

## Statement of Significance: Grand View Estate Shops (2018)

<b>Address:</b> 165-189/189A Centre Road, Bentleigh	<b>Name:</b> Grand View Estate Shops
<b>Place Type:</b> Commercial	<b>Grading:</b> Significant
<b>PS ref no:</b> HO165	<b>Constructed:</b> Circa 1931-1956



### What is significant?

The thirteen shops on the north side of Centre Road, Bentleigh between Thomas Street (west) and Wilson Street (east) which were part of the Grand View Estate. The first two shops (nos 165-167) were erected almost eight years after the subdivision of the Estate which was initially slow to be developed. The remaining eleven shops were constructed over a five year period commencing some 25 years later by which time the residential part of the Grand View Estate had been fully developed.

All buildings are contributory: 165-167, 169-171, 173-181, 183-187 and 189/189A.

The following features contribute to the significance of the Grand View Estate Shops:

- Intact buildings, mainly 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: primarily bi-chrome brickwork - red and clinker (with limited use of render) during the Interwar period; cream and brown during the Post WWII period - and timber-framed windows.
- 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. textured or ribbed), tiling to entry floor and/or stallboards (often over painted), and timber-framed doors.

### **How is it significant?**

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The Grand View Estate Shops precinct is of local historical, representative and aesthetic significance to the City of Glen Eira.

### **Why is it significant?**

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The Grand View Estate Shops precinct is historically significant as a row of shops that were constructed to service the nearby residential areas which began to be subdivided during Interwar Period and had been mostly developed by the mid-1950s. Small groups of local shops were common in the Interwar and Post WWII periods when much shopping was undertaken in close proximity to home. (Criterion A)

The Grand View Estate Shops are of representative significance as this group of buildings are highly intact and reflective of the periods during which they were constructed. The first shops to be erected were the circa 1931 pair at nos 165-167 which have characteristics of the Arts and Crafts aesthetic being constructed largely of red brick and having clinker brick detailing. The Post WWII shops are reflective of a functionalist aesthetic with decoration being largely eschewed and differentiation being limited to horizontal and vertical elements. (Criterion D)

The most distinctive and intact building is the single storey shop at the east end (no. 189/189A), which was the last to be constructed in the precinct. Advantage has been taken of the corner location to emphasise its skillion roof form and to employ feature slate clad walls, both elements indicative of high quality design of the mid-1950s. (Criterion E)

### **Primary source**

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