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## SHOPS



306 - 308 High Street,  
Preston

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### Location

306-08 HIGH STREET, PRESTON, DAREBIN CITY

### Municipality

DAREBIN CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO221

### Heritage Listing

Darebin City

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### Statement of Significance

Last updated on -

#### *What is significant?*

The pair of shops and residences at 306-08 High Street, Preston constructed in 1929-30 for Mr Arthur Sandland, a local businessman who owned a poultry farm in Preston. The following elements contribute to the significance of the place:

- the upper level of the building, including the facade and parapet walls; and

- the shopfront at No.306
- the rear section of the building dating from 1929-30.

Later alterations and additions, including the shopfront at No.308, are not significant.

*How is it significant?*

The pair of shops and residences at 306-08 High Street, Preston is of local historic and aesthetic significance to Darebin City.

*Why is it significant?*

Historically, it is significant as evidence of the commercial development associated with the post First World War boom when the population of Preston trebled within a decade. It illustrates the significant development that led to Preston being proclaimed a city by 1926 and cemented the role of this part of High Street as the civic and commercial heart of Preston. It is of interest for its association with local businessman Arthur Sandland (AHC criteria A.4, D.2, H.1).

Aesthetically, it is significant as an interwar commercial building of individual design. The building is notable for the upper facade, which is relatively intact and includes unusual features such as the balconies and the original render finish (AHC criterion F.1)

Heritage Study/Consultant Darebin - Darebin Heritage Study, Context P/L, 2011;

Construction dates 1929,

Hermes Number 27307

Property Number

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## Physical Description 1

A symmetrically composed pair of two-storey rendered brick Inter-war shops, with a transverse gabled roof clad in terracotta tiles. The render finish is original. Parapets at the ends of the transverse gable partially conceal the roof when the building is viewed in High Street from the north and south. At the centre of the west (High Street) elevation two smaller gables project from this roof towards High Street. On the upper level of this elevation there are two double-hung sash windows, directly beneath the two street-facing gables, with two sashes that retain the original multi-paned diamond-shaped glazing. Flanking these windows are balconies at the north and south ends of the elevation that have steel balustrades. The balcony at the south end retains its pair of timber doors with multi-paned glazing. The original doors of the north balcony have been altered or removed. A downpipe extends down the centre of the west elevation, beneath a rainwater head at the valley of the two street-facing gables. Clinker brick has been used as architectural embellishment on the upper level of this facade including soldier courses above window and door openings and corbelling beneath the eaves. A cantilevered awning extends across the west elevation between the ground and first floors. The shopfront of 306 is original or early, with a curved glass shopfront leading to a recessed timber framed door with a fixed glazed panel. The shopfront of 308 is of recent origin.

*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/>*