

Beauview Estate Shops



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Location

253-263 Lower Heidelberg Road IVANHOE, BANYULE CITY

Municipality

BANYULE CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO91

HO193

Heritage Listing

Banyule City

Statement of Significance

Last updated on - April 16, 2010

What is significant?

The shops designed and developed as part of the Beauview Estate by A.V Jennings in 1939 at 253-263 Lower Heidelberg Road are significant.

How is it significant?

The shops are of historic, aesthetic and social significance to Banyule City.

Why is it significant?

The Beauview Estate was one of the earliest Estates developed by A. V. Jennings. The pattern of urban development established by Jennings became a model for future suburban development in Melbourne (Criterion A). The shops associated with the Estate were designed by Ed Gurney in the inter-war English Domestic Revival style and are a coherent and intact example of the style (Criterion D & E). The shops are historically and socially significant because they form the commercial heart of the significant Beauview Estate and because since the Estate's completion, they have provided a space for local residents to meet, socialise and shop (Criteria F & G).

See also HERMES 123320 for the Beauview Estate.

Heritage Study/Consultant	Banyule - Banyule Heritage Review, Context P/L, 2009; Banyule - Banyule Heritage Study, Allum Lovell & Associates, 1999; Banyule - Heidelberg Conservation Study, Graeme Butler and Associates, 1985;
Construction dates	1938,
Architect/Designer	Gurney, Edgar,
Hermes Number	162854
Property Number	

Physical Description 1

The Beauview Estate includes part of Lower Heidelberg Road, Stafford Court, Ravenswood Avenue, York Avenue, Beauview Parade, Oakden Place, Wilfred Road, Carmichael Street, Burton Crescent and Elm Crescent. The housing includes examples of conservative neo-Georgian, neo Tudor and other Arts and Crafts revival designs.

The shops are located along Lower Heidelberg Road. At ground floor level, each shop has a recessed entrance and shopfront glazing set on miniature brick tile work. Some shops have been significantly altered and have lost these elements, and overly dominant signage at ground floor level and on the veranda is detrimental to the historical reading of the building. The underside of the veranda still retains some of its original pressed metal panelling which expresses a somewhat art deco motif. The back of the building is typically utilitarian, constructed in plain stretcher bond brick with various lean-tos etc. The back of the site is dominated by car parking and has some limited vegetation.

The building is somewhat unusual as an example of the Inter-War English Domestic Revival style applied to a commercial use. It is two-storey, monolithic red brick construction with hipped terracotta tiled roofs split to form brick-edged gables as the building steps up the sloping street. The bricks follow a stretcher bond layout, and a rough-cast cream-coloured render has been applied to the upper portions of the first floor street frontage. There are three brick chimneys irregularly laid out with clinker brick top trim.

The street slope creates three portions to the building, each of which has its own floor height and corresponding window and veranda positions. As is typical of the style, the building form is asymmetrical, with formulaic patterning of decorative elements along the front facade. These elements consist of a rendered parapet feature cut through the hipped roof plane, which occurs once on each portion; and a brick and render parapet feature which occurs between the lower and middle portions, and at the far end of the uppermost portion. The latter parapets mark the entrance ways to the upper floor residences, which are emphasised by the three vertical slot windows formed in glass block which allow light into the internal stairwells. The entrances themselves are recessed brick with vertical panel timber door and vertical slot window with curvilinear ironwork guard. All five parapet elements have a top trim of clinker bricks, which are also used for horizontal trims that run the length of

the facade on the upper floor, one at window head height and the other just above sill height, forming an edge to the render. Upper floor window openings consist of pairs and single openings corresponding to the section of roof they are positioned under, and each consists of a double hung timber sash with the upper light divided into three sections horizontally. All windows have header bond brick sills. The street facade at first floor level is reasonably intact.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>