

High Street Rail and Retail Precinct



Morey Street shops



Kings Way looking west towards the railway station



High Street looking east from Kooyong Road



Armadale Railway Station



High Street looking west from kooyong Road



High Street looking west from Stuart Street



Late Edwardian shops, 941-951 High Street



Edwardian Bank, 953 High Street



Victorian shops, 1052-1064 High Street



Victoria house, 1088 High Street



Edwardian commercial building, 1118 High Street



Late Edwardian shops and attached Victorian residence on the corner of Armadale Street and Fetherston Street



Edwardian commercial building, 68-70 Armadale Street



Kooyong Road residential streetscape looking south from High Street



Edwardian villa, 81 Kooyong Road

Location

909-1095, 914-1118 High Street and 59A-61, 68-70 Armadale Street and 14-14A Cheel Street and 4, 8, 13-19 Morey Street and 2-6 Northcote Road and 77-93 Kooyong Road and 1 Kingsway and 10-12 Fetherstone Street ARMADALE, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO400

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

What is significant?

The High Street Rail and Retail precinct is a commercial area comprising a large section of the High Street shopping strip, the Armadale Railway Station, and a small pocket of retail and residential development in the station environs. Suburban development of the area initially followed the opening of the Armadale Railway Station in 1879 and gained momentum during the 1880s land boom. By 1890, areas to the north and south of High Street had been substantially developed for residential purposes and High Street had been largely transformed into a retail and services strip. A range of one and two storey retail and commercial buildings and a smaller number of terrace and villa houses survive from this period and form significant elements within the context of the precinct. The 1910 rebuilding of the railway station (and duplication of the line in 1914) and the expansion of the electric tram line along High Street stimulated further retail and residential development on sites left undeveloped through the recession of the 1890s. The rebuilt station and associated Edwardian retail and residential developments and the smaller number of interwar developments contribute substantially to the significance and the mature c.1920s

character of the area.

Elements which contribute to the significance of the precinct include (but are not limited to):

- Victorian, Edwardian and interwar dwellings, commercial buildings and shops (many originally built with living accommodation over the shop or at the rear).
- The Armadale Railway Station buildings and associated platforms and elevated walkways and the extent and form of its curtilage arising from the 1910 redevelopment and 1914 line duplication.
- The visual and physical connection between the railway station and adjacent shops, including the pedestrian link through to Kings Arcade.
- The generally high integrity of upper level facades and original detailing and finishes typically comprising face brick or render.
- Retail buildings with roofs concealed by parapets or less typically exposed transverse gabled roofs with terracotta tile cladding.
- The consistent one or two storey scale of retail buildings.
- The attached form of retail buildings with no front setbacks and similar facade widths creating a repetitive module.
- The form and fabric of surviving early shopfronts, typically built with large timber or metal framed display windows above stall boards, smaller highlight windows (often with leadlight glazing), glazed ceramic tile surfaces, and recessed doorways.
- External signage generally restricted to verandah fascias or suspended from the underside of verandahs.
- The limited number of modern internally illuminated signs.
- The absence of on-site vehicle accommodation in the front setbacks of commercial buildings, including driveways and crossovers.
- Road alignments and allotment patterns resulting from nineteenth and early twentieth century subdivisions.
- Bluestone kerbs and channels.
- The detached villa form and consistent single storey scale of the residential buildings on Kooyong Road (the villa at 81 Kooyong Road with the unusual upper level balcony being a valued exception)
- The verdant landscaped character of the Kooyong Road residential streetscape resulting from undeveloped front setbacks and nature strips with mature street trees.

How is it significant?

The High Street Rail and Retail precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The High Street Rail and Retail precinct is historically significant for its longstanding role as the principal commercial centre within the Armadale locality (*Historic Theme: 7.1 Serving local communities*) and for its capacity to illustrate the major phases of development in the Municipality associated with the 1880s land boom and the Edwardian period of economic recovery and prosperity (*Historic Theme: 3.3.5 Recovery and infill 1900-1940*).

The High Street Rail and Retail precinct is also significant for its capacity to demonstrate the importance of the railway as a catalyst for commercial and residential development together with the electric tram network (*Historic Themes: 4.4.2 Developing state railway systems in the late nineteenth century, 4.5.2 Prahran-Malvern Tramways Trust*). The station itself is an element of high individual significance and, in combination with similar stations at Toorak, Malvern and Hawksburn, also contributes to a historically significant group of stations along the line (*Historic Theme: 4.4.3 Twentieth century improvements*).

In addition, the High Street Rail and Retail precinct is of interest for its capacity to demonstrate changing patterns of shopping in the post war period through its reinvention as an up-market retail area specialising in antiques (*Historic Theme: 7.2 Creating specialised shopping centres*).

The High Street Rail and Retail precinct is aesthetically significant as a well preserved example of a late nineteenth and early twentieth shopping strip. Many retail buildings in the precinct survive to a high level of integrity at their first floor facade level while some have early shopfronts which make an important contribution to the early character of the area.

The precinct is also noteworthy for the diversity of architectural styles which are encountered along the length of High Street, including: late Victorian Italianate boom period shops; Edwardian shops with Art Nouveau influenced

detailing; and, interwar Moderne style commercial premises. Nonetheless, the streetscape maintains an overall sense of visual continuity through the consistent use of parapeted facades with uniform front setbacks, similar wall materials and similar scale.

The aesthetic significance of the precinct is enhanced by the presence of some individually noteworthy buildings including Kings Arcade (HO57), the former Armadale cinema and the Armadale Railway Station. The station environs are notable for their largely intact Edwardian retail buildings (including the unusual curving facade and cast iron verandah at 11-13 Morey Street), the narrow width of Morey Street and its irregular alignment, and the pedestrian link to Kings Arcade, all of which combine to create a unique early-twentieth century transport and retail hub. The nearby streetscape of Victorian and Edwardian dwellings on Kooyong Road also makes an important contribution to the historic character of the precinct.

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Gap Study - Heritage Overlay Precincts Final Report, Bryce Raworth P/L, 2009;
Hermes Number	125188
Property Number	

Physical Description 1

The High Street Rail and Retail precinct generally encompasses the High Street shopping strip bound by the railway line to the west and just beyond Stuart Street to the east. It also includes the Armadale Railway Station and small groups of retail and residential buildings in the station environs.

The retail buildings in High Street are typically of two storeys and generally date from the late nineteenth century, although substantial infill development occurred during the 1910s and 1920s. Kings Arcade, with its ground floor shopping arcade and heavily ornamented red-brick facade, stands out as perhaps the most individually distinct Victorian building in the precinct. More typically, the precinct's Victorian retail buildings adopt Italianate detailing with facades incorporating rendered string courses window moulds and pediments. The former bank and shops at 1001-7 and retail groups such as that at 1069-73 High Street are typical of this early built form.

Edwardian retail buildings in the area are often more theatrical. Victoria House for example incorporates an oriel bay, large semicircular window and sinuous Art Nouveau mouldings at first floor level. Art Nouveau inspired details can also be found on the facade of the imposing cement render facade of the former Armadale Cinema (now Sotherby's) at 926 High Street.

High Street also contains some interwar commercial buildings, such as those immediately to the west of Huntingtower Road, which contribute in a modest way to the character and significance of the streetscape.

The Armadale Railway Station survives highly intact to its Edwardian state in a backstreet to the south of the main High Street shopping strip. The station building, dating from 1910, comprises a central platform building accessed by elevated walkways, and, side buildings and platforms dating from 1914. It generally adopts a domestic expression with red-brick and stucco walls and tiled hipped roofs with tall chimneys with terracotta pots. The station buildings, platforms and access bridges form a complex of some individual note but, in combination with similar stations at Toorak and Hawksburn, also contribute to an important group of stations along the line.

The shops adjacent to the railway station form a notable adjunct to this building, particularly those to at 13-19 Morey Street with their curving cast iron verandah and walkway leading to Kings Arcade. Another early retail group survives to the south of the station on the corner of Fetherston and Armadale streets.

The precinct also includes the largely intact residential streetscape on Kooyong Road which backs onto the station environs. The late-Victorian and Edwardian dwellings which make up this streetscape are largely intact

and, for the most part, representative examples of their period. A notable exception is the villa at 81 Kooyong Road, which has an unusual double corner bay with a first floor balcony.

Historical Australian Themes

The following themes are drawn from the *Stonnington Thematic Environmental History* (Context Pty Ltd, 2006, Addendum March 2009).

3.3.5 Recovery and infill 1900-1940

4.4.2 Developing State Railway systems in the late nineteenth century

4.4.3 Twentieth century improvements

4.5.2 Prahran-Malvern Tramways Trust

7.1 Serving local communities

7.2 Creating specialised shopping centres

Local Historical Themes

7.1 Serving local communities 3.3.5 Recovery and infill 1900-1940 7.2 Creating specialised shopping centres
4.4.2 Developing State Railway systems in the late nineteenth century 4.5.2 Prahran Malvern Tramways Trust
4.4.3 Twentieth century improvements

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/>