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# COMMERCIAL PROPERTIES, 925-939 WHITEHORSE ROAD, BOX HILL

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## Location

925-939 WHITEHORSE ROAD BOX HILL, WHITEHORSE CITY

## Municipality

WHITEHORSE CITY

## Level of significance

Heritage Inventory Site

## Heritage Inventory (HI) Number

H7922-0521

## Heritage Listing

Victorian Heritage Inventory

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## Statement of Significance

Last updated on - February 23, 2022

### What is significant?

The commercial buildings at 925-939 Whitehorse Road are historically significant as being representative of the developing commercial centre of Box Hill and its changing character from the 1880s land boom through to the present day. Development of the site commenced in the early 20th century and the buildings at 925-939 Whitehorse Road have functioned as commercial and residential buildings through to the present day. The stores operating in the heart of Box Hill have provided services to the community for more than a century. No. 925 Whitehorse Road functioned as a residence, including outbuildings and tennis court, and a well-established doctor's surgery (1919 to 1978). Other commercial businesses included a camera/photo centre and bootmaker. Shops were not constructed at 927 and 929 Whitehorse Road until the 1950s, it is possible that archaeological yard deposits associated with the neighbouring doctor's surgery remain at these sites. Several stores have experienced several phases of demolition and reconstruction. These activities were conducted at various times in the mid-20th century, and it is likely archaeological evidence of the earlier structures/activities has been preserved within these areas. Therefore, there is moderate potential for archaeological remains associated with the commercial development of Box Hill.

### How is it significant?

### Why is it significant?

## Interpretation of Site

In the mid 19th Century activities in the site were likely agricultural, with market gardens and orchards being predominant in the broader area. The buildings at 925-939 Whitehorse Road have functioned as commercial and residential buildings from the early 20th Century through to the present day. No. 925 Whitehorse Road functioned as a residence and a well established doctors surgery. Shops were not constructed at No.s 927 and 929 Whitehorse Road until the 1950s, it is possible that archaeological yard deposits associated with the neighbouring doctors surgery remain at these sites. Many stores were operated by the same individual or family for several decades. Several stores have experienced several phases of demolition and reconstruction. These activities were conducted at various times in the mid 20th century, it is likely archaeological evidence of the earlier structures/activities has been preserved within sites that were modified during the mid 20th century and earlier. The site continues to function as a commercial centre in Box Hill to the present day. The site is anticipated to be of 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 services to the community for more than a century.

Hermes Number 208566

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. 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).

The Commercial properties are within Section 16 which was originally purchased by Alexander and Patrick Murphy on the 18th September 1851. The Murphys were speculators rather than pastoralists or residents (Alves, 2010). In 1858 Alexander Murphy sub-divided Section 16 into sixteen 10-acre blocks (Lemon, 1978). The 1905 plan indicates the residence of Rev. J. Patten within the Commercial properties site. A "brick villa" is indicated within the site in the 1911 advertisement for the Kentora subdivisions (Figure 6), with the remainder of the area "reserved for business sites". It is unclear whether Patten subsequently relocated or if the 1905 plan is slightly out, as subsequent depictions of the Patten residence indicate it is just outside the Commercial properties site on the corner of Whitehorse Road and Bruce Street. The 1929 MMBW plan demonstrates the original street numbers for the Commercial properties.

### ***925 Whitehorse Road (formerly 216 Whitehorse Road)***

Gordon McIver founded a medical practice at 925 Whitehorse Road in 1919, however he died by 1921 and the practice was purchased by Captain Walter Luke (Low, 2013). Dr Luke is labelled on the address in the 1922 advertisement for the Kentora Estate. The 1929 MMBW plan demonstrates No. 925 was a large brick building with two timber outbuildings and a large yard. The medical practice continued to operate at No. 925 until 1978 when it relocated to 6 Bruce Street, Box Hill (Low, 2013). The Box Hill rate valuation books indicate that from the 1940s No. 925 was an 8 room brick building with a slate roof with a garage and a tennis court (Assessment No. 3214). The tennis court is evident at the rear of the property in the 1945 aerial image, however by 1954 (Figure 11) the tennis court has been removed to accommodate the structures at No. 927 and 929 Whitehorse Road. Aerial imagery demonstrates the footprint of No 925 remains consistent through to at least 1987. However, the outbuildings and yard undergo various modifications throughout the 20th century. The building was demolished between 1987 and 1996. By 2000 a new store had been constructed on the site which is currently a Chemist Warehouse, with asphalted parking at the rear.

### ***927 Whitehorse Road (formerly 216 Whitehorse Road)***

No. 927 Whitehorse Road originally formed part of the yard of the medical practice at No. 925 (Figure 8). The 1945 aerial image demonstrates large trees and a wide path transecting the site (Figure 10). By 1954 a long narrow building had been constructed within the site, with a smaller structure in the rear yard (Figure 11). The Box Hill rate valuation books indicate that in 1968 the structure was a shop and flat owned by Harold James Manley (Assessment No. 5468). Aerial imagery demonstrates between 1975 and 1987 the structure in the rear yard was demolished. The rear yard is currently concreted and serves as car parking.

#### ***929 Whitehorse Road (formerly 216 Whitehorse Road)***

No. 929 Whitehorse Road originally formed part of the yard of the medical practice at No. 925 (Figure 8). The 1945 aerial image demonstrates large trees and a wide path transecting the site (Figure 10). By 1954 a narrow building was under construction at the site, with a smaller 2 storey structure already completed in the rear yard (Figure 11). The Box Hill rate valuation books indicate that the property contained a 3 room brick shop/flat with a sleepout containing a large kitchen and bath (Assessment No. 5467B). Aerial imagery demonstrates between 1975 and 1987 the structure in the rear yard was demolished. The rear yard currently has a gravel surface and serves as car parking.

#### ***931 Whitehorse Road (formerly 210 Whitehorse Road)***

No. 931 Whitehorse Road is depicted as a small brick shop in the 1929 MMBW plan (Figure 8). The Box Hill rate valuation books record that the site comprised a 2 room brick shop. From at least 1936 to 1944 the store was owned and occupied by J Berryman. In 1944 Wilbert Tolley, a bootmaker, took on the lease and by 1954 he owned the store (Assessment No. 5466). A small outbuilding is evident in the rear yard of No. 931 in the 1954 aerial image (Figure 11). By 1987 aerial imagery demonstrates a significant extension had been added to the rear of the store. The footprint of the store remains largely the same to the present day. The rear yard of the property is currently partially concreted and partially gravel and serves as car parking.

#### ***933 Whitehorse Road (formerly 208 Whitehorse Road)***

933 Whitehorse Road is depicted as a small brick shop in the 1929 MMBW plan (Figure 8). No. 933 has a small rear yard, the remainder of the lot is fenced off along with the rear halves of Nos 935 and 937 to provide land for the substation, depicted as a small square timber building in the north western corner of the property. The Box Hill rate valuation books record the premises as a 2 room shop. Between 1936 and 1946 the site was occupied by P.A. Petering, followed by Miss Minnie Josephine Moore (1936-1938) and Irene Herring (1938). By 1955 the property was owned and occupied by Geoffrey Baker who ran a photo/camera centre until the 1980s (Assessment No. 5465). Between 1954 and 1963 the substation is demolished and either a significant extension or a new structure has been built at No. 933 encompassing nearly the length of the block, with an outbuilding taking up most of the rear yard. Aerial imagery demonstrates that between 1996 and 2000 the outbuilding was demolished, the main building currently maintains the same footprint with a gravelled rear yard for car parking.

#### ***935 Whitehorse Road (formerly 206 Whitehorse Road)***

935 Whitehorse Road is depicted as a small brick shop, with a small rear yard in the 1929 MMBW plan (Figure 8). The Box Hill rate valuation books describe a 2 room shop constructed in 1923 and record H.A. Blomfield as occupying the store between 1936 and 1945 (Assessment No. 5464). Sands and McDougall listings record C.M. Moroney as occupying the site between 1955 and 1965. Several small extensions were added to the rear of no. 935 between 1963 and the present day. The majority of the rear yard is currently gravelled and serves as car parking.

#### ***937 Whitehorse Road (formerly 204 Whitehorse Road)***

The Box Hill rate valuation books record No. 937 as a 2 room brick shop constructed in 1923 (Assessment No. 5463). This is consistent with the depiction of the site in the 1929 MMBW plan (Figure 8). Between 1936 and 1938 the shop was occupied by a confectioner; James Alexander Murray. In 1938 the premises were taken over by G. Foster, a radio engineer, who continued to occupy the site until at least 1965. The rate books record an extension to the rear of the shop in 1968, a small extension is evident in the 1975 aerial image (Figure 12). A substantial extension (of equal size to the original building) was constructed between 1987 and 1996, this extension likely caused significant disturbances to potential archaeological yard deposits at this site. The remainder of the yard at No. 937 has a concreted surface.

#### ***939 Whitehorse Road (formerly 202 Whitehorse Road)***

The 1929 MMBW plan depicts No. 939 as a brick structure with a small rear verandah (Figure 8). The Box Hill rate valuation books record a five room brick shop and dwelling occupied by Robert Pollock, a boot repairer from 1936 to 1955 (Assessment No. 3209). Subsequent rate valuations from the 1950s divide No. 939 Whitehorse

Road into 939A and 939B, the records for 939A are then further divided into 6 Rooms with 939B listed as Room 7 (Assessments No. 3472C-G). Occupants of the various rooms include a tailor, an architect and an engineer. Aerial imagery demonstrates that between 1956 and 1963 a new structure, of equivalent size to the original store was constructed in the rear yard at No. 939, this structure is presumably No. 939B. The footprints of the two structures have remained consistent since 1963.

*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/>*