

Statement of Significance: Carnegie Retail Precinct

Date of Statement: November 2018

Address:	Carnegie, inclusive of the following sites: <ul style="list-style-type: none"> • Koornang Road: nos 22 to 166 (east side) and nos 41 to 145, the latter also including 288 Neerim Road (west side) • Morton Avenue: no. 1-1B (south side), 18 (north side) • Rosstown Road: no. 73 (north side) and no. 66 (south side) • Woorayl Street: nos 2A-8 (north side). 	Name:	-
Place Type:	Commercial	Grading:	Significant
PS ref no:	HO158	Constructed:	Circa 1905 to mid-1950s



What is significant?

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

- Intact buildings, both single and two storey, dating to the Late Federation, Interwar and Post WWII periods.
- Intact parapets to single storey buildings.
- Intact first floors and parapets to two storey buildings.

This document is an incorporated document in the Glen Eira Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

GLEN EIRA PLANNING SCHEME

- Original detailing including brickwork and/or render (smooth and/or roughcast); timber (especially box-framed) or steel-framed windows; tile clad, visible/expressed roofs.
- Intact shopfronts to the Late Federation, 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.
- Original pressed metal soffits to cantilevered canopies.

Contributory places (as shown in Map 1):

- East Side - Koornang Road: nos 22A-28, 32-38, 42, 46-48, 50, 52, 54, 56, 56A, 60, 62-66, 68, 74, 76-78, 80-80A, 88-90, 92-94, 96, 98-100, 102, 104, 106-108, 110-112, 118, 120, 122, 124, 126, 128, 130-142, 144, 146-148, 150-152, 154, 156, 158-160, 162-166; 2A-8 Woorayl St; 1+1B Morton Ave
- West Side - Koornang Road: nos 41-49, 51, 63, 65-67, 69-71, 73-75, 75A, 77-79, 83, 85, 89, 91, 93-99, 99A-101A, 113-115, 117, 121-123, 127, 129-131, 133, 135, 139-145 + 288 Neerim; 66+73 Rosstown Road

Non-Contributory places (as shown in Map 1):

- East Side - Koornang Road: nos 30, 40, 44, 82-84, 86; 18 Morton Ave
- West Side - Koornang Road: nos 53, 57-59, 61, 81, 103-105, 107-109, 119, 125, 135A, 139

Map 1: Carnegie Retail Precinct: Contributory and Non Contributory Places



Legend
Contributory
Non Contributory

How is it significant?

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

Why is it significant?

The Carnegie Retail Precinct is historically significant for the development that occurred primarily during the late Federation and Interwar periods as this section of Koornang Road, and the adjacent streets were rapidly transformed into a 'progressive' retail precinct. This change demonstrates the demand for well-serviced, local shopping areas in the daily life of suburban communities during the early 20th century. Initially the precinct included a combination of residential and commercial development, but by the 1920s the earlier houses and some shops were being replaced with more substantial, two storey commercial buildings, many of which survive, as the land became more valuable for that purpose. The ongoing development and renewal in the precinct that continued during the 1930s (late Interwar period) and the Post WWII period reflects that experienced generally across the suburb. (Criterion A)

The Carnegie Retail Precinct is aesthetically significant for the many largely intact (more so the east side), contributory commercial buildings dating from the late Federation Period through the Interwar period and, to a lesser extent, from the Post WWII period. There is mix of individual premises and larger buildings with multiple premises. The late Federation (1910s) and early Interwar period (1920s) buildings typically display an Arts and Crafts aesthetic in the combination of brick (red and clinker) and render (smooth and/or roughcast), though often overpainted, as well as timber-framed windows. The late Interwar period (1930s) buildings are usually indicative of the Moderne style in smooth render with a horizontal emphasis, including to the steel-framed windows. Some buildings originally included recessed balconies (e.g. no. 128) but these have often been subsequently enclosed. Post WWII buildings are more austere, reflecting the influence of Modernism. A few original/early shopfronts survive (notably the 2A-8 Woorayl Street and 66 Rosstown Road) as well as pressed metal soffits to the canopies, which enhances the significance of the precinct. Whilst many of the buildings are good examples, several are notable such as nos 60, 75A, 80-80A, 106-108, 121-123, 139-145, 154, 156, and 158-160 Koornang Road. (Criterion E)

Primary source

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