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# 587-609 STATION STREET COMMERCIAL PROPERTIES

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## Location

587-609 STATION STREET BOX HILL, WHITEHORSE CITY

## Municipality

WHITEHORSE CITY

## Level of significance

Heritage Inventory Site

## Heritage Inventory (HI) Number

H7922-0516

## Heritage Listing

Victorian Heritage Inventory

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## Statement of Significance

Last updated on - February 16, 2022

### What is significant?

The buildings at 587-609 Station Street have functioned as commercial buildings from at least the 1880s through to the present day. The stores operating in the heart of Box Hill have provided essential services, including banking, baking, grocers, hairdressing and dentistry to the community for more than a century. The shops are all currently extant. The site potentially preserves archaeological deposits, features and/or artefacts for yard and sub-floor deposits related to the late nineteenth and early twentieth century occupation of the properties.

### How is it significant?

### Why is it significant?

Interpretation of Site	<p>In the mid 19th Century activities in the site were likely agricultural, with market gardens and orchards being predominant. The buildings at 587-609 Station Street have functioned as commercial buildings from at least the 1880s through to the present day. No. 601 Station Street is the only property recorded to have contained a dwelling as well as a shop (from at least 1947), however it is possible that people resided in their stores during the 19th Century, as these rate books have not yet been reviewed. Many stores were operated by the same individual or family for several decades. Several stores, including No.s 587-589 &amp; 591 have experienced several phases of demolition and reconstruction, however as these activities were conducted in the mid 20th century or earlier it is likely archaeological evidence of the earlier structures has been preserved. The primary structures on the remaining properties appear to be relatively unchanged (structurally) throughout the 20th and 21st centuries although the outbuildings may have been subject to various changes. No. 609 Station Street was the last property in the strip to be commercially developed, the shop at this premises was constructed in 1924. However, prior to this the property was part of the yard for the Railway Hotel, and it is possible that deposits associated with the hotel will remain at the site. Due to the somewhat consistent nature of the structures along Station Street there is anticipated to be a moderate archaeological potential for yard and sub-floor deposits related to the late 19th and early 20th century occupation of the properties. The stores operating in the heart of Box Hill have provided essential services, including banking, baking, grocers, hairdressing and dentistry to the community for more than a century.</p>
Hermes Number	208511
Property Number	

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## History

Crown land auctions took place from 1851 in the parish of Nunawading, which includes the Box Hill area, particularly to the north of Whitehorse Road. Allotments to the south of Whitehorse Road were sold in 1853-1854. The primary use of the land was agricultural comprising market gardens and orchards (AJM JV, 2021). Through the 1850s and 1860s services began to be established in Box Hill including the White Horse hotel, the post office and small shops. The character of Box Hill began to change during the 1880s land boom. The railway line to Box Hill was constructed in 1882 which led to increased commercial and residential development, concentrated around the station and Whitehorse Road (AJM JV, 2021).

Shops are depicted lining the western side of Station Street in the 1888 advertisement for the Box Hill Township Estate allotments, although individual structures are not indicated. The 1905 plan depicts nine commercial shops along Station Street, these are discussed in greater detail below. In the early 20th Century the street numbers in Station Street were different to the current street numbers, it is unclear at what date the numbers were changed (Box Hill Reporter, 28 November 1930 p:4). Where identified, the earlier street number is noted for each property. The 1931 and 1954 aerial photos are of poor resolution and the details of structures cannot always be discerned from these images.

### 587-589 Station Street

The 1905 plan indicates A. Petherick occupied the premises at 587-589 Station Street as a hairdresser (Figure 2). In the mid 1920s Alf J. Petherick still occupied No. 587-589 as a hairdresser and tobacconist. Newspaper articles demonstrate that Petherick was subject to a series of burglaries between 1924 – 1926 (The Age 1924 p:10, Box Hill Reporter 1926 p:3). The 1928 MMBW plan (Figure 3) demonstrates that No. 587 is the only timber structure in the strip of shops, with the other structures being masonry. The rates books indicate the property was owned and occupied by the Australia and New Zealand Bank Ltd (ANZ) from at least 1947. At this time the building was brick with an iron roof, comprising five rooms and connected to the reticulated sewer (Assessment No. 2938). It is not known when the brick structure replaced the earlier timber structure. In the late 1960s the structure was again demolished and a new brick building was erected for the ANZ Bank (Box Hill Gazette 24 July 1968, p:13). The new structure is evident in aerial imagery from 1975 (Figure 7). Whilst No. 587-589 Station Street

has experienced multiple phases of demolition and reconstruction, these activities all occurred within the early-mid 20th century suggesting that archaeological evidence of the earlier structures may remain.

### **591/591A Station Street**

591 Station Street is recorded as a bakery operated by D. MacArthur on the 1905 plan. An article in the Box Hill Gazette suggests the original single storey bakery was constructed between 1900 and 1905 (24 July 1968, p:13). The business was subsequently sold to Mr. Milne and then to Mr. Roland Perry who rebuilt the premises, adding a second storey in the early 1920s. In 1930 Norman John Moyes took over the business as a pastry cook (Box Hill Gazette 24 July 1968, p:13). The rate books record that in 1947 No. 591 was a brick shop, connected to the sewer with a bakehouse at the rear (Assessment No. 2714). Sands and McDougall record an N.J. Moyes, Pastry Cook operating from the premises until at least 1950. In 1955 Emma May Moyes is listed as the pastry cook<sup>1</sup>. In 1956 the rate books record No. 591A as a single room flat from which Myra Collins operated as a hairdresser (Assessment No. 2939B). Sands & McDougall records No. 591A remains a hairdresser in 1965. Between 1965 and 1975 No. 591 is listed as a sportswear store.

### **593 Station Street**

The 1905 plan indicates a P. Stone has a bicycle store at 593 Station Street. P. Stone was advertising the Westbury Cycle Depot on Station Street from May 1903 (Box Hill Reporter 22 May 1903 p:5). A Ted Stone was advertising Westbury Cycles on Station Street in 1909 (Box Hill Reporter 10 September 1909 p:7). The 1928 MMBW plan demonstrates a long narrow building at No. 593, abutting the neighbouring building No. 591 to the south (Figure 3). In the 1945 aerial photo it appears that No.s 593 and 591 are covered by a single roof, with a structure at the front and a structure at the rear, although it is possible the rear structure is an additional storey on the back half of the main building (Figure 5). It is likely two separate shops fronts are maintained at the street level.

From 1945 through to 1955 the property housed a children's wear store. The Sands and McDougall directories associate the store with D & V. Lidgerwood in both 1945 and 1955. The rate books record that Emma Moyes owned both 591 and 593 Station Street, and that No. 593 was a brick shop with an iron roof and was connected to the sewer (Assessment No. 2715). By 1965 the store had become a delicatessen operated by W. & A. Jowett. In 1975 the store remained a delicatessen but was then run by H & F Rayner.

### **595-597 Station Street**

595-597 Station Street is labelled "open" on the 1905 plan. Other sites on the plan are labelled as "vacant" it is possible one or both of these designations indicates a structure at the property which is currently unoccupied, because there are also a variety of lots on the plan left entirely blank which are presumed to be undeveloped. In 1906 and 1907 W.T. Cale was advertising a sign writing, house decorating & paperhanging business "Adjoining Mr Stone's Bicycle Shop (four doors north of Railway Station)", it is presumed this business operated at 595-597 Station Street (Box Hill Reporter 16 November 1906 p:7, 8 March 1907 p:5). By 1928 a large masonry structure and several timber outbuildings are depicted at the property (Figure 3). The structure is evident, but indistinct in the 1945 and 1954 aerial photos (Figure 5, Figure 6). However, the rate books record a seven room brick bank, connected to the sewer at the site from 1947 to at least 1954 (Assessment No. 2716). The structure has been altered by 1975 (Figure 7), however, it is unclear if it is a new structure or just a new roof on the old structure.

### **599 Station Street**

Percy Treacher Williams operated as a chemist from at least 1905 at 599 Station Street. Percy Williams died 21st September 1948, his obituary states he "was in business as a chemist for 50 years in Box Hill and Ringwood Districts" although it is not known if he always operated from 599 Station Street. Percy Williams was survived by two sons and a daughter (The Age, 22 September 1948 p:2). In 1950 the UBD Business Directory records a Keith Treacher Williams operating a chemist at 599 Station Street (Coffey Services Australia, 2017), it is presumed K.T. Williams was one of Percy's children. The rate books record the premises in 1947 as a sewered, three room brick shop (Assessment No. 2717). The Williams family continued to run a chemist from the premises through to at least 1974. A dentist office also operated on the premises, in the upper chambers, from at least 1965 with P.F. Clements & Stanley Percival Williams, listed in the Sands and McDougall directories.

### **601/601A Station Street**

George Horkings owned 601 Station Street (formerly 279 Station Street) from 1905, operating a green grocer at the site. From at least 1945 until 1974 Antonio and Felicia Ferlazzo operated a green grocer from the premises. The rate books record a three room shop and dwelling at the site in 1947. The structure is brick, partially lined with weatherboard (or wood), and connected to the sewer. A shed is recorded as an outbuilding. The Ferlazzo's

purchased No. 601 from Horkings in 1952 (Assessment No. 2718). By 1954 aerial imagery demonstrates a large extension at the rear of No. 601 (Figure 6). As of 1965 J.C. Binns is listed as operating a dental surgery from the property, presumably from this additional structure, subsequently referred to as 601A6. The dental surgery continued to operate until at least 1975, by which point Binns had been joined by fellow dentists G. Simpson & Margt R. Robinson, and orthodontist G. Dickinson.

### **603 Station Street**

Mrs. Clements operated a grocer out of 603 Station Street from at least 1905 (Figure 2). J & R Patterson's Bootery operated from the store from at least 1928 (Box Hill Reporter 14 December 1928 p:2). The rate books record the Patterson's owned and occupied the sewer, brick shop (Assessment No. 2719). Sands and McDougall record Pattersons Shoe Pty Ltd continued to occupy the premises until at least 19657. The 1928 MMBW plan depicts a large masonry outbuilding in the rear yard of No. 603 (Figure 3). The aerial imagery demonstrates that by 1945 structures encompass the entire length of the property, it is unclear if additional buildings have been added to the previously open areas or if an entirely new building was built.

### **605 Station Street**

Miss M Unsworth occupied 605 Station Street (formerly 283 Station Street) from at least 1905 selling "Fancy goods". An article in the Box Hill Reporter indicates that painting and drawing classes were taught out of Miss Unsworth's shop from 1908 by Mrs. Theo. Anderson (6 February 1908 p:4). Miss Unsworth continued to occupy the shop at 605 Station Street until at least 1929, at which time she was collecting donations on behalf of the Box Hill Ladies Relief Society (Box Hill Reporter 13 September 1929 p:2). In late 1930 Mrs. Ruby Waltham purchased Miss Unsworth's business (Box Hill Reporter, 28 November 1930 p:4). Mrs. R Waltham continued to operate the fancy goods store until at least 19458, her estate owned the property until at least 1954. The rate books record the structure as a sewer, brick shop in the 1940s and 50s. From the early 1950s Ernest Bernard May ran a butcher from the site (Assessment No. 2720). Sands and McDougall record Armour & Co. Butchers occupying the site in 19749, it is not known if the butcher was still associated with Mr. May.

### **607 Station Street**

The 1905 plan indicated J.D. Healey, Draper is the occupier of 607 Station Street (Figure 2). The 1928 MMBW plan depicts No. 607 as a masonry building with a small timber outbuilding abutting the rear fence (Figure 3). The timber outbuilding is evident in the 1945 aerial image (Figure 5), subsequent aerial imagery is not high enough resolution to determine if the outbuilding remains, until 2009 Nearmap imagery by which point it had been demolished. Chas. L. Cox operated a tailor from No. 607 from at least 1930 to 1955 (The Box Hill Reporter, 19 December, 1930 p:2)10. The rate books record in 1947 the property was owned by the estate of Mrs. Maria Alford, and featured a sewer brick shop with an iron roof (Assessment No. 2721).

### **609 Station Street**

609 Station Street is located within the yard of the neighbouring Railway Hotel (formerly Stutt's Railway Hotel) in the 1905 Plan (Figure 2). In 1924 construction began on new business premises for Mr Oliver Gilpin within the vacant allotment which originally formed part of the Railway Hotel property (Box Hill Reporter 10 October 1924 p:2). O. Gilpin Ltd. opened on 17th December 1924, described as "most commodious" and "modernly equipped" emporium with large display windows facing onto Station Street (Box Hill Reporter 12 December 1924 p:3). The new store is not recorded on the 1928 MMBW plan (Figure 3) suggesting this map was drawn from an earlier survey. The large rectangular structure is evident in the 1931 aerial photo (Figure 4). The property is recorded in the rate books in 1947 as a sewer brick shop, with a small outbuilding depicted at the rear on the ground plan (Assessment No. 2722). The UBD Business Directory records Mr. Gilpin's business in 1950 as F & G Stores (Drapers) (Coffey Service Australia, 2017). However, the rate books record that in the mid 1950s the property was purchased by Coles Country Stores Ltd, with G.J. Coles & Co Ltd as the occupant (assessment No. 2722). The structure appears consistently in aerial imagery from 1945 to the present day .

*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/>*