸¹ Upper Hawthorn Conservation Study, G.Butler, 1983, p28

⁸² Ibid, p28

⁸³ Ibid, p28

The Hawthorn Town Hall is a symmetrical composition in the Victorian Italianate style by architect John Beswicke. The central entrance is set back and fronted by a porte cochere and a mansard roofed tower of five storeys. The highly elaborate front is grafted onto an earlier building and more pedestrian building. A carriageway entrance gives access to an internal courtyard from Glenferrie Road.

Integrity

Parts of Glenferrie Road have a high integrity through the retention of many nineteenth and early twentieth century commercial buildings. There is generally a high level of integrity in the upper level facades, although few ground level shopfronts are contemporary with the buildings.

The corner of Burwood Road and Glenferrie has two significant buildings with the Catholic Church and former CBA bank, however 347-351 Burwood Road (former Morrison's hardware) presents an unusual form for the street, looking residential in character on Glenferrie Road. The office building adjacent to the Hawthorn Town Hall does not successfully address this important corner.

Painted buildings sometimes detract from the integrity of the whole row, particularly when part of a building is face brick and unpainted render and part is painted. Inappropriate colour schemes and advertising detract from the otherwise high integrity of some commercial buildings, particularly those flanking the entrance to the station.

Figure 51

784
Glenferrie
Road, corner
Bowen Street



Figure 52

774-776
Glenferrie
Road



Figure 53

768-772
Glenferrie
Road, detail
of parapet
of Dixon's
Block by
architect
A.A.Fritsch,
1900

Source:
Upper
Hawthorn
Conservation
Study, G.
Butler, 1983



Figure 54

756-758
Glenferrie
Road, corner
Chrystobel
Crescent



Figure 55

672-674
Glenferrie
Road, former
Don
department
store



Figure 56

644-648
Glenferrie
Road



Figure 57

638-634
Glenferrie
Road,
laneway
leading to
courtyard at
the side of
the Town
Hall



Figure 58

722-724
Glenferrie
Road)



Figure 59

687
Glenferrie
Road



Figure 60

365 Burwood
Road, former
Melbourne
Savings
Bank, 1888,
Wight and
Lucas
Architects

Source:
Upper
Hawthorn
Conservation
Study, G.
Butler, 1983



4.3 Assessment of significance

Comparative analysis

Analysis of the Glenferrie Road activity centre and comparison with other commercial centres in Boroondara has established that Glenferrie Road has been a dominant commercial street since the 1880s. It compares in scale and importance with Burke Road Camberwell, particularly since both have municipal functions as integral parts of the street. Glenferrie Road contains a higher percentage of buildings of architectural merit and has a higher integrity than Burke Road.

Although containing significant buildings designed by the same architect, John Beswicke, as the key buildings in Auburn Village (HO 260), Glenferrie Road provides more examples of his early, middle and late works. Glenferrie Road also provides a number of examples of other architects' work of equivalent quality and of innovative design. Glenferrie Road is more architecturally innovative than West Hawthorn,

and provides a more consistent streetscape than the commercial streets around Kew Junction.

Historic significance

The building of the Town Hall near the corner of Burwood and Glenferrie Road provided the impetus for 'upper Hawthorn' to become well established and to compete with 'lower' or West Hawthorn. The further consolidation of public facilities such as a post office in 1872, the extensions to the Town Hall in 1889 and the inclusion of law courts and a police station in wings of the extended Town Hall ensured that upper Hawthorn became the dominant centre. Public buildings continued as a major land use adjacent to the Town Hall as a new police station and law courts were built in the 1930s.

The development of Glenferrie Road parallels the provision of public transport. The railway station at Glenferrie in 1882 and the Glenferrie Road tram in 1913 provided good access to the emerging shopping centre. This in turn provided economic prosperity that enabled a diversity of functions to flourish. Entertainment and retailing, banks and professional offices were all represented the street.

The quality of many of the buildings designed by well-known architects such as John Beswicke and Augustus Fritsch reflects favourable economic circumstances which returned after the depression of the 1890s. (Criteria A.4, H.1)

Aesthetic significance

Glenferrie Road between Burwood Road (including the corner buildings) to the lane mid block between Mary Street and Kinkora Road retains a high level of integrity, and has a wide variety of buildings of architectural and historical value. Many key buildings are designed by well-known architects.

Glenferrie Road contains examples of buildings from Victorian, Edwardian and the Interwar period. Many of these are of high quality and have been designed by prominent architects. The architect most associated with Hawthorn in the late nineteenth century is John Beswicke who designed the 1889 extensions to Leonard Terry's original Town Hall of 1861. In three years from 1899-1901 Augustus Fritsch designed three buildings in Glenferrie Road that include 760-776. Collectively these shops (excluding 766) are the most architecturally stylish red brick buildings in Glenferrie Road. These are complemented by other red brick buildings of more conventional form and detailing. Fritsch is well known for his idiosyncratic Catholic Church designs at Bairnsdale, Malvern and Camberwell, including the monumental Our Lady of Victories in Burke Road. The Glenferrie Road buildings by Fritsch are flamboyant designs with elaborate brick, render and tile details.

Tin Alley forms an attractive pedestrian and shopping precinct off Glenferrie Road, leading to the railway station, although other stations such as Canterbury have larger shopping centres clustered around the station.

There are fine examples of bank design including the former Melbourne Savings Bank by Wight and Lucas in 1888, the CBA by E.G. Kilburn in 1891, the ANZ by Christopher Cowper in 1916, and the NAB by Gibbs and Finlay in 1917.

Glenferrie Road contains a high proportion of nineteenth and early twentieth century commercial buildings when compared with Kew Junction or Burke Road Camberwell. The development of Glenferrie Road parallels Auburn Village although it is more extensive. Glenferrie Road represents a more comprehensive collection of buildings from the early part of the twentieth century than does West Hawthorn. (RNE Criteria E.1, F.1)

Social significance

The importance of Glenferrie Road is demonstrated by its diversity of functions in past years including civic, banking, professional offices, theatre, and cinema. The Don department store indicates a higher order of shopping than other nineteenth century commercial streets in Boroondara and indicates the importance of Glenferrie Road as a retail destination. Glenferrie Road was a highly fashionable street in which to shop or go to for entertainment. (RNE Criterion G.1).

4.4 Statement of significance

What is significant?

The Glenferrie Road commercial precinct comprises both sides of Glenferrie Road, Hawthorn from 633-763 and from 628 - 808 and 2A Bowen Street Both sides of Burwood Road around the intersection with Glenferrie Road (319 - 369 and 324 - 358), including the Town Hall at 358 and the Glenferrie Hotel at 324-326 are included in the precinct. There are two late Victorian/Federation houses at 37-39 Lynch Street. This encompasses the core of Glenferrie Road's nineteenth and early twentieth century buildings, the railway and associated buildings, civic buildings, banks and the best examples of rows of two storey shops.

How is it significant?

Glenferrie Road is of local historic, aesthetic and social significance to the City of Boroondara.

Why is it significant?

Glenferrie Road commercial precinct is of historic significance as the centre of Hawthorn since the establishment of the Town Hall in 1861. It demonstrates the influence firstly of the railway (1882) in encouraging the development of commercial centres around railway stations, and secondly of the tramway (1913) in supporting the growth of the commercial area northwards. The precinct thus displays significant heritage elements associated with the development of Hawthorn in the late nineteenth and early twentieth century, especially the land boom era following on the expansion of the railway and the Federation era expansion of the public transport system through the tramways. The construction of The

Don department store indicates the importance of Glenferrie Road as a regional shopping centre. Glenferrie Road is significant as the major shopping centre in Hawthorn. (RNE Criteria A.4, D.2)

Glenferrie Road commercial precinct is of aesthetic significance as a commercial, retail, civic, services and residential precinct containing examples of buildings by a number of prominent architects including a number of buildings from 1889 by architect John Beswicke and from 1889 - 1891 by Augustus Fritsch. The key buildings are set in a context of Victorian, Edwardian and Inter-war buildings that contribute to the architectural character of the precinct. (RNE Criterion E.1)

Notable buildings of architectural merit include commercial buildings such as the NAB (1917) and ANZ (c1920) banks at 637 and 687 Glenferrie Road, the former Melbourne Savings Bank (c1900) at 365 Burwood Road and the prominent former CBA bank of 1889 on the corner of Burwood Road. There are also a number of fine architect-designed retail buildings including the former Don department store of 1910, which is the work of Ward and Carleton.

Glenferrie Road commercial precinct is significant for public buildings including the Hawthorn Town Hall (designed by Leonard Terry in 1861, with extensions by John Beswicke, 1889). Other public buildings include the Flemish/Romanesque Revival styled Post Office at 378 Burwood Road, the former RSL at 605 & 607 Glenferrie Road, and the Manresa kindergarten at 84 Lynch Street.

Glenferrie Road commercial precinct is significant for its substantial concentration of significant places associated with the development of retailing, with a large number of contributory items from the Victorian era and including a number of significant shops constructed in the early twentieth century. Besides the former Don department store mentioned above, these include the pair of Queen Anne two storey shops at 722 & 724 Glenferrie Road; the 2- storey Federation shop at 756-758 Glenferrie Road and a number of brick and render shops at 760-764, at 768-772 Glenferrie Road, at 774 & 776 Glenferrie Road. 2A Bowen Street is a relatively intact example of a rear warehouse associated with a commercial building.

Glenferrie Road commercial precinct is significant for its nineteenth century commercial and retail properties. These include the significant terrace of stuccoed Victorian shops at 730-734 Glenferrie Road and the Commercial Bank of 1892 at 633-635 Glenferrie Road.

Glenferrie Road commercial precinct Hawthorn is of social significance as a centre for municipal, professional, retail and entertainment functions since the 1860s. (RNE Criterion G.1)

Schedule of contributory buildings

No	Comment	Level of Significance	Recommended for inclusion in precinct
Alfred Street			
1		Non-contributory	Yes
Barkers Road			
228	Mobil Service Station	Non-contributory	No
Bowen Street			
2A	Inter-war brick factory/warehouse	Contributory	Yes
Burwood Road - north side			
313 (-317)	3-storey contemporary building with glass curtain wall (see 78-80 Lynch St)	Non-contributory	No
319-343	Protected by HO261, HO24, HO262		Yes
	<i>Glenferrie Road</i>		
347-349	Pets Wonderland - single-storey stuccoed Victorian shop with wide parapeted front	Contributory	Yes
351	Hidden Words - 2-storey stuccoed Victorian shop, fine render pilasters, window architraves, balustered parapet	Contributory	Yes
353	Vedas	Non-contributory	Yes
355 & 357	Christmas Sale & Francapelli - Pair of 2-storey stuccoed Victorian shops, similar to #351, c1885	Contributory	Yes
359	Surabhi - 2-storey stuccoed Victorian shop, very intact parapet ornament	Contributory	Yes
361	Curry Bazaar - 2-storey stuccoed Victorian shop with decorative parapet	Contributory	Yes
363	Beauty Resort	Non-contributory	Yes
365	Former Bank 2-storey stuccoed c1900 building, Mansard roof behind parapet, original entrance doors, creative use of classical elements	Significant	Yes

No	Comment	Level of Significance	Recommended for inclusion in precinct
367 & 369	Contemporary 'Vivida' student apartment building	Non-contributory	No
375	Telstra - 2-storey red brick building with hip roof, implied pilasters, small classical details applied to 1 st floor, 1 st -floor windows replaced, c1940s	Contributory	No
377-383	Contemporary apartments & shops	Non-contributory	No
393-397	Three 1920s Tudor-style shops, ground-floor shopfronts brick, half-timbering and oriel windows on 1 st floor, gabled tile roof	Contributory	No
	<i>Serpell's Lane</i>		
Burwood Road - South side			
322	Building with gable roof behind altered front	Non-contributory	No
324 - 326	Glenferrie Hotel - 3-storey, stuccoed Victorian hotel, includes Glenferrie cafe	Significant	Yes
328-330	Laphyto, 2-storey contemporary building	Non-contributory	Yes
332-334	Red Elephant, 3-storey contemporary building	Non-contributory	Yes
336	Nevermind Bar, 2-storey early building (retains CGI hipped roof) behind a mid-20c parapet front	Contributory	Yes
338-342	Rapid Clean, three shopfronts, 338-340 single-storey w/ plate-glass windows; 342 - early two-storey brick shop, corbelled parapet, hip roof	Contributory	Yes
344 & 346	Sushi House & Cellarbrations - pair of 2-storey stuccoed Victorian shops, decorative balustrade on parapet	Contributory	Yes
348	Former Commercial Bank <i>Glenferrie Road</i>	Significant	Yes
350	Contemporary building	Non-contributory	Yes
356		Non-contributory	Yes
358	Town Hall	Significant	Yes

No	Comment	Level of Significance	Recommended for inclusion in precinct
360	Town Hall extension - contemporary 2-storey stuccoed building	Non-contributory	No
372?	Bondy's Café - contemporary extension to PO	Non-contributory	No
378	Post Office - large 2-storey Flemish/Romanesque Revival building	Significant	No
	<i>Kent Street</i>		

Glenferrie Place

1	Vacant site	Non-contributory	Yes
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Glenferrie Road - East side

584	Hawthorn Library	Non-contributory	No
592	Peppercorn Centre	Non-contributory	No
600	Hawthorn Maternal & Child Health Centre	Contributory	No
	<i>Oxley Road</i>		
606	Talking Heads- 2-storey stuccoed Victorian corner shop,	Contributory	No
608	Southern Cross Church Supplies - single-storey, double-fronted interwar shop	Contributory	No
610	Chant Link & Assoc - former chapel, bi-chrome brick	Contributory	No
612	House of Franke Stuart - 1950s,	Contributory	No
614	Glenferrie Specialist - contemporary façade in front of house	Contributory	No
616	Former Police Station & Court House, c1930s Moderns	Contributory	No
618 & 620	World Wide Travel & Aust. Handmade Furniture - Pair of 2-storey shops, unusual parapets, painted brick	Contributory	No
622-624	Alta Vita - Double-fronted single-storey shop with high parapet	Contributory	No
626	Table Talk - contemporary 2-storey shop	Non-contributory	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
628-634	Terrace of 4 2-storey stuccoed Victorian shop, carriageway on gr flr between nos. 628 & 630, balustraded parapet (missing above 628-630)	Contributory	Yes
	<i>Burwood Road</i>		
636	Spudbar - tiny extension at rear of 347 Burwood Rd	Contributory	Yes
638-642	Terrace of 3 single-storey c1900 shops, high parapet, painted brick	Contributory	Yes
	<i>Glenferrie Place</i>		Yes
644-648	Terrace of 3 2-storey stuccoed shops, Interwar (Secessionist influence)	Contributory	Yes
650-654	Terrace of 3 single-storey stuccoes shops, early 20c	Contributory	Yes
656-660	Terrace of 3 Federation shops, 656 & 660 - single-storey & brick painted, 658 - 2-storey with curved, stucco parapet	Contributory	Yes
660A	Tin Pan Alley - Owens Buildings, 1922, red brick	Contributory	Yes
662	Gourmet Chocolate Café - Single-storey corner shop, stucco parapet, c1910	Contributory	Yes
664 & 666	Evolution & Mario's Café - Pair of c1910 shops between railway bridges Part of HO46	Contributory	Yes
668	Aussie Disposals - Below Glenferrie Station, single-storey corner shop, unusual curved pediments on parapet	Contributory	Yes
672-680	Terrace of 5 2-storey shops, former Don department store, Art Nouveau	Significant	Yes
682-688	'Station Buildings 1902' - Terrace of 4 2-storey shops, 'gabled' parapets, painted brick on 682, 684, 686	Contributory	Yes
690 & 692	Picasso's & McDonald's - Pair of 2-storey brick shops, Federation, 692 - corner shop, painted brick	Contributory	Yes
	<i>Wakefield Street</i>		

No	Comment	Level of Significance	Recommended for inclusion in precinct
694-704	'Bury...L's Buildings, 1889' - Terrace of 6 2-storey stuccoed Victorian shops, balustraded parapet (missing on 694-696), grand pediment on 698	Contributory	Yes
706A?	Saigon Bistro - single-storey contemporary shop	Non-contributory	Yes
706-716	Terrace of 6 2-storey shops (716 corner shop), late Edwardian, red brick & render, 706, 710 & 716 painted	Contributory	Yes
	<i>Park Street</i>		
718 & 720	Red White + Amber & Quilt Factory - Pair of 2-storey stuccoed Victorian shops	Contributory	Yes
722 & 724	Digby's & Fishy Business - Pair of Queen Anne 2-storey shops, red brick, gable-ends, oriel window w/ leadlights	Significant	Yes
726 & 728	Noodle World & Bladeworx - Pair of 2-storey stuccoed Victorian shops, 1 st -floor window of 728 filled in	Contributory	Yes
730-734	Terrace of 3 2-storey stuccoed Victorian shops, 730 & 732 have arcaded 1 st floor, larger parapet detailing	Significant	Yes
736-742	Terrace of 4 2-storey shops, c1915, 736 & 742 have curved parapets, painted brick, 1 st -floor windows replaced	Contributory	Yes
744-748	Terrace of 3 2-storey stuccoed shops, c1920, Early Modern, 746 has higher parapet	Contributory	Yes
750-754	Terrace of 3 2-storey stuccoed Victorian shops, balustraded parapets (missing from 754)	Contributory	Yes
	<i>Liddiard Street</i>		
756-758	Lawrencia Cycles - 2-storey Federation shop, ornate rendered detail	Significant	Yes
760-764	'Dixon's Block' - Terrace of 3 2-storey red brick & render shops (760 painted), c1900, unusual parapets	Significant	Yes
766	Hairroom - 1889, 2-storey stuccoed Victorian shop	Contributory	Yes

No	Comment	Level of Significance	Recommended for inclusion in precinct
768-772	'Dixon's Block' - Terrace of 3 2-storey red brick & unpainted render shops, c1900, ornate parapets, v similar to Nos. 760-764	Significant	Yes
774 & 776	Office Supplies & Rhodes - Pair of 2-storey red brick & unpainted render shops, c1900, transverse gable roofs, triple arched windows	Significant	Yes
778-784	Terrace of 4 bi-chrome brick & render 2-storey Late Victorian shops, 780 & 782 painted, remains of painted ads on 784	Contributory	Yes
	<i>Bowen Street</i>		
786	Halls Carpet House	Non-contributory	Yes
792	Maggie T	Non-contributory	Yes
794-798	Terrace of 3 storey late Victorian stuccoed shops, missing some detail	Contributory	Yes
800 & 802	'Bowen Buildings, 1892' - Pair of 2-storey stuccoed Victorian shops, No 802 retains shopfront	Contributory	Yes
804-808	Terrace of 3 2-storey Queen Anne shops, sunburst detail, leadlights, 'shingled' parapets, painted brick	Contributory	Yes
	<i>Measham Place</i>		
810-816	3 single-storey contemporary shops	Non-contributory	No
818	Jellis Craig	Non-contributory	No
	<i>Johnson Street</i>		
822	Candlewick - 2-storey former bank, 1938	Contributory	No
824	Bristol - double-fronted contemporary shop, single-storey	Non-contributory	No
826	Streetwise - neo-Victorian double-fronted 2-storey shop	Non-contributory	No
828-838	Terrace of 6 2-storey Edwardian red brick & render shops, 832-834 painted	Contributory	No
	<i>Churchill Grove</i>		

No	Comment	Level of Significance	Recommended for inclusion in precinct
840	Nandos - single-storey c1900 shop	Contributory	No
842	Da Gianni's - 3-storey contemporary shop	Non-contributory	No
844	Della Nonna - single-storey stuccoed shop	Contributory	No
846-850	Terrace of 3 2-storey late stuccoed Victorian shops	Contributory	No
852-854	Contemporary 5-storey building	Non-contributory	No
860	Collins Simms - early 20c building	Non-contributory	No
862	CCAT	Non-contributory	No
	<i>Barkers Road</i>		

Glenferrie Road - West side

	<i>Wattle Road</i>		
583	Contemporary flats	Non-contributory	No
585	Rodger Davies - 2-storey stuccoed Victorian villa, double bow front and ornate verandah	Contributory	No
587	Contemporary flats	Non-contributory	No
589		Non-contributory	No
593	7-Eleven	Non-contributory	No
	<i>Manningtree Road</i>		
605 & 607	Former RSL, 1920 & shop (Sandwich Platter)	Significant	No
609	Op Shop - Single-storey stuccoed shop, c1920, classical details	Contributory	No
611-615	Sahini's & Hocking Stuart - 3 2-storey cream-brick shops	Non-contributory	No
617-619	2-storey neo-Victorian shop	Non-contributory	No
621 & 623	Pair of 2-storey stuccoed Victorian shops, balustraded parapets, shopfronts intact?	Contributory	No
625	Hawthorn Club - 2-storey stuccoed Victorian building	Contributory	No
627	Hawthorn Club extension	Non-contributory	No

No	Comment	Level of Significance	Recommended for inclusion in precinct
629	Araliya - Terrace of 2 2-storey Queen Anne shops (painted brick) and a single-storey Victorian shop	Contributory	No
633-635	Commercial Bank, 1892 (same as 348 Burwood Road)	Significant	Yes
	<i>Burwood Road</i>		
	331 Burwood Road - Catholic Church	H0262	Yes
	<i>Lynch Street</i>		
637	NAB - former National Bank of Aust, 1917, neo-classical, stuccoed	Significant	Yes
639-643	Terrace of 2 single-storey stuccoed Victorian shops, missing detailing	Contributory	Yes
645	Yodgee - c1915 single-storey shop, retains shopfront	Contributory	Yes
647 & 649	La Rosa & Locksmith - Pair of single-storey c1915 shops between railway bridges	Contributory	Yes
651	Blenda Juice - Double-fronted c1915 single-storey corner shop, stuccoed	Contributory	Yes
	<i>Grace Street</i>		
655	Westpac - contemporary building	Non-contributory	Yes
659	Sara Pizza - 2-storey c1915 stuccoed shop	Contributory	Yes
661-665	Commonwealth Bank - contemporary	Non-contributory	Yes
667-671	Terrace of 3-storey stuccoed shops, Art Nouveau detailing, higher parapet to No 669	Contributory	Yes
673-681	Glen Centre - 4 shops plus arcade	Non-contributory	Yes
683	Jewels - Single-storey early 20c stuccoed shop	Contributory	Yes
685	Cactus Jam -	Contributory	Yes
687	ANZ - c1920 stuccoed bank building	Significant	Yes
689	Coles - contemporary	Non-contributory	Yes
	<i>Linda Crescent</i>		

No	Comment	Level of Significance	Recommended for inclusion in precinct
701	Chemist Warehouse & Readings - 2 contemporary shops	Non-contributory	Yes
703-713	Terrace of 6 2-storey shops, Federation, red brick & render (only 703 & 709 not painted)	Contributory	Yes
	<i>Bluestone laneway</i>	Contributory	
715-725	Terrace of 6 single-storey stuccoed late Victorian shops, high parapets (curved on Nos. 717 & 723)	Contributory	Yes
727 & 729	Café Vamp & Cactus Jam - Pair of 2-storey brick shops, c1900, painted, missing detailing	Contributory	Yes
731	2-storey shop, c1915, large ground-floor arched opening, painted brick	Contributory	Yes
	<i>Chrystobel Crescent</i>		
733	Megun Health - 2-storey red brick & rough-cast render villa, c1910	Significant - refer to <i>Review of Significance of Toolangi, 733 Glenferrie Road, Hawthorn</i>	Yes
735	The Garage - c1920, brick & stucco, large curved central pediment, round-arched opening to ground floor	Significant	Yes
737	Coin laundry - c1910 shop with mezzanine windows, painted brick	Contributory	Yes
739-743	Terrace of 4 c1905 shops, 737 single-storey + mezzanine, 739-743 2-storey + mezzanine, painted brick	Contributory	Yes
	<i>Mary Street</i>		
745	Pulse	Non-contributory	Yes
747-763	Terrace of 9 2-storey shops, c1920, clinker brick detailing, first floor arched & rectangular openings, 759-763 painted	Contributory	Yes
765-769	Contemporary highrise	Non-contributory	No
	<i>Kinkora Road</i>		

No	Comment	Level of Significance	Recommended for inclusion in precinct
773-779	Terrace of 4 2-storey shops, c1905, red brick & render, round arched opening to 1 st floor, early shopfronts	Significant	No
781-783	Dentist - Double-fronted Arts & Crafts building, c1915, two round bay windows	Significant	No
783A-787	'Blakie Chambers' - Terrace of 3 2-storey shops	Contributory	No
788-793	Terrace of 3 2-storey shops, c 1920, brick & stucco, No 793 covered in modern cladding	Contributory	No
795	Hawthorn House	Non-contributory	No
797-799		Non-contributory	No
	<i>Hawthorn Grove</i>		
801		Non-contributory	No
807-815	5 shops	Non-contributory	No
	<i>laneway</i>		
817-821	Tan Trum - Pair of stuccoed 2-storey shops with decorative pediment at centre	Contributory	No
823	Narrow contemporary building	Non-contributory	No
825	Language Bookshop - red brick & render 2-storey shop, c1915	Contributory	No
827	Glenferrie Dental - Federation 2-storey shop, chamfered corner	Contributory	No
	<i>Barkers Road</i>		
Liddiard Street			
2	Contemporary commercial building	Non-contributory	Yes
Lynch Street - north side			
	<i>Glenferrie Road</i>		

No	Comment	Level of Significance	Recommended for inclusion in precinct
37-39	Pair of 2-storey brick houses with hipped roofs and rendered chimneys. Double-storey front verandahs have very intricate and unusual cast-iron valances and balustrades (first-floor valance to No 37 missing).	Contributory	Yes
33-35	Victorian houses demolished - new development under construction.	Non-contributory	No
29-31	As above.	Non-contributory	No
27A	Stepped parapet front garage with ledged timber doors; c1920s or a former stable altered at that time	Contributory	No
25	2-storey c1960s brown brick light industrial building with ground-floor parking	Non-contributory	No

Lynch Street - south side

84	Manresa kindergarten	Significant	Yes
78-80	3-storey contemporary glass curtain walls office building, c2000 (see 313 Burwood Rd)	Non-contributory	No
76	c1930s house obscured behind later shopfront	Non-contributory	No
74	Weatherboard Victorian house with M-hipped roof and front verandah (frieze missing & posts replaced)	Contributory	No

Wakefield Street -

12	Contemporary commercial building	Non-contributory	Yes
14	Contemporary commercial building	Non-contributory	Yes
16	Contemporary commercial building	Non-contributory	Yes

4.5 Statutory recommendations

It is recommended that:

- The Glenferrie Road commercial precinct is added to the Heritage Overlay of the Boroondara Planning Scheme with the schedule entry as shown below.
- The extent of registration is the whole of the precinct as shown on the precinct map and defined by the title boundaries of the Significant and Contributory places.
- *Hawthorn Heritage Precincts Study Volume 2: Precinct Citations* is adopted as a Reference Document to the Boroondara Planning Scheme.

External Paint Controls Apply?	Internal Alterations Control Apply?	Tree Control Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Include the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
No	No	No	No	No	No		No

No	No	No	No	No	No		No
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