

Statement of Significance: Glenhuntly Tram Terminus Estate Shops (2018)

Address: 231-251 Koornang Road, Carnegie	Name: Glenhuntly Tram Terminus Estate Shops
Place Type: Commercial	Grading: Significant
PS ref no: HO159	Constructed: Circa 1928-1938



What is significant?

The Glenhuntly Tram Terminus Estate Shops at 231-251 Koornang Road. The buildings are contributory (nos 231-237, 241-251) except for no. 239, which has been extensively modified.

The two groups of contributory two storey shops are largely intact and were built within about a 10 year span during the mid to late Interwar period. Features that contribute to the significance of the precinct include original rendered details and timber windows to the upper level along with the Roman tiles to nos 241, 245-247 and 251. Original walls, including chamfered corners at the intersection of Truganini Road, remain to the side streets and the original hipped roof form is readily apparent to no. 231. The original shopfront to no. 247 with recessed entry and glazed highlights is also of significance as are sections of original tiling to no. 245.

As the rendered walls of the various buildings are painted, it is appropriate to have paint controls so that a complementary colour scheme is applied to them.

How is it significant?

The Glenhuntly Tram Terminus Estate Shops is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

Historically, the Glenhuntly Tram Terminus Estate Shops are significant as a local row of shops that demonstrate the growth that occurred in the Carnegie area during the Interwar period. Constructed from the late 1920s, they were erected at a time when the surrounding land began to be filled by residential development and when there was considerable growth in the broader Carnegie area. The subject allotments had been part of the late Victorian Centre Park subdivision, though little development occurred in the area until the Interwar period. It was during the mid-1920s that the Glenhuntly Road tram was extended along Truganini Road to Koornang Road and the subject lots were again advertised for sale, this time as part of the Glenhuntly Tram Terminus Estate. By the time the tram line was finished, many of the residential lots on the adjacent Centre Park estate had been built on. (Criterion A)

The Glenhuntly Tram Terminus Estate Shops is aesthetically significant as a continuous row of Interwar period shops that were constructed in popular styles of the Interwar period and have a consistent two storey form with decorative parapets to Koornang Road. The design of the northern building is relatively elaborate in a suburban context and indicative of the Free Classical style, that was commonly employed in the 1920s. The Spanish Mission style adopted for the southern building was less commonly used in commercial architecture and is a relatively early example of this style. This building is a good example of its type, incorporating decorative details such as barley twist columns with floriated capitals and projecting intermediate bays capped by curved parapet.

The intact recessed shopfront to no. 247, which included pressed metal to the soffit and original floor tiles to the recessed entry, as well as original wall tiles and glass highlights, are typical of shopfronts constructed during the Interwar period. (Criterion E)

Primary source

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