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## Shop and Residence



8-12 Binns Street

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### Location

8-12 Binns Street MONTMORENCY, BANYULE CITY

### Municipality

BANYULE CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO93

HO173

### Heritage Listing

Banyule City

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### Statement of Significance

Last updated on - February 10, 2010

What is significant?

The shop and residence at 8-12 Binns Street, Montmorency, are of significance. Already a part of HO93, it has been noted for its particular contribution to the Montmorency Shopping Village.

How is it significant?

8-12 Binns Street, as part of the Montmorency Shopping Village is of local historic and aesthetic significance to the City of Banyule.

Why is it significant?

8-12 Binns Street, comprising a shop and residence is a key building in the Montmorency Shopping Village, and demonstrates the development of Montmorency following the railway, in particular during the 1950s when the suburb was developing rapidly. 8-12 Binns Street appears to have operated as a plumbing business during the 1950s, run by Ronald Guymmer, and later John Howden from 1969, although other uses as an accountant's office interspersed this activity. (Criterion A)

The building is a good and intact example of post war functionalist design in Montmorency, and forms part of a group of buildings built at a similar time in Binns Street. It is a relatively unusual form of construction, combining a shop below and residence above. The two storey building has an unusual asymmetrical form, with both curved and square corners to the front facade, the use of tapered concrete window hoods and slate facing around the entrance. 8-12 Binns Street displays a high degree of integrity and has a distinctive architectural design. (Criteria B & E)

Heritage Study/Consultant Banyule - Banyule Heritage Review, Context P/L, 2009;

Hermes Number 124071

Property Number

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## Physical Description 1

The shop and residence at 8-12 Binns Street is situated opposite the railway line and is part of a group of places that are included in the Montmorency Shopping Village (HO93). The shop and residence at 8-12 Binns Street is typical of post war functionalist design. This narrow two storey building is asymmetrical in form, utilising a curved corner at the north-east elevation of the front facade in contrast with a sharp corner on the north-west.

Face brick features in the front facade, which is visually dominated by two large plate glass display windows framed by a projecting cement hood and sides that taper towards the ground. The two windows are separated by a recessed entryway leading towards double doors. The frontage is clad partly in slate as a contrast to the face brick. The ground level is larger than the upper storey, which is set back from the street front. The red face brick walls extend two thirds of the height of the building to create a balcony for the residence. The front facade of the upper level residence is comprised mainly of narrow vertical windows, above which the flat roof of the building projects at an angle towards the north-west corner of the building. 8-12 Binns Street is largely intact.

*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/>*