

## CORNER STORE

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<b>Address</b>	12 Hartington Street, Elsternwick
<b>Significance</b>	Local
<b>Construction Dates</b>	Circa 1909-13
<b>Period</b>	Federation
<b>Date Inspected</b>	Early 2019



### Statement of Significance

#### What is Significant?

The corner store at 12 Hartington Street, Elsternwick, is significant, including its roof form, brick chimney, parapet (brick base with timber hoarding), recessed entries, timber-framed shopfronts with highlight windows and original tiling (stallboards and piers). The west door, with diamond glazing bars, is likely an early (1920s) addition. The east door appears to date to the mid-20<sup>th</sup> century. The early remnant painted signage (including 'SOAP') to the east side of the central dividing wall within the shopfronts is also significant.

The rear, timber-framed wing is not significant.

#### How is it Significant?

The corner store at 12 Hartington Street, Elsternwick, is of historical and representative significance to the City of Glen Eira.

#### Why is it Significant?

The corner store at 12 Hartington Street, Elsternwick, is of historical significance as a corner shop that was constructed in two main stages – first the western shopfront (circa 1909), followed by the eastern shopfront (circa 1913) – to provide for the needs of the surrounding residential locality. This area, subdivided in the 1880s as the Kooyong Park Estate, underwent more intensive development during the Federation period, at which time the corner shop was built and expanded. For over a century, it continued to be utilised for commercial purposes, predominantly as a grocer for around 60 years; a use indicated by some

remnant signage. Between the late Interwar period and post-WWII period, it was also operated concurrently as the Elsternwick East Post Office and as a municipal library. During WWII, it also briefly functioned as an enrolment centre for military service in the area. (Criterion A)

The corner store at 12 Hartington Street, Elsternwick, is of representative significance as a good example of a once commonplace urban typology, that of the local corner shop. Such quotidian buildings are now often at risk. Its highly intact shopfronts, including recessed entrances with pressed metal soffits, timber-framing with highlight windows and original green tiling (currently overpainted) are indicative of early 20<sup>th</sup> century commercial design. The timber hoarding to the stepped parapet is also evocative of a backstreet, or non-major thoroughfare, location. (Criterion D)

## Description

The building is located on a corner site at the intersection of Hartington and Parkside streets and consists of two parts – a main brick section facing Hartington Street and an adjoining timber-clad part to the rear. It occupies less than half the site.

The front brick part has a square footprint with a mostly hipped roof, concealed at the front by a tall parapet. The parapet is red brick, and stepped to the return walls with a projecting upper course. There is a difference between each half of the roof, that suggests that only the western half originally had a parapet as this section is longer and terminates in a gable behind the parapet. There is a narrow eaves overhang on the west side but a timber lined soffit is present to the east side. From the aerial, it seems there is a short infill (flat or skillion) roof section between the parapet and the main hipped roof to the east side. The roof is clad in corrugated sheet metal and has a single red brick chimney.



Façade – east end. NB infill section with timber door



North-west corner

It is likely the eastern half of the façade originally stepped back from the street and provided a separate entry to the house. This is suggested by the detailing to the middle wall of the existing shopfronts – a tuck-pointed wall with remnants of early painted signage, presumably dating from when the building operated as a grocery. The word 'Soap' has been cut off by the ceiling of the shopfront introduced to the east half of the façade, that is, to align with the west half.



North-east corner  
Note setback of the hipped roof on the east side



Signage to a likely original external wall  
Tuck-pointing evident

The extant red brick parapet and pair of shopfronts were both probably constructed during the Federation period and unify the street façade. The brick parapet consists of two roughly symmetrical square pediments. A timber hoarding and frame have been

fixed to the front face of the brick parapet. Some signage is ghosted, with 'Convenience Store' being discernible behind the paint, probably dating to the later 20<sup>th</sup> century.

The pair of shopfronts are for the most part identical and retain their original configuration. The splayed recessed entrance and pressed metal ceiling are typical of the early 20<sup>th</sup> century as are the dark green subway tiles (overpainted). The floor is concrete, which is probably not original. The timber-framed shopfronts are comprised of large lower panes with an upper band of highlights, whose framing appears to have been changed. Retractable awning blinds have been installed above.

The western shopfront has a timber door that consists of two small panels below a large glazed panel with a diamond pattern, indicative of the Interwar period (mainly the 1920s). The eastern shopfront has a single glazed timber door more typical of the mid-20<sup>th</sup> century or late. Internally, the floor of the display cases retains timber boards. The 1945 aerial photograph (see below) depicts the existence of a canopy (likely cantilevered) to the façade, an element not identifiable in the 1931 aerial photograph (see below) nor any longer extant.



Eastern shopfront



Western shopfront

The west and south brick elevations have been painted however two original arched openings with timber-framed windows remain. There is a small single pane with textured glass to the centre of the west elevation and the double hung sash window to the south.



West elevation of brick section



Intersection of brick and rear timber sections

To the north-east corner of the site is a small infill section, about half the length of the front section, which extends between it and the boundary. The north wall is painted brick and has a timber door with vertical boards. The side/east wall is rendered.

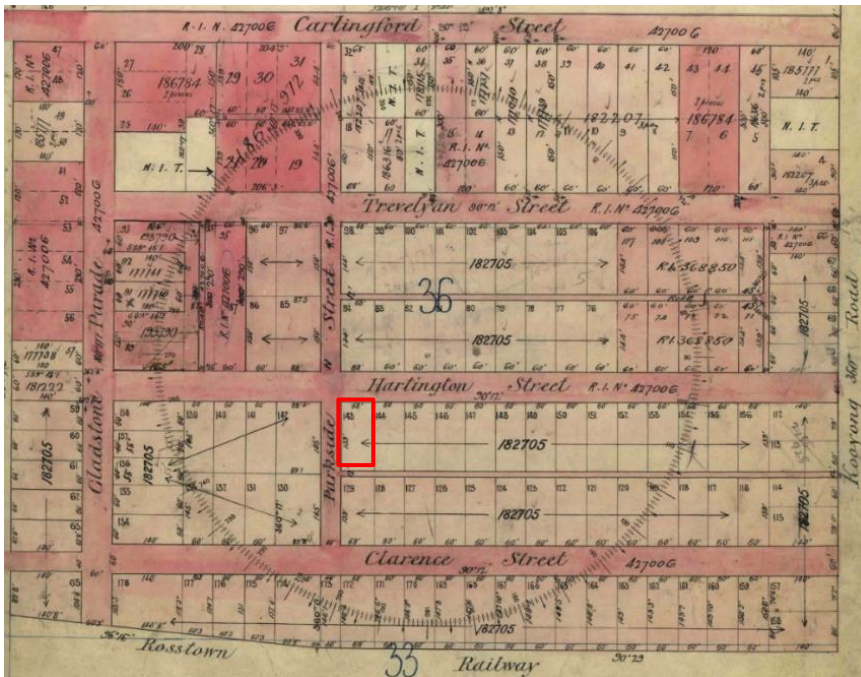
At the rear of the shop, there is a narrower, weatherboard-clad section which has presumably been constructed in stages. It consists of a skillion roof section adjoining the brick section, and to the south a gable (east side) and attached skillion (west side). While partly concealed, the visible windows of this section are not original, being aluminium-framed rather than timber.

## History

The subject place formed part of a 45 acre (approximately 18 ha) parcel described as Portion 36 of the Parish of Prahran, first acquired by Irish-born speculator, Thomas Budds Payne. This area, in the southern reaches of the Caulfield district, was characterised as heathland and divided into large land parcels, many of which appear to have been procured by investors and land syndicates.<sup>1</sup>

While initially situated on the periphery of suburban Melbourne, beyond the more settled environs of Prahran and St Kilda, the ready availability of considerable allotments in Elsternwick and the early private establishment of its railway station (1859) proved attractive to the genteel and affluent. Alongside dairies and market gardens, a patchwork of prestige estates, 'private houses of a superior character standing in pleasure grounds',<sup>2</sup> were erected from the 1860s. The government takeover of the railway line (1878), which improved services, and speculative activities of the land boom stimulated a more intensive phase of subdivision and development in the suburb over the 1880s. Along the major roads and across the former grounds of handsome mansions, rows of generally high-quality detached houses multiplied and dedicated shopping strips emerged. Following the general building hiatus of the 1890s Depression, a decidedly middle-class suburb consolidated with little unused land available by the early 1930s.<sup>3</sup>

In 1886, the Colonial Investment and Agency Company consolidated some 46 acres of nearby land, including Portion 36.<sup>4</sup> This purchase was promptly subdivided into sizable suburban lots as depicted below; including Lot 143, out of which the allotment would later be formed.



1886 subdivision – lot 143 is outlined  
(Source: Certificate of Title, vol. 1845, folio 951)

By the following year (1887), the Victorian Permanent Property Investment and Building Society had obtained the southern section of this large holding, roughly 20 acre (approx. 8 ha) area bound by Trevelyan Street in the north, the Rosstown railway in the south, Gladstone Parade in the east, and Kooyong Road in the west. This purchase included the subject allotment, then

<sup>1</sup> Payne was the first conveyancer admitted by the Supreme Court to practice in the colony of New South Wales (which included Victoria until 1850) ('Early Melbourne', *Truth*, 25 May 1912, p12). Initial dates of purchase are not provided by the Prahran Parish Plan (PROV, VPRS 16171, P1, Plans Ne-R); however, it is known that Crown land was purchased in the Caulfield area, close to Kooyong and Balaclava Roads, from the early 1850s and then progressively sold in large blocks to the east and south until the mid-1860s, by which point much of the Carnegie area had been acquired (Peter Murray and John C Wells, *From sand, swamp and health: a history of Caulfield*, Blackburn, J & D Burrows for City of Caulfield, 1980, p2)

<sup>2</sup> Andrew Garran, *Picturesque atlas of Australasia*, Sydney, Picturesque Atlas Publishing Company, 1888, p148

<sup>3</sup> Murray and Wells, *From sand, swamp and health: a history of Caulfield*, p110

<sup>4</sup> Certificate of Title, vol. 1845, folio 951

vacant<sup>5</sup> This parcel, together with additional land to the north, was then acquired in 1891 by the Colonial Investment and Agency Company Limited.<sup>6</sup> This consolidation was marketed as the Kooyong Park Estate from the early 1880s.<sup>7</sup> In March 1895, lot 143 was divided, and the subject allotment – the western half to the corner of Parkside and Hartington streets – obtained by George Western Wall, identified as a photographer.<sup>8</sup>

**SALE BY AUCTION**  
**KOORYONG PARK ESTATE**  
 SECTION 2  
**ELSTERNWICK**  
**52 ALLOTMENTS**  
**SATURDAY OCT<sup>R</sup> 31<sup>ST</sup> AT 3 O'CLOCK**

CLEN HUNTLY ROAD  
 CARLINGFORD STREET  
 12<sup>TH</sup> SEP<sup>T</sup>  
 TREVELYAN STREET  
 HARTINGTON STREET  
 BRICHTON ROAD  
 CLADSTONE PARADE  
 PARKSIDE  
 KOORYONG ROAD

53	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	66
54	92																			67
55	91																			68
56	90	88	87	86	85	84	83	82	81	80	79	78	77	76	75	74	73	72	71	69
57	89																			70
58																				

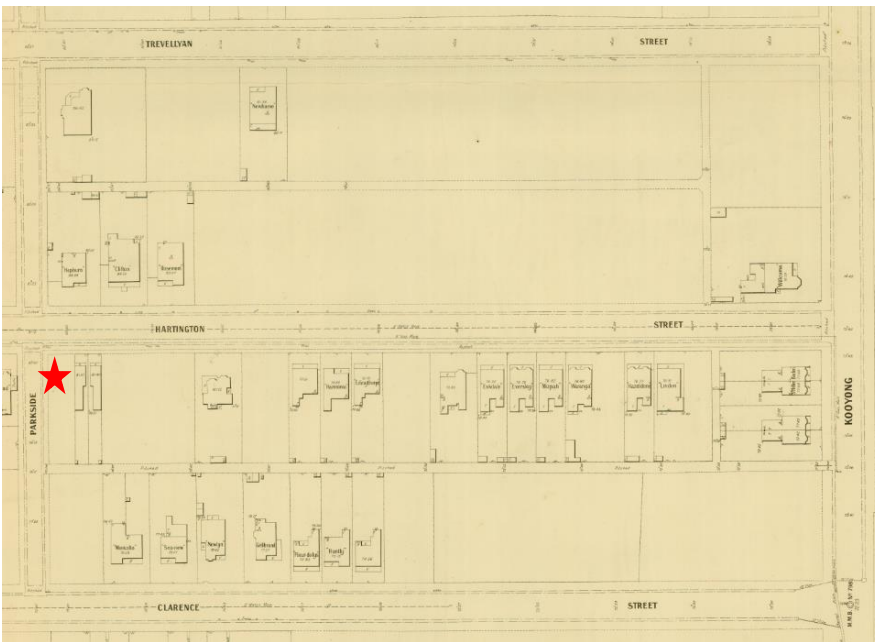
**UPSET PRICE \$2.2. PER FOOT FOR ALL LOTS**  
**AUCTIONEERS C. J. & T. HAM 45 SWANSTON ST.**  
**IN CONJUNCTION WITH FRASER & CO. 19 QUEEN ST.**  
**SALE ON THE GROUND.**  
**FREE RAILWAY PASSES: SALE IN A MARQUEE**

**SATURDAY, OCT. 31.**  
 (On 25 acres, of these allotments.)  
**KOORYONG PARK ESTATE**  
 SECTION 2  
**ELSTERNWICK.**  
**FIRST-CLASS BUILDING ALLOTMENTS**  
 To be situated in  
 The LOW STREET FRONT OF 400 Yds. THE FOOT.  
 The allotments are to be sold by Public Auction, on SATURDAY, OCT. 31, at 3 O'CLOCK, at the residence of the Auctioneers, Messrs. C. J. & T. HAM, 45 SWANSTON STREET, MELBOURNE.  
**KOORYONG PARK ESTATE.**  
 Situated in the best site of the Kooyong Road, a mile west of the "Little Bazaar".  
 You are invited to inspect the same on the day before the sale.  
**DESIRABLE ADVANTAGES,**  
 among which may be mentioned:  
**HYGIENIC SITUATION.**  
 The buildings of this locality are well known and admired for their hygienic character, and the same advantages are to be obtained in the lots to be sold in the present sale.  
**PANORAMIC OUTLOOK.**  
 The view commands the most extensive view of the City, the Shipping, and the surrounding green and hilly Country.  
**CONSTANT RAILWAY COMMUNICATION.**  
 The nearest station is the Brighton Station, and the same is only a few minutes' ride from the site of the lots.  
**DECLARED PRICE.**  
 The price of this locality is well known and admired for their hygienic character, and the same advantages are to be obtained in the lots to be sold in the present sale.  
**SALE AT 2.2 PER FOOT.**  
 The price of this locality is well known and admired for their hygienic character, and the same advantages are to be obtained in the lots to be sold in the present sale.  
**TERMS.**  
 The price of this locality is well known and admired for their hygienic character, and the same advantages are to be obtained in the lots to be sold in the present sale.

One of the advertisements for the Kooyong Park Estate (section 2)  
 The south side of Hartington Street is not depicted  
 Note the explanatory text (bottom left) highlighting the subdivision's 'desirable advantages'  
 (Source: 1885, SLV)

The initial growth phase of the Kooyong Park Estate was characterised by the erection of mansion-like residences to Gladstone Parade, often on double lots, with comparatively smaller dwellings to the parallel roads, such as Hartington Street. It is likely that the collapse of the heightened speculation associated with Melbourne's 'land boom' in the 1890s dampened the wider development of subdivision, with the 1905 MMBW map – see below – depicting multiple unbuilt on lots, including that of the subject site (although the pair of single-fronted weatherboard residences to its east were extant). Construction activity intensified in the lead up to WWI, and by 1915 most of the property to surrounding streets was occupied.<sup>9</sup>

5 Certificate of Title, vol. 1885, folio 806  
 6 Certificate of Title, vol. 1988, folio 457  
 7 See various subdivision maps for the Kooyong Park Estate held at SLV  
 8 Certificate of Title, vol. 2401, folio 014  
 9 Review of Sands and McDougall Directory editions, 1905-20



MMBW plan no. 1836, Caulfield  
Hartington and nearby streets as developed by 1905.  
Star indicates the later location of the shop/residence  
(Source: SLV)

Wall died in 1905 and the subject lot was ultimately acquired by the Fourth Victoria Permanent Building Society.<sup>10</sup>

Around 1909, the City of Caulfield rate book recorded the new presence of a 5-roomed brick shop ('BS') at the site, run as a grocery by Kathleen Geldart, who remained until 1917.<sup>11</sup> On the basis of physical investigations, it appears that the western shopfront was erected first. A marked rise in the annual recorded value of a building, which often indicates the provision of an extension or addition, is also noted in 1913 (nearly a two-fold increase).<sup>12</sup> This likely equates with the construction of the eastern shopfront. Both shopfronts and at least part of the weatherboard section are depicted in the 1931 aerial photograph, shown below.

The construction and expansion of the shop during the late Federation period is revealing of the residential consolidation of the surrounding streets at this time. In general, local stores – often situated to corners – were familiar sights in well-established late 19<sup>th</sup> and early 20<sup>th</sup> century neighbourhoods, the residents of which often depended on walkable locations for the provision of day-to-day necessities.

The shop continued to operate as a grocer into the late 20<sup>th</sup> century.<sup>13</sup> Other uses were also recorded from the late Interwar period into the 1960s, operating alongside its commercial use; namely, from 1938, that of the Elsternwick East Post Office and (small-scale) municipal library.<sup>14</sup> Similar to the employment of many post offices during wartime, it also functioned as an enrolment centre for compulsory enlistment during early 1940s for the 4<sup>th</sup> Brigade Area.<sup>15</sup>

The subject site (unoccupied at the time of assessment) was utilised for commercial usages until recently (circa 2010), with the eastern shopfront accommodating a milk bar (note existing signage) and the western shopfront a music store.<sup>16</sup>

<sup>10</sup> Certificate of Title, vol. 2563, folio 507

<sup>11</sup> Caulfield rate book, 1909-10

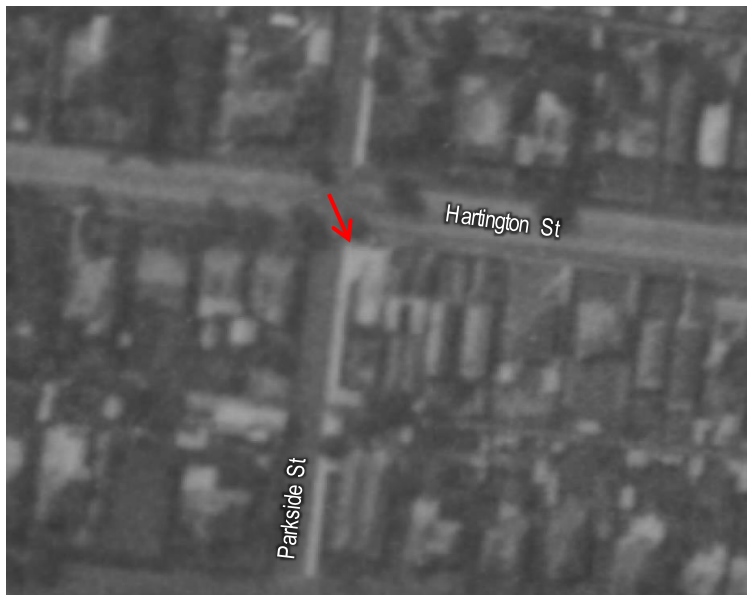
<sup>12</sup> City of Caulfield rate book, 1913-14

<sup>13</sup> Review of *Sands and MacDougall's Directory* editions, 1910-74

<sup>14</sup> *Sands and MacDougall's Directory*, 1938

<sup>15</sup> 'Government Notice: Enrolment for Military Service for Home Defence', *Age*, 12 February 1941, p11

<sup>16</sup> Google Street view, January 2010



1931 aerial photograph of the subject site, indicated by the red arrow  
(Source: Landata, *Maldon Prison*, Run 24, Frame 2491)



1945 aerial photograph of the subject site, indicated by the red arrow  
Note the presence of a canopy  
(Source: Landata, *Melbourne and Metropolitan Area Project*, Run 14, Frame 57721)

### **Thematic Context/Comparative Analysis**

*City of Glen Eira Heritage Management Plan – vol. 1 (Historical Background):*

- The Post Federation Years (1900s-1910s)

### *Known comparable places in the City of Glen Eira*

The commercial building stock attributed with heritage significance is generally included within precincts and mostly dates to the Interwar period. The few individual overlays relating to shop buildings and those precincts with some Federation period buildings are noted below:

- Three adjoining late 19<sup>th</sup> century shops, west of the station on Glenhuntly Road, HO107 (nos 216-218), HO108 (nos 220-222), and HO109 (nos 224-226) – these are grand two storey buildings that are representative of a type generally found to main thoroughfare rather than suburban backstreets.
- Further east on Glenhuntly Road there is a commercial precinct, currently part of Elsternwick Estate and Environs precinct (HO72) but proposed to be separated and renamed the Elsternwick Commercial & Public Precinct – it includes many Federation period commercial buildings as well as the late 19<sup>th</sup> century and inter-war years. The Federation period buildings range from modest single storey examples (consisting of one shop) to more substantial two storey groups (with multiple premises). Most are relatively impressive by comparison to the subject building. Although none retain a timber-framed shopfront and original tiling or have a timber hoarding to the parapet.
- Within the residential part of a proposed enlarged HO72 there are two known former corner shops attached to residences (52 St Georges Road and 13 Hopetoun Street) – both were established in the Federation period, circa 1903 and 1910 respectively, and operated as grocers. The shopfronts have however, been boarded over/infilled.
- Derby Road Precinct (HO71) – small commercial precinct consisting of a distinct array of late 19<sup>th</sup> century, Federation and Interwar period buildings near Caulfield Railway Station. Only some Federation era shopfronts are partially intact.
- Carnegie Retail Precinct (proposed) – situated in the vicinity of the railway station, includes some late Federation period buildings but mainly consists of Interwar and Post-WWII premises. The buildings are of a larger scale typical of a main thoroughfare. A few shopfronts are intact.

### **Condition**

Good

### **Integrity**

Mostly intact

### **Previous Assessment**

N grade (not significant) – Andrew Ward, *City of Caulfield Urban Conservation Study*, field survey sheet 18, 1996

### **Heritage Overlay Schedule Controls**

External Paint Controls	No
Internal Alteration Controls	Yes (original signage)
Tree Controls	No
Outbuildings and/or Fences	No



### Extent of Heritage Overlay

The proposed extent of the heritage overlay would be the parcel of land associated with 12 Hartington Street, Elsternwick.



Recommended extent of heritage overlay  
(Source: Nearmap, February 2019)