

Elsternwick Commercial & Public Precinct



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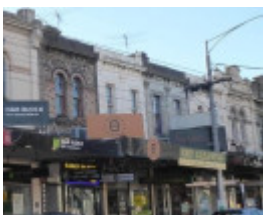
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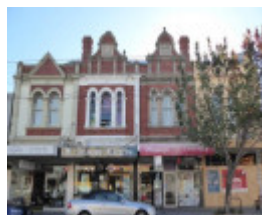
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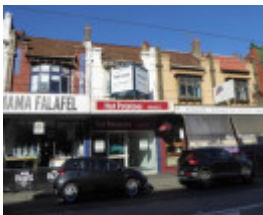
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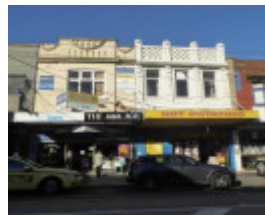
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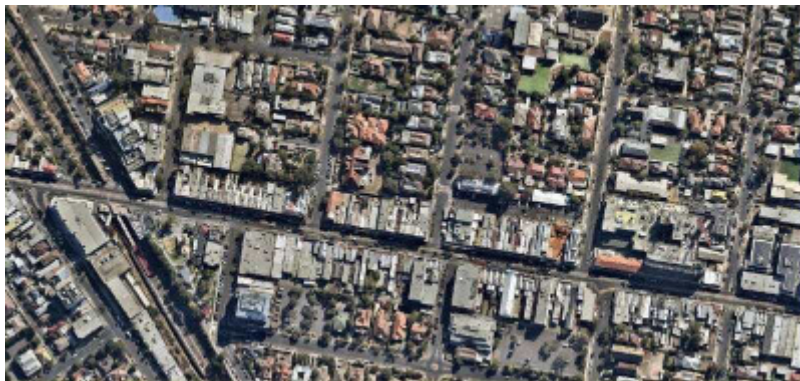
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Location

1A CARRE STREET AND 263-467 AND 511-537 GLENHUNTLY ROAD (NORTH) AND RAILWAY RESERVE-478 GLENHUNTLY ROAD (SOUTH) AND 1 AND 9/9B GORDON STREET AND 6-16 RIDDELL PARADE AND SELWYN STREET AND 1C/1D/1E AND 2A/2B STANILAND GROVE ELSTERNWICK, GLEN EIRA CITY

Municipality

GLEN EIRA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO180

Heritage Listing

Glen Eira City

Statement of Significance

Last updated on - November 28, 2023

What is significant?

The following features contribute to the significance of the Elsternwick Commercial and Public Precinct:

- Intact buildings, both single- and two-storey, dating to the Late Victorian, Federation and Interwar periods,
- Intact parapets to single-storey buildings,
- Intact first floors and parapets, often with elaborate detailing, to two-storey buildings,
- Visible/expressed roofs, usually clad in terracotta tiles,

- Original wall finishes including render (smooth and/or roughcast) and/or brickwork (often overpainted),
- Original decorative rendered/pressed cement elements, mainly to the Victorian period buildings, to cornice, frieze, windows, etc.,
- Original timber windows – mostly double hung sashes, but also casements, toplights and boxframed,
- Intact original/early shopfronts – mainly dating to the Federation and Interwar periods, with recessed entries (often retaining a pressed metal ceiling), metal framing (often with a bronze finish), original decorative glass to toplights (stained and/or textured), tiling to entry floor and/or stallboards, and timber-framed doors, and
- Original cantilevered canopies with pressed metal soffits and/or brackets/framing..

Contributory places:

- North side – Glenhuntly Road: 263, 271, 273-275 + 1 Selwyn Street, 277-281 + 2 Selwyn Street, 283/283A-289, 291-295, 297-303, 305-313, 315, 317, 323-329, 331-333, 341-343, 345-351, 357-371 + 1A/1B Staniland Grove, 373-375, 377-381, 383, 385-399, 405, 409, 411-413, 421-439+ 421A, 463-467, 511-523, 527-537; 2A Staniland Grove; and Selwyn Street: 13, 21
- South side – Glenhuntly Road: 270-272, Elsternwick Station Reserve, 294 (former Elsternwick rifle club), 316-322, 332, 334-336/A, 338-340, 342-344, 346, 348, 352, 354-356, 360, 362-364, 366-70, 372-376, 386-392, 394-396, 398, 400-402, 404, 410, 416, 420, 426-428, 430-432, 434- 436, 438-442, 444-448, 450, 452, 454, 456, 458-464, 466-468, 470-472 and 474-478

Tram overhead wire poles: 64-79 and 81

Non-contributory places:

- North side – 319, 335-339, 355, 401, 403, 407, 415, 417-419, 441-461, 525; 2/2A St Georges Road; 1C/1D/1E, 2B Staniland Grove; and 7, 10, 15, 19 Selwyn Street
- South side – 300-314 (6-16 Riddell Parade), 324-324A, 326, 328-30, 350/A, 358, 378-384 + 1A Carre Street, 406-408, 412-414, 418 and 422-24

How is it significant?

The Elsternwick Commercial and Public Precinct is of local historical, representative and aesthetic significance to the City of Glen Eira.

Why is it significant?

The Elsternwick Commercial and Public Precinct is of historical significance as the first major commercial strip that developed in the municipality as well as for being a longstanding focus of economic and social activity in the district. From the 1880s, the growth of the wider suburb stimulated commercial and civic/public construction activity along Glenhuntly Road, particularly in the vicinity of Elsternwick Railway Station. In the wake of a general development hiatus caused by the 1890s economic downturn, the building of shops and stores gradually resumed and then intensified over the Federation period, a trend supported by the electrification of the tramline along Glenhuntly Road in

1913. By the Interwar period, the precinct – well-established as a retail centre in the locality – had attained a degree of regional prominence and was considered one of the larger examples of its type in Melbourne's south-eastern suburbs. Its continuing role as a local shopping and service centre also illustrates the importance of such places in the daily life of communities. (Criterion A)

The Elsternwick Commercial and Public Precinct is of representative significance for the high proportion of largely intact, contributory commercial buildings dating from the Late Victorian, Federation and Interwar periods. These buildings form consistent streetscapes with many fine buildings that are evocative of their respective periods. Many of the buildings are part of larger groups. The Late Victorian buildings display a variety of classicising details and tend to be rendered. This layer includes a few buildings designed in the Anglo-Dutch style, which are a distinguishing of the precinct. Many of the Federation period and most of the Interwar period buildings display an Arts and Crafts aesthetic, commonly with a combination of brick (red and clinker) and render (smooth or roughcast). Unusually many of this type also have expressed tile clad roofs. A few early 20th century shopfronts remain, and some pressed metal soffits to the canopies. (Criterion D)

The Elsternwick Commercial and Public Precinct is of aesthetic significance for including individually notable buildings dating to each period:

- Late Victorian: Glenhuntly Road, 305-313 (Moore's Buildings), 323-329, 386-392 + 398, 474-478 (including 3 shopfronts);
- Federation: Glenhuntly Road, nos 263, 277-281 + 2 Selwyn Street, 294 (former Elsternwick rifle club), 331, 346, 357-381 (Buckeridge's Buildings), 366-370 (former bank), 376 (former bank); and 13 Selwyn Street (former UFS dispensary), and
- Interwar: Glenhuntly Road, nos 421-439 (Reid's Buildings, including 3 shopfronts), 527-537 (including 3 shopfronts); and 21 Selwyn Street (telephone exchange). (Criterion E)

Heritage Study/Consultant	Glen Eira Heritage Review of Elsternwick Structure Plan Area, RBA Architects and Conservation Consultants PTY LTD, 2019;
Hermes Number	210699
Property Number	

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/>