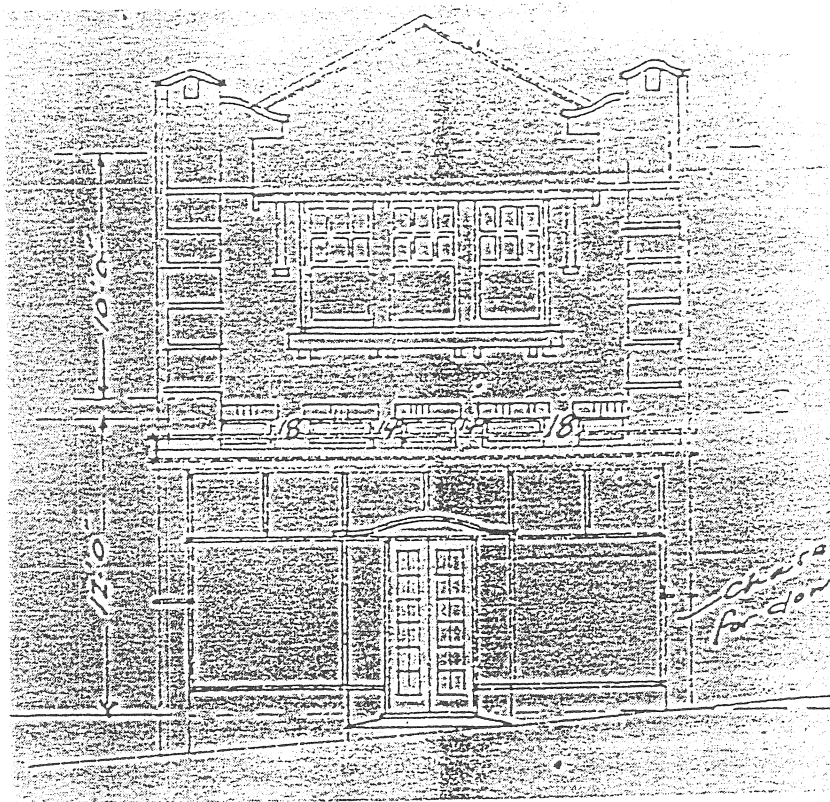


Glen Iris Village shopping precinct Proposed Conservation Area



March 1998

GLEN IRIS VILLAGE SHOPPING PRECINCT GLEN IRIS

INTRODUCTION

This report has been prepared by Bryce Raworth Pty Ltd in association with Di Foster, historian, in order to investigate the significance of the Glen Iris shopping precinct, in High Street, Glen Iris, and to determine the appropriateness of urban conservation controls for the precinct.

This area has not been assessed in the past. No buildings in this area were graded or assessed in the *City of Malvern Heritage Study*, 1992. None are presently listed on the Victorian Heritage Register or the Register of the National Estate, nor are any classified by the National Trust.

SUMMARY OF RECOMMENDATIONS

This report finds that the area is of regional significance. It is recommended that the area be protected as an Urban Conservation Area under the Stonnington Planning Scheme and be nominated to the Register of the National Estate.

EXTENT OF PROPOSED URBAN CONSERVATION AREA

The proposed Urban Conservation Area comprises the following: odd numbered premises 1511-1545 and even numbered premises 1600-1628 in High Street, Glen Iris.



Illustration 1 Extent of proposed Conservation Area.

HISTORY

The first sales of Crown Land in the area that was to become the City of Malvern, took place on the 10th June 1840. The area had been surveyed and divided into large allotments within a framework of main roads.¹ Pastoralists had previously moved into the area, but the first sales of land in the north west of the district initiated the beginnings of permanent settlement.

The main roads continued east as far as Gardiners Creek, the parish boundary. When Malvern Road reached the creek, it turned south-east and followed the creek along the line of one of the old tracks to Dandenong.² As allotments sold, purchasers moved east. A number of reserves were made, including an area at the end of High Street where there was a permanent water hole³ and crossing over Gardiners Creek.⁴ The Crown Reserve extended east and it was not until 1879 that Crown Allotment 204, on the Malvern side of Gardiners Creek was sold. This allotment was divided into six sections and landboomer and speculator, James Munro⁵ purchased two lots fronting High Street and J. Curtayne purchased the remainder, which also included two lots facing High Street.⁶

The 1880s was characterised by rapid expansion in the subdivision and sale of land and although a number of houses were built facing High Street, immediately west of Gardiners Creek,⁷ the land to the east of Malvern Road remained undeveloped. In 1890 the railway line was completed between Burnley and Darling Stations and a station was established at Glen Iris. The opening of the new line however, coincided with the economic crash of the 1890s, and land in High Street between Malvern Road and the railway line remained vacant.

After the turn of the century, economic conditions improved. Nearby Ranfurly Estate was subdivided in 1913 and in 1914 the tramline was extended down High Street to the terminus in Malvern Road paving the way for the creation of the Viewbank Estate in 1919. The land in High Street, between Malvern Road and the Glen Iris railway, was subdivided into allotments suitable for commercial development. A downturn in building activity however, accompanied the First World War and although a real estate agents office had been built on the south side of High Street prior to 1917, it was not until 1920 that new shops began to appear.

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- 1 Georgina Whitehead, Appendix A: 'A physical history, Malvern urban character study', Malvern, 1989, p.2.
 - 2 Ibid.
 - 3 Parish plan 1857, suburban allotments at Gardiner. Malvern Archives.
 - 4 Whitehead, op cit, p.3.
 - 5 Landboomer James Munro was Premier of Victoria in 1890, *Australian Dictionary of Biography, 1850-1891*, vol. 5.
 - 6 Rob Bower, 'Malvern: A history of the subdivision, 1840-1989,' unpublished manuscript, plan 8, Malvern Archives.
 - 7 MMBW drainage plan, c.1910.

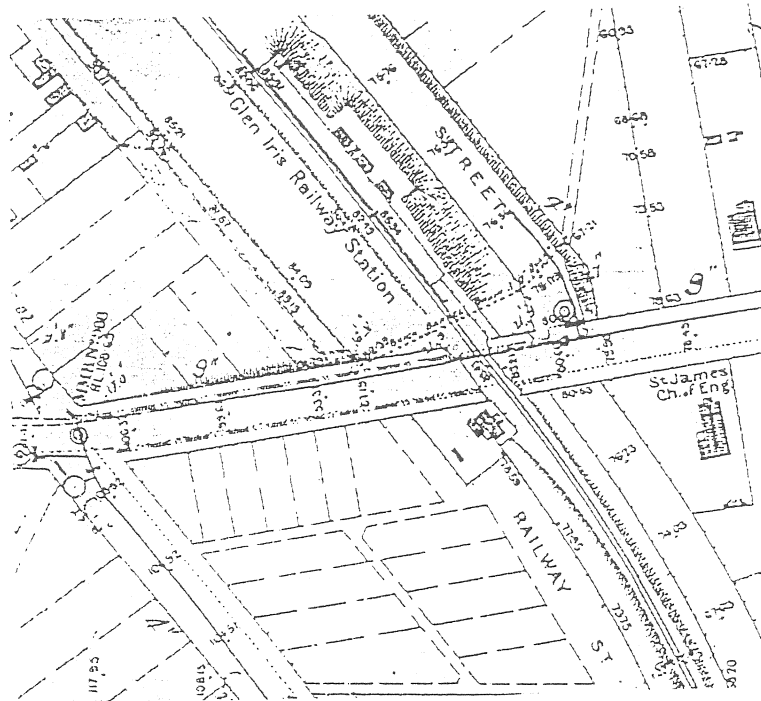


Illustration 2 MMBW Plan, c. 1917 showing undeveloped land allotments on High Street near the Glen Iris station

From 1920 development was rapid and by 1925 more than twenty shops lined both sides of High Street between Malvern Road and the railway line. At that time, traders included two grocers, two butchers, three estate agents, an ironmonger, ladies draper, upholsterer, bootmaker, fruiterer, stationer, florist, news agent, chemist, milliner and a cake shop.⁸

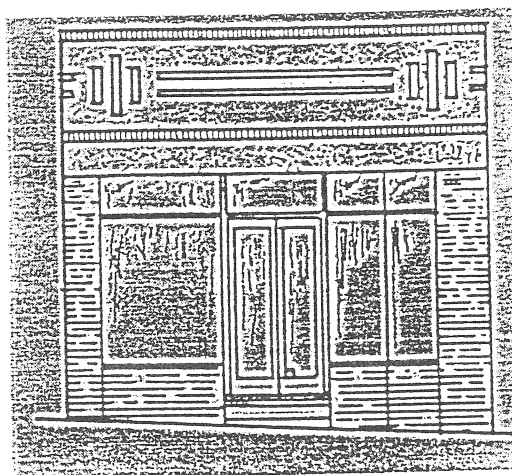


Illustration 3 1545 High Street, 1933, Malvern Archives drawing collection.

8 Sands & McDougall Directory, 1925.

DESCRIPTION

The High Street shopping precinct is located in High Street, Glen Iris, immediately to the east of the intersection with Malvern Road. The area under consideration comprises approximately thirty shops which occupy a steeply-graded site sloping towards the nearby Gardiner's Creek.

The shopping precinct is located at the intersection of two, busy arterial roads, close to the end of the Glen Iris tram line. The South Eastern Freeway and the Glen Waverley suburban railway line are located to the east. However, despite its location at the confluence of various suburban transportation routes, the district enjoys views westward to leafy Glen Iris and eastward to the reserves near the Gardiner's Creek that deny its bustling suburban location.

This section of High Street is surfaced in bitumen with modern, concrete kerbs and gutters and footpaths constructed of bitumen. The area is devoid of landscaping and dense with roadside furniture such as poles for traffic lights, signage and overhead lighting.

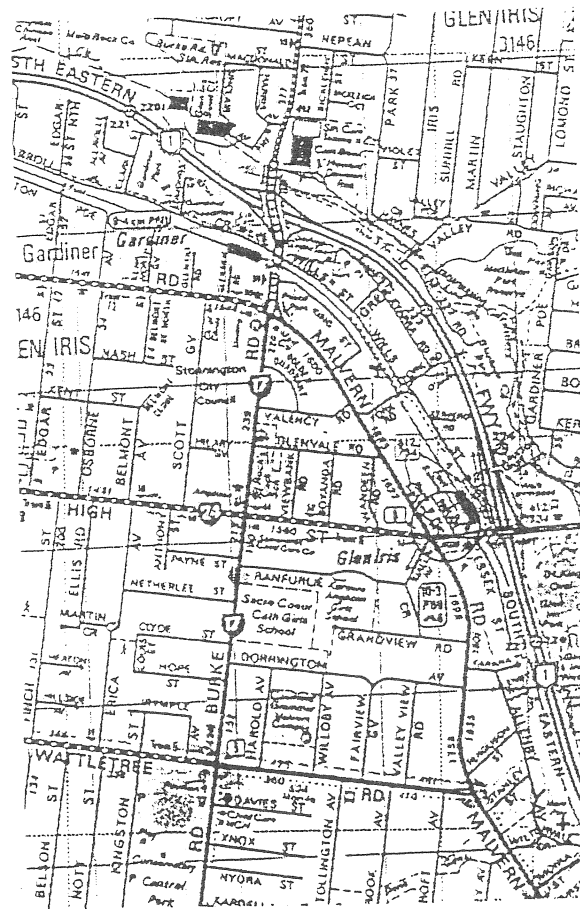


Illustration 4 Locality Plan, Melways Map 59, (H8).

The rapid development of the shopping precinct through the 1920s and early 1930s produced an unusual homogeneity within the area and the precinct draws from a narrow range of architectural styles. The buildings in the area are all shops, in face or rendered brick and often with dwelling or storage spaces above. Construction is invariably simple with architectural ornamentation usually taking the form of faience or decorative treatments to parapets. Roofs are generally of Marseilles patterned tiles and, surprisingly, these are the font of much of the architectural expression of the group. Nos 1606, 1616 and 1620-1624 all feature an oversized parapet which is broken in the centre, allowing the tiled roof to spill through the gap to form an awning, supported on timber brackets, above the first floor windows. These unusual design elements often feature ornate detailing to the brackets and parapet openings.

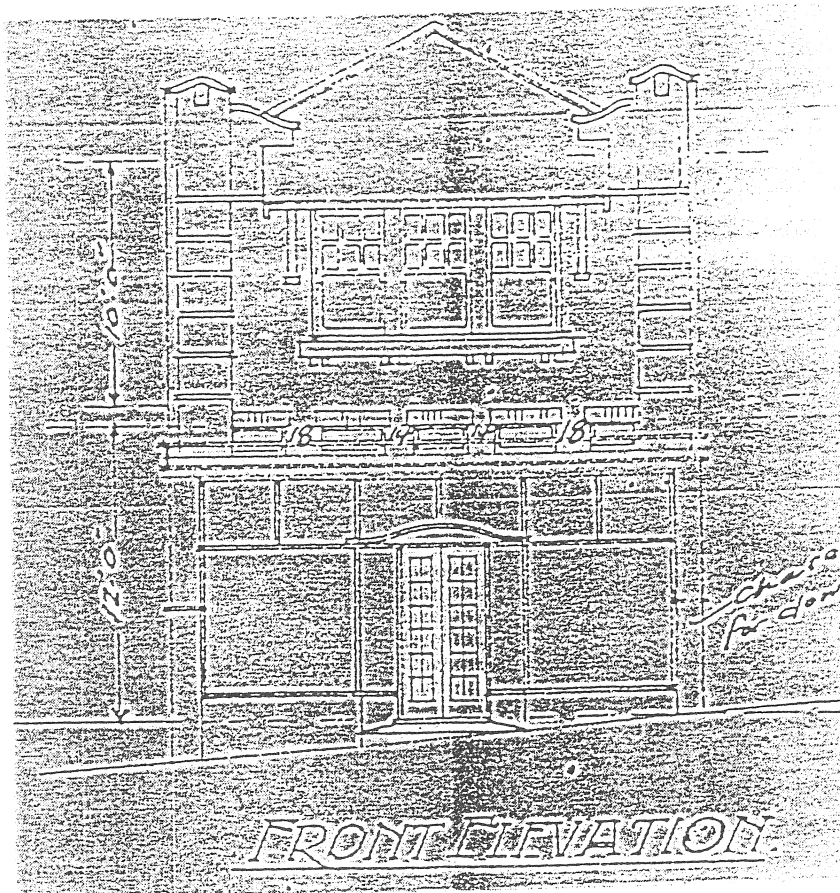


Illustration 5 1620 High Street, c. 1933, Malvern Archives drawing collection.

COMPARATIVE ANALYSIS

The High Street, Glen Iris shopping precinct belongs to the category of smaller suburban strip shopping centres. These occupy a status between the corner shop development meeting the requirements of a few streets and the larger strip developments such as Lygon Street, Carlton, Clarendon Street, South Melbourne, Smith Street, Collingwood, Chapel Street, Prahran and Glenferrie Road, Hawthorn, which service the needs of an entire district. Developments of this type are common around suburban Melbourne. Similar examples exist in Glen Eira Road, Glen Eira, and Burke Road, Gardiner. These precincts have a great deal in common with the Glen Iris group. They are generally located at a transportation node and often share the same architectural vocabulary.

The High Street, Glen Iris shopping precinct stands apart from other developments of similar size and age by virtue of its generally good condition and integrity. Typically, shops within this precinct have retained original exterior treatments such as render and tiles, original decorative elements such as moulded parapets and elaborate bracketed awnings and, in many cases, original shopfronts. Many of the extant buildings date from a short period in the early 1930s and consequently, demonstrate a consistent architectural style. Only one building has been extensively refurbished (1612-14 High Street) and it is believed that the original building fabric is extant behind the new fascia treatment. Similar small shopping strips such as those in Glen Eira and Gardiner are built upon earlier developments and therefore draw upon a broader range of architectural periods and styles.

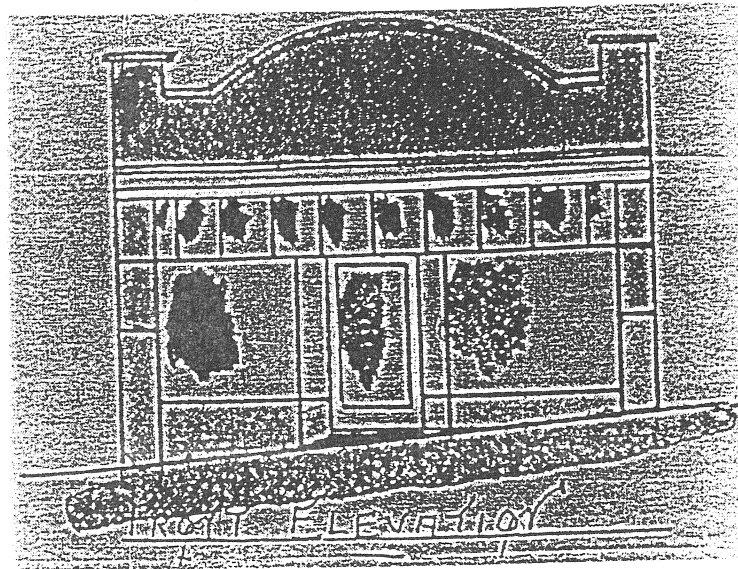


Illustration 6 1612-1614 High Street, showing facade prior to refurbishment, c. 1932, Malvern Archives drawing collection.

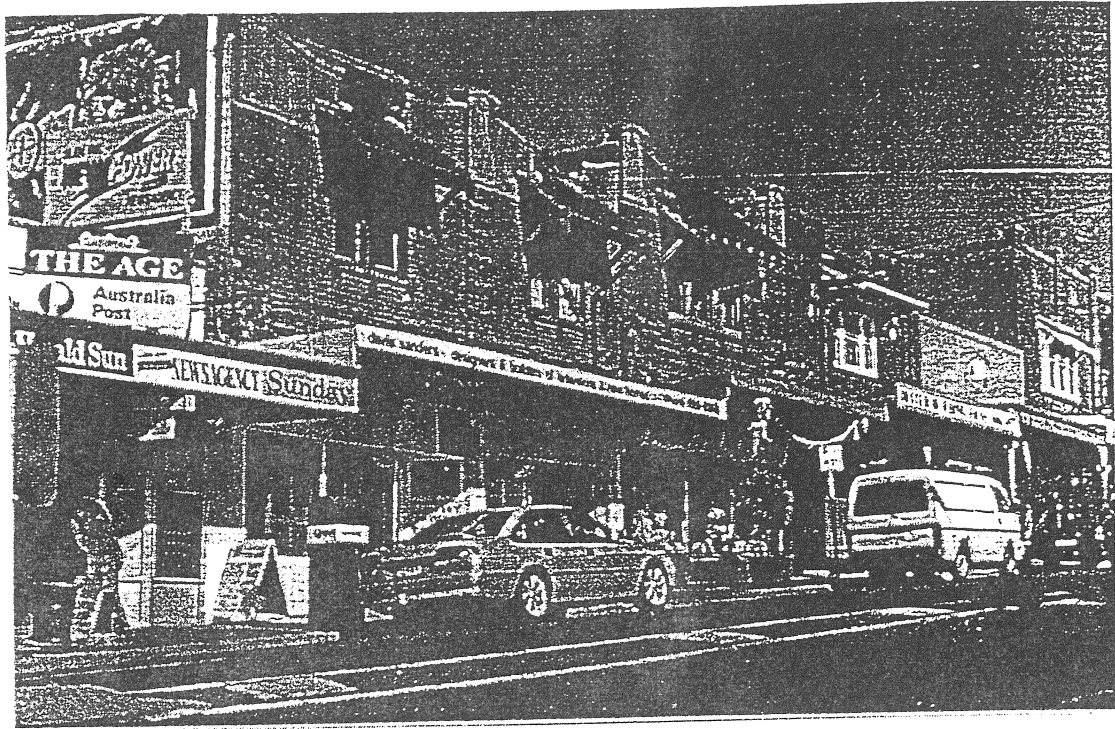


Illustration 7 1620-1624 High Street.

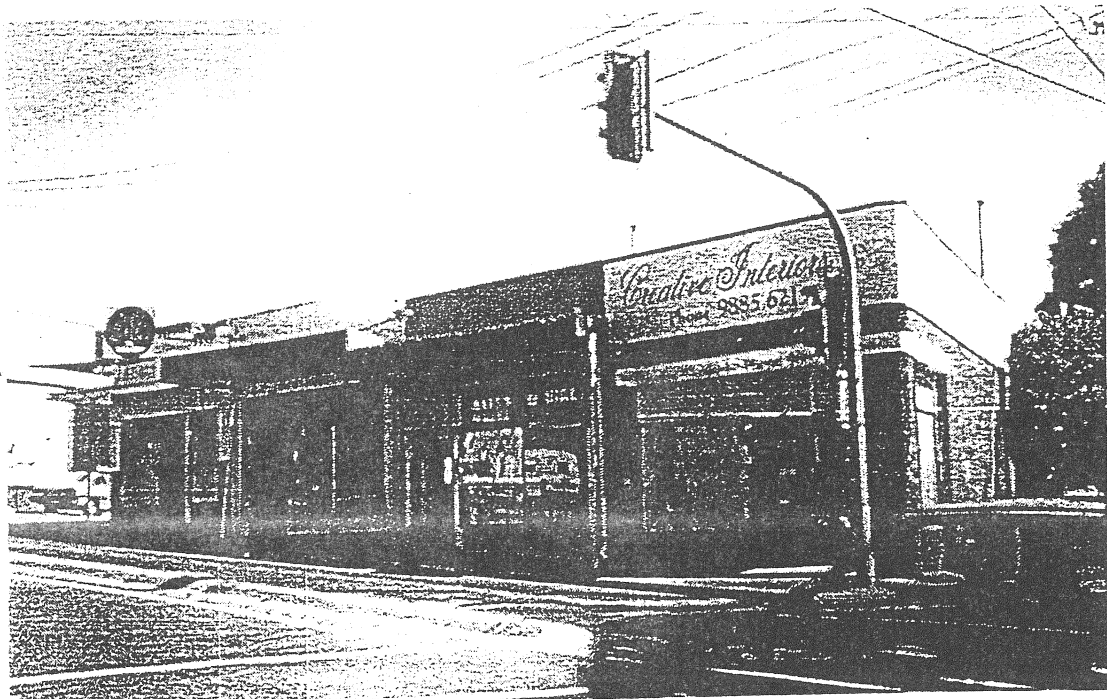


Illustration 8 1539-1545 High Street.

Close comparison stylistically can be made with the shops at Holmes Road, Moonee Ponds, which share the same unusual broken parapet line with overhanging eaves as is found on some shops at High Street. This is an unusual design feature, and lends a distinctive late Federation, early interwar character to the relevant buildings and the precinct as a whole, as does the extensive use of red brick, roughcast and smooth render to upper facades.

In addition, it is becoming increasingly difficult to identify groups of shops which retain such a high proportion of recessed entries to shopfronts, along with early and original timber and metal sheathed joinery.



Illustration 9 1511-1527 High Street.

STATEMENT OF SIGNIFICANCE

The High Street shopping precinct is located in High Street, Glen Iris, immediately to the east of the intersection with Malvern Road. The area under consideration comprises approximately thirty shops all of which were constructed during the short period between the early 1920s and the early 1930s.

The area is especially significant as a well preserved example of an interwar shopping precinct. The historical significance of the site lies with its strategic siting between the High Street tram terminus and the Glen Iris station of the Glen Waverley railway line. The site clearly demonstrates the importance of public transport in the development of the area as a whole. The precinct is also adjacent to the significant Ranfurlie, Valentines and Viewbank estates, which were substantially developed as suburban housing allotments during the interwar period. The success of the strip was intimately tied to the development of these housing estates.

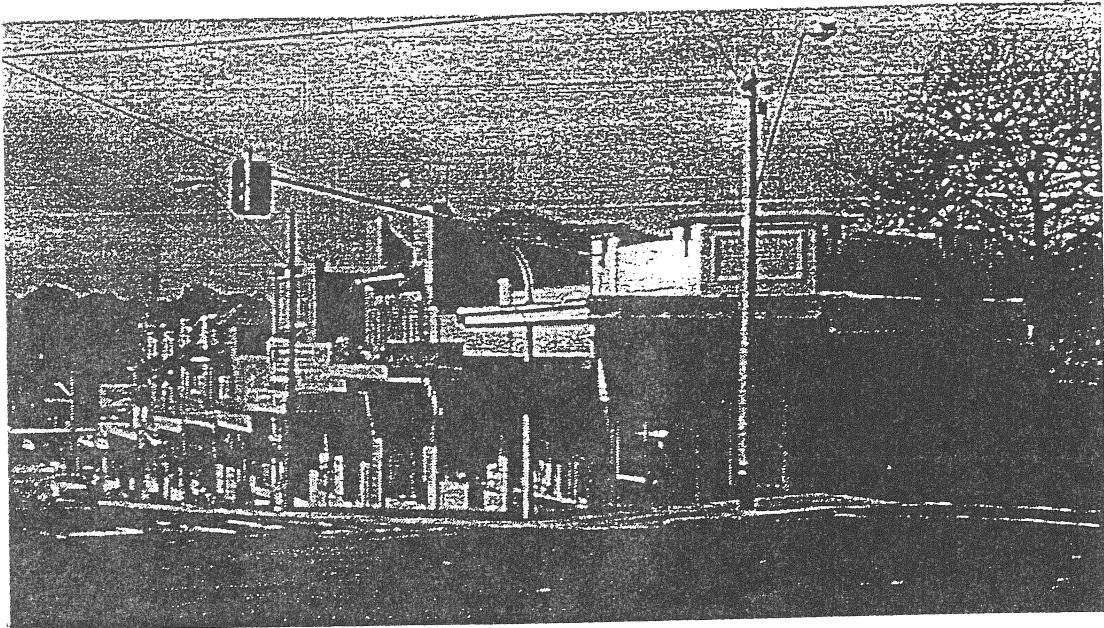


Illustration 10 High Street, south side, viewed from the west.

APPENDIX

SCHEDULE OF BUILDINGS, DESCRIPTIONS AND
RECOMMENDED GRADINGS

HIGH STREET

North Side

- 1511 B This substantial single-storey building occupies a corner site at the intersection of High Street and Malvern Road. It was originally constructed as two individual tenancies which have since been consolidated. The larger of the two, with a long frontage to Malvern Road was designed for Mr Knaggs. The building employs a simple design in which boldly expressed pilasters regulate an otherwise plain facade. The original window joinery has been replaced in modern materials but the building nonetheless retains the character of a c. 1930 commercial development. The verandah to the southern side of the building appears to be a recent addition although building plans held in Stonnington Council Archives show a verandah as part of the original development.
- 1513-15 B 1513 High Street appears to have originally been built as a single large commercial property and subsequently redeveloped as two, smaller tenancies. This simple, two-storey building is constructed of red brick with contrasting clinker bricks to first floor windows and parapets. Arches at the entry and ground floor windows appear to be remnants of the original shopfront as does the timber framed verandah.
- 1517 B This small, single-storey shop is distinguished by the bichromal brickwork to its elaborately modelled parapet. The ground floor has been extensively modified to provide large areas of glazing but the shop front retains its verandah and recessed entry.
- 1519 B An unusual combination of materials distinguishes this two-storey building. An oversized parapet and two large pilasters, roughcast in cement, frame its red brick facade. The single, timber window at first floor level features a decorative concrete awning. The verandah and shopfront appear to have survived from the original development.
- 1521 B This two-storey building with ground floor shop offers a similar mix of materials to its neighbour at 1519. The facade is defined by a pair of cement rendered pilasters and a large, cement rendered parapet. The upper floor is finished in red face brick with a central timber window while the ground floor retains its verandah.
- 1523/1525 B This red brick building combines a pair of pair of retail tenancies. It is finished in red brick with contrasting clinker brick to boldly modelled parapets and upper floor windows. The arrangement of these windows suggests that the building comprises two main floors and a habitable attic space above. Unfortunately, one of the first floor windows has been replaced, destroying the symmetry of the window grouping. The shop was constructed c. 1925 and a residence added to the rear of No 1525 in 1931 for W. Donaldson. Parts of the shopfront installed by the Thomas Duff Co in 1934 appear to survive. Plans for these later additions are held in the Stonnington Archives.

HIGH STREET

North Side (Continued)

Street No	Grading	
1527	B	1527 High Street is another two storey building that reiterates the theme of a simple, symmetrical facade defined by pilasters in unpainted cement render. The original face brick above the verandah has been painted white which has an adverse effect on the homogeneity of the streetscape. An unusual first floor window with a small awning and an elaborate sill modelled in cement render remains. The original shopfront has been replaced.
1531-35	B	A group of three single storey shops of cement-rendered brick with two early shopfronts and one new shop front.
Paran Place		
1539	B	Single-storey, shop in roughcast brick with decorative face brick to parapets. The original glazed tiles and shopfront are substantially intact.
1541	B	1541 High Street is a single-storey shop in rendered brick. The shopfront appears to be original or early. It was designed by K C Jellis for Mrs Fredricksen.
1543	B	This single-storey, brick shop appears to have been extensively modified. The exterior has been refinished in a coarse render and painted blue but retains its early shopfront.
1545	B	Building plans held in the City of Stonnington Archives show that this building has changed very little since its construction in 1933. It is a single storey shop finished in decorative face brick. The original shop front is substantially intact. It was originally constructed for Mr C. Chitty, a well-known local builder and timber merchant.

HIGH STREET

South Side

Street No	Grading	
1600 - 1604	B	This single-storey retail building comprises three small shops stepped vertically to address the sloping site. It is built in a simple style that recalls No 1511 on the opposite corner site. Again, subtly expressed pilasters, in this instance with decorative capping at parapet level, add rhythm to an otherwise plain facade. The original shopfronts have been replaced at Nos 1600 and 1602 but the group nonetheless retains the flavour of the original development. Building plans held in Stonnington Council Archives suggest that the verandah has survived from the original development in a modified form.
1606	B	1606 High Street was constructed as a butcher's shop c. 1932. The ground floor of this two-storey building has been remodelled to provide large areas of glazing and glass brick features. However, the red brick facade at first floor level and the unusual arrangement at the eaves has remained intact. The building's oversized parapet is broken in the centre, allowing a Marseilles tiled roof to spill through the gap to form an awning, supported on timber brackets, above the first floor windows. The facade is also noteworthy for the finely execute detailing of its first floor windows.
1608	B	Presently used as a pharmacy, the excessive signage at street level, round the verandah and on large billboards in front of the parapet obscure this small, single storey shop from public view. It has been extensively modified at street level to provide large, modern windows. The simple parapet following the profile of the gable end of the roof remains intact.
1610	B	This two-storey building is constructed in red brick with sparse, but elegant, detailing. The first floor facade features a central group of windows with leadlight and an awning of red terracotta tiles which is framed by subtly expressed brickwork pilasters and parapet capping. The ground floor has been entirely remodelled in glass although the verandah appears to be original.
1612-1614	C	The single-storey building at 1612 High Street has been remodelled to recreate the appearance of a nineteenth century, retail establishment. The timber parapet, the glazed shopfront and the verandah featuring cast iron lacework are an unfortunate addition to the otherwise intact streetscape. Nonetheless, the building is respectful of the scale and massing of the remainder of the street. Unaddressed plans held in the Stonnonigton archives appear to describe this building prior to refurbishment. It was designed for Mr Wilson c.1932
1616	B	This two-storey, red brick building reiterates themes established at 1606 in which the tiled roof spills through a broken parapet to form an awning above the first floor window. In this instance, the facade is highlighted by two small oriel windows and ornate timber brackets to the overhanging roof. Again, the ground floor has been modified.

1620-1624 A2

This trio of two-storey shops appear to have been constructed as a single development although building plans held in the City of Stonnington Archives suggest that it was constructed in stages. 1620 was the work of noted local builder and designer L.T. Alway for Mr Gorrie. No plans were located for 1622 or 1624 but they are almost certainly the work of the same designer. Again, the broken pediment device found elsewhere in the group allows the Marseilles tiled roof to form an awning above the first floor windows. The parapets in this group are more elaborately modelled, recalling the sinuous curves of the Queen Anne style. Individual tenancies are defined at first floor level by rectangular sections of brickwork, constructed in a manner that recalls quoins. The shop front at 1620 appears to be substantially intact although new glazed tiles have been installed. Shopfronts at 1622 and 1624 are original but have been painted.

1626/1628 B

1626/1628 High Street is a pair of small shops whose red brick facades are defined by pilasters and parapets in contrasting clinker brick. The shop fronts have been extensively modified but both retain their early form. 1626 is currently in use as news agency and agency for Australia post. Consequently, the brickwork exterior has been painted white, extensive signage has been applied and post office boxes occupy most of the shopfront. 1628 has been modified to provide large areas of glazing and a sculptural device alluding to the solicitors' practice within has been fitted to the parapet.

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Parish plan 1857, suburban allotments at Gardiner. Malvern Archives

MMBW drainage plan, c.1910.

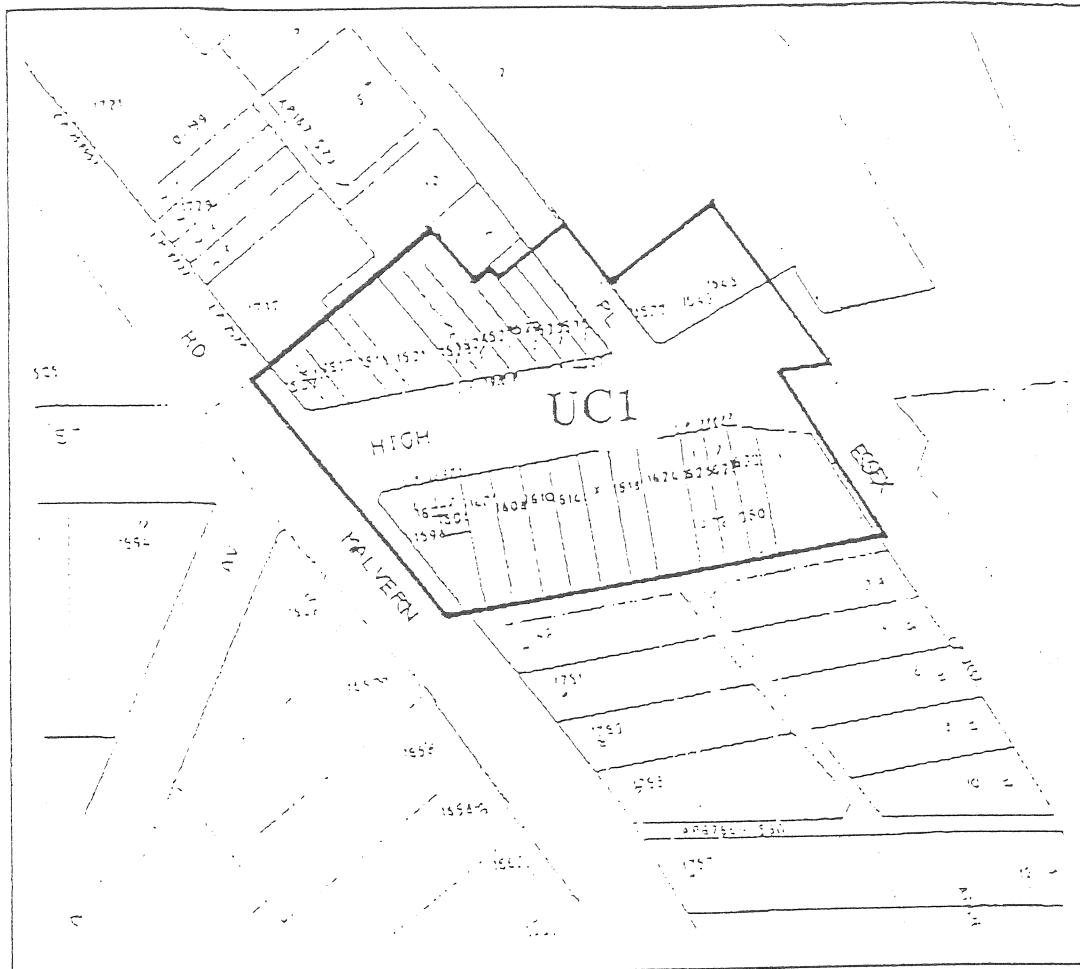
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STONNINGTON PLANNING SCHEME

LOCAL SECTION

AMENDMENT L49



SCALE 1:5000

REFER PLANNING SCHEME MAP NO. 7UC

LEGEND:

UC1

URBAN CONSERVATION AREA

This Map forms part of Amendment L49
exhibited on 21 May 1998.

*High St, Glen Iris
Shopping Centre*