

Statement of Significance: Bentleigh Retail Precinct (2018)

Address: 248-268 and 354-494 Centre Road, Bentleigh (south side only)	Name: -
Place Type: Commercial	Grading: Significant
PS ref no: HO160	Constructed: 1923 to circa 1960



What is significant?

The following features contribute to the significance of the Bentleigh Retail Precinct:

- Intact buildings, both single and two storey, dating to the Interwar and Post WWII periods.
- Intact parapets to single storey buildings.
- Intact first floors and parapets to two storey buildings.
- Original detailing including brickwork and/or render (render and roughcast); timber (especially box-framed) or steel-framed windows; tile clad, visible/expressed roofs.
- Intact shopfronts to the Interwar and Post WWII periods with recessed entries (often with pressed metal ceiling), metal framing (such as bronze or chrome finish), original glass to highlights (e.g. decorative, textured, ribbed), tiling to entry floor and/or stallboards, and timber-framed doors.
- Pressed metal soffits to cantilevered canopies.

Contributory places: 248, 250-252, 254, 256-258, 260, 262, 264-266, 268, 354-358, 360-364, 368-370, 374-380, 382, 384, 386-394, 396, 400-404, 408-414, 418-420, 422, 424, 426-436, 438, 442-444, 446-454, 456-462, 464-466, 474, 476-484, 488-494

Non-contributory places: nos 366, 372, 416, 440, 466A, 466B, 468-470, 472, 486.

Map 1: Bentleigh Retail Precinct Contributory and Non Contributory places.



How is it significant?

The Bentleigh Retail Precinct is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

Historically, the Bentleigh Retail Precinct is significant as being representative of the intense retail development that occurred close to Bentleigh Railway Station during the Interwar period, especially during the mid-late 1920s following the electrification of the railway line in 1922. The precinct also demonstrates the importance of local shopping areas in the daily life of suburban communities. Post WWII, the precinct enjoyed huge popularity as a shopping destination in the south eastern suburbs of Melbourne. Some development and redevelopment of sites occurred during the Post WWII period, which reflects another major phase evident more broadly throughout Bentleigh. (Criterion A)

The Bentleigh Retail Precinct is aesthetically significant for the high proportion of largely intact, contributory commercial buildings dating to the Interwar period and, to a lesser extent,

from the Post WWII period, providing a remarkably consistent streetscape. Many of the premises are part of larger buildings. Typical of the early Interwar period (1920s) buildings, an Arts and Crafts aesthetic is evident in the combination of brick (red and clinker) and render (smooth and/or roughcast), though many are overpainted, as well as timber-framed windows. The late Interwar period (1930s) buildings are usually indicative of the Moderne style in either brick (not red) or render (smooth) with a horizontal emphasis, including to the steel-framed windows. Post WWII buildings are more austere, reflecting the influence of Modernism. A few original/early shopfronts survive (notably no. 384 and 482) as well as pressed metal soffits to the canopies, which enhances the significance of the precinct. Whilst many of the buildings are good examples, the most distinctive buildings are nos 264-266, 354-358, 396, 408-414, 426-436, and 442-444. (Criterion E)

Primary source

Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Commercial) 2018 (RBA Architects and Conservation Consultants)