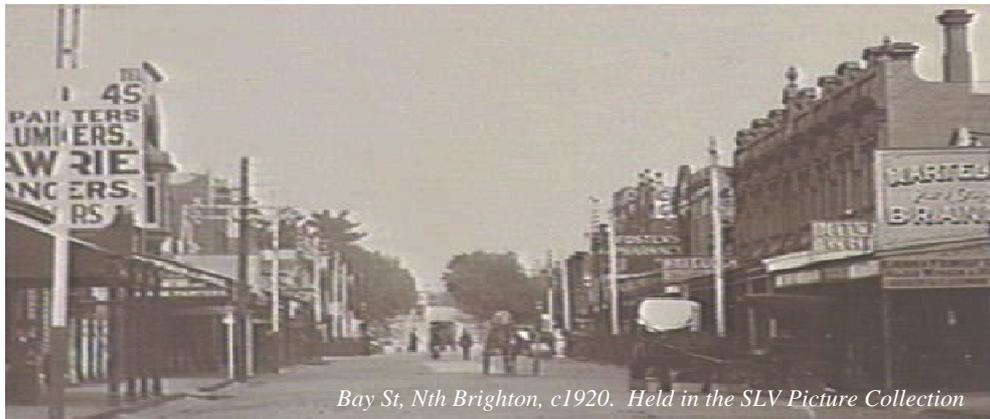


# City of Bayside

Revised September 2012



## Review of Heritage Precincts in Activity Centres

Prepared for the City of Bayside

bryce raworth • conservation urban design  
19 Victoria Street St Kilda Vic 3182

---

# Contents

---

<b>Contents</b>	<b>1</b>
<b>Consultants</b>	<b>2</b>
<b>Executive Summary</b>	<b>3</b>
<b>1.0 Introduction</b>	
1.1 Background	5
1.2 Methodology and Sources	6
1.3 Levels of Significance and Definitions	6
1.4 Format of Data Sheets	8
1.5 Location map	9
<b>2.0 Bay Street Precinct</b>	<b>10</b>
<b>3.0 Hampton Street Precinct</b>	<b>16</b>
<b>4.0 Martin Street Precinct</b>	<b>20</b>
<b>5.0 Lists of Contributory Buildings</b>	<b>25</b>
5.1 Bay Street Precinct	26
5.2 Hampton Street Precinct	32
5.3 Martin Street Precinct	39

---

## Consultants

---

This review was undertaken by:

**Bryce Raworth Pty Ltd**  
Conservation Consultants  
Architectural Historians

Text and illustrations were prepared by Bryce Raworth and Carolyne Baker.

## Executive Summary

---

This review report finds that:

1. All three of the proposed heritage precincts – namely the Bay Street Precinct, the Hampton Street precinct and the Martin Street Precinct – were found to be of sufficient significance to warrant the introduction of a Heritage Overlay control.
2. Post exhibition but prior to Amendment C82 proceeding to Panel, the recommended extent of the Bay Street Precinct was altered to a minor degree to exclude the now demolished building at 380 Bay Street (Section 2). At this point, it extended from 241-427 Bay Street along the northern side of Bay Street, and 270-378 Bay Street along the southern side. In accordance with Recommendation A2 of the Panel Report for Amendment C82 to the Bayside Planning Scheme, the extent of the Bay Street Precinct was further altered to remove the properties at 270, 272, 274, 276, 278 and 280 Bay Street, Brighton. The Bay Street Precinct now extends from 241-427 Bay Street along the northern side of Bay Street, and 286-378 Bay Street along the southern side.
3. Although the integrity of the previously proposed Hampton Street Commercial Precinct has been diminished by recent development, it continues to meet the threshold of significance sufficient to warrant a Heritage Overlay (Section 3). Post exhibition but prior to Amendment C82 proceeding to Panel, the extent of the proposed heritage overlay was slightly reduced to the east in order to include only the land directly adjacent to Hampton Street. Post exhibition, the extent of the Hampton Street Commercial Precinct extended from 358-448 Hampton Street along the eastern side of Hampton Street, and 251-415 Hampton Street along the western side. In accordance with Recommendation A3 of the Panel Report for Amendment C82 to the Bayside Planning Scheme, the extent of the Hampton Street Precinct was further altered to exclude the properties at 382, 384, 386, 388, 390, 392, 394, 396 and 398 Hampton Street, Hampton. In accordance with Recommendation A4 of the Panel Report for Amendment C82 to the Bayside Planning Scheme, the property at 415 Hampton Street was also excluded from the extent of the heritage overlay. The Hampton Street Precinct now extends from 358-380 and 398 (north side of railway line)-448 Hampton Street along the eastern side of Hampton Street, and 251-413 along the western side.
4. Post exhibition but prior to Amendment C82 proceeding to Panel, the recommended extent of the Martin Street Precinct was altered to a minor degree to exclude the property at 172 Martin Street (which currently contains a 7-11 shop and carpark) as well as part of VicRoads land that was included within the previously recommended boundary (Section 4). The proposed heritage overlay now extends from 117-173 Martin Street along the northern side of Martin Street, and 126D-168 Martin Street along the southern side. The recommended extent of the Martin Street Precinct remained unchanged in the Panel Report for Amendment C82 to the Bayside Planning Scheme.

5. It is recommended that complete lists of contributory buildings be prepared for inclusion in Council's Heritage Policy under Clause 22.05 as per other listings for heritage areas.

---

# 1.0

---

# Introduction

---

## 1.1 Background

This review of selected heritage precincts in Brighton was commissioned by Bayside City Council. It seeks to ensure that the information that formed the basis of Amendment C82 – namely the *City of Bayside Review of Heritage Precincts in Activity Centres March 2007 (reviewed June 2010)* – is both current and correct.

The *City of Bayside Review of Heritage Precincts in Activity Centres March 2007 (reviewed June 2010)* sought to assess the integrity and significance of four proposed heritage precincts first identified in the *City of Bayside Heritage Review* by Allom Lovell & Associates, March 1999. The *City of Bayside Heritage Review* (1999) was commissioned to examine heritage structures, precincts and landscapes within the City of Bayside. As part of this review the consultants identified twenty-seven proposed heritage overlay precincts. Following completion of the Review, Council progressed the implementation of fifteen precincts into the Bayside Planning Scheme Amendment C38 which was Gazetted on 27 April 2006.

With the introduction of policies associated with Melbourne 2030 and the requirement to undertake Structure Plans for Council's Major Activity Centres (MACs), consideration of heritage precincts located within commercial areas was deferred pending completion of Structure Planning for those centres. As part of the 2010 review of the *City of Bayside Review of Heritage Precincts in Activity Centres March 2007*, it was found that the integrity of the previously proposed Sandringham Commercial Precinct had been diminished by recent development and no longer met the threshold of significance sufficient to warrant a Heritage Overlay. The proposed Sandringham Commercial Precinct was therefore not considered as part of this review.

The outstanding proposed heritage precincts located in the Major Activity Centres include:

- Bay Street Precinct
- Hampton Street Precinct

The proposed Martin Street heritage precinct is located within a Neighbourhood Activity Centre.

This review seeks to update and review these three proposed heritage precincts. It seeks to:

- Assess the integrity of the precincts.
- Assess the significance of the precincts.
- Assess whether the precinct boundaries are accurate.
- Assess whether there should be any changes to the list of contributory buildings in the precinct.
- Make recommendations as to whether these previously proposed precincts continue to warrant a Heritage Overlay under the City of Bayside Planning Scheme.
- Implement the relevant recommendations of the Panel Report for Amendment C82 to the *Bayside Planning Scheme (30 July 2012)*.

## 1.2 Methodology and Sources

Limited primary historical research has been undertaken for the purposes of this report as much of the relevant information has already been outlined in documents such as: Allom Lovell & Associates' *City of Bayside Heritage Review: Heritage Overlay Precincts*, Vol.3 (1999); Andrew C Ward & Associates' *City of Sandringham Heritage Conservation Study* (1989), and the *City of Brighton Urban Character and Conservation Study* by Perrott Lyon Mathieson in association with Andrew Ward (1986).

All buildings within the boundaries of these precincts were re-assessed and a street-by-street survey of external fabric undertaken. Particular note was taken of changes that have occurred since the 2010 review was prepared. Each building was individually assessed and categorised either as a contributory building – assuming a heritage precinct were subsequently found to exist – or a non-contributory building. The criteria used to assess each building are outlined in the following section.

The results of the survey were then used to help determine whether the previously proposed precinct in question was of sufficient significance to warrant inclusion within a Heritage Overlay. Under Clause 22.05, heritage precincts are areas which:

- contain buildings that derive considerable cultural significance from their context and/or relationship with others in the area;
- have largely intact or visually cohesive streetscapes, creating precincts of historic and/or architectural integrity;
- contain a large number of substantially intact buildings;
- contain buildings that contribute to the historic or architectural significance of the area as a whole;
- may contain historically or botanically contributory gardens, reserves and specimens.

Where changes had occurred, the boundaries of the precinct were adjusted to reflect the existing conditions. The existing citations for the precincts were then revised and augmented as necessary, as were the lists of contributory buildings. The recommendations are detailed in full in Sections 2 to 5 of this report.

### 1.3 Levels of significance and definitions

Since the introduction of the first municipal heritage conservation studies in the 1970s, there have been numerous attempts to define an appropriate means of categorising sites of significance in terms of levels of significance. Nonetheless, it is clear that a broad range of factors can contribute to making a place significant.

The City of Bayside has adopted the HERCON assessment criteria for assessing significance.\* These are as follows:

- Criterion A:* Importance to the course or pattern of our cultural or natural history.
- Criterion B:* Possession of uncommon, rare or endangered aspects of our cultural or natural history.
- Criterion C:* Potential to yield information that will contribute to an understanding of our cultural or natural history.
- Criterion D:* Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- Criterion E:* Importance in exhibiting particular aesthetic characteristics.
- Criterion F:* Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- Criterion G:* Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
- Criterion H:* Special association with the life or works of a person, or group of persons, of importance in our history.

*\* This list is advisory and general, and is not considered exhaustive.*

For the purposes of this review, all assessed buildings were broadly divided into one of two categories: contributory or non-contributory. Under the City of Bayside's heritage policy, Clause 22.05, contributory buildings are defined as being:

*...those buildings that are deemed to make a contribution, either individually, or as part of a collection, to the significance of the Heritage Precinct.*

Although not defined under Clause 22.05, non-contributory buildings are those which make no important contribution to the notable character of the heritage precinct (as defined in the Statement of Significance), and do not contribute to an understanding of the important or unique aspects of the historical and architectural development of that area.

The breadth of these two categories meant that those buildings assessed as being contributory displayed a range of different levels of significance, from individually listed buildings to generic, architecturally undistinguished buildings.

At the upper level of the contributory spectrum stand buildings individually listed within the Heritage Overlay. These buildings have been assessed as satisfying some or several of the HERCON

assessment criteria, at a level of either state or local importance. While individually significant, these buildings are also deemed to be contributory to the significance of the heritage precinct in question.

Midway through the spectrum of contributory buildings are those which make an architectural and historic contribution that is important within the local area. This includes well-preserved examples of particular styles of construction, as well as some individually significant buildings that have been altered or defaced.

Buildings in this category will usually be either fine or typical examples of their type, era or style, and may help demonstrate the development of their immediate area in one or several periods. They will usually retain a substantial degree of their original fabric or appearance, and any such additions as are visible will usually either be sympathetic to the character of the original, or will demonstrate either a typical or notable type of building alteration from another era.

Some buildings gain part of their significance from their location within an architecturally or historically rich context. In such instances, the building may have lost some of its original overall appearance, or have been defaced to some visible extent by later additions, while nonetheless retaining sufficient architectural character to make it a useful and irreplaceable part of the overall streetscape or urban environment.

Some contributory buildings are either reasonably intact representative examples of particular periods or styles, or have been substantially altered but stand in a row or street which retains much of its original character. These buildings are considered to have amenity or streetscape value.

At the lower end of the contributory spectrum stand those buildings which once formed an integral part of the character of the area, but which have now been altered or defaced to such an extent that they no longer contribute in terms of architectural detail, but only in terms of broader elements such as overall scale, form or setback.

#### 1.4 Format of the data sheets

The format of each data sheet comprises:

- Map (showing extent of proposed HO)
- Photographs
- Extent of proposed Heritage Overlay
- Review
- History
- Description
- Statement of Significance
- Sources

All Statements of Significance have been revised and updated. Where the extent of proposed precincts remain substantially the same and the historical and descriptive information continues to apply, this information has simply been cited from the relevant existing studies – sometimes with minor amendments as necessary. All sources have been acknowledged.

1.5 Location Map

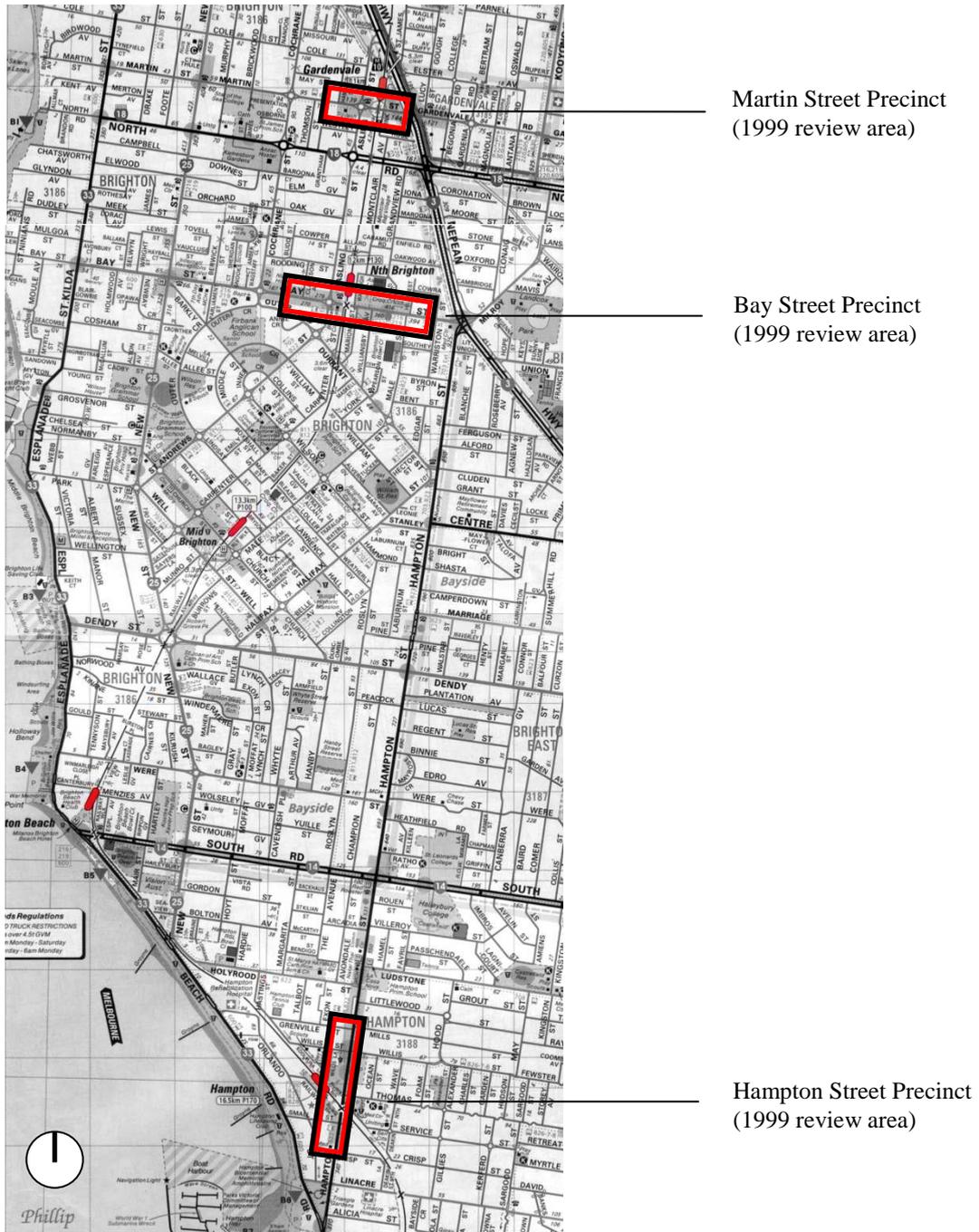


Figure 1 Map showing location of proposed heritage precincts.

2.0

Bay St precinct

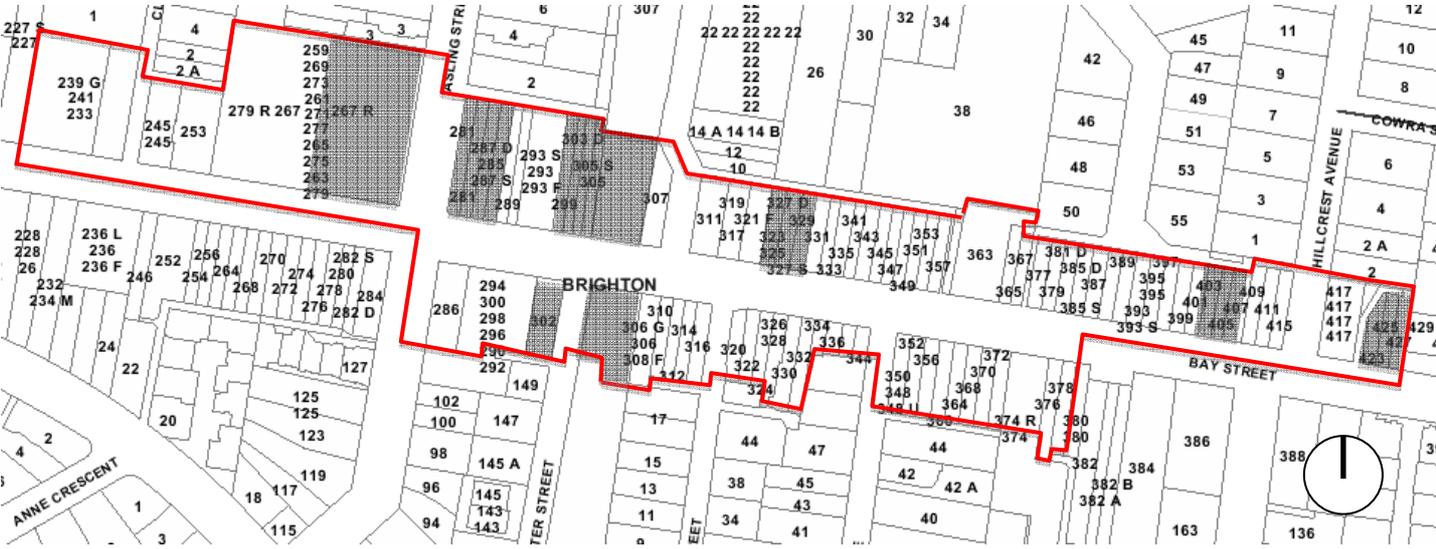


Figure 2 Bay Street Precinct

- Extent of proposed Bay St HO Precinct
- ▒ Properties under individual HO

## Bay St precinct



Bay Street, Brighton, undated image

Source: SLV Picture Collection

### Recommended extent of Heritage Overlay

<i>Northern side of Bay Street</i>	241-427 Bay Street
<i>Southern side of Bay Street</i>	286-378 Bay Street

### Review

The current review finds that the proposed Bay Street Commercial Heritage Overlay Precinct continues to be of sufficient significance to warrant a Heritage Overlay. Post exhibition but prior to Amendment C82 proceeding to Panel, the extent of the proposed Heritage Overlay area was slightly altered to exclude the now demolished building at 380 Bay Street. In accordance with Recommendation A2 of the Panel Report for Amendment C82 to the Bayside Planning Scheme, the extent of the Bay Street Precinct was further altered to remove the properties at 270, 272, 274, 276, 278 and 280 Bay Street, Brighton. The Bay Street Precinct now extends from from 241-427 Bay Street along the northern side of Bay Street, and 286-378 Bay Street along the southern side.

### History

The following historical information is taken from the *City of Bayside Heritage Review* (1999) which in turn was derived from the *City of Brighton Urban Character and Conservation Study* by

Perrott Lyon Mathieson in association with Andrew Ward (1986):

*Bay Street was one of the first streets laid out in Brighton, shown on the H B Foot plan of the Brighton Estate within Henry Dendy's Special Survey of 1842.<sup>1</sup> Prior to the extension of the St Kilda and Brighton Railway Company's line to Bay Street, the development of the area was predominantly residential; an exception was the Disciples Church, near the Cochrane Street intersection on the site of the present Baptist Church at No. 154. The railway, which offered a half-hourly service to and from Melbourne, provided a stimulus for commercial development. Anticipating the extension of the line, John Porter, one of the railway's shareholders, subdivided his Bay Street property into 40 small lots in 1858.<sup>2</sup> Bay Street soon outstripped the small centres in Church Street and New Street: in 1859 in New Street there were 11 shops, twice as many as in the other streets, but by 1887 there were 14 in New Street, 17 in Church Street and 16 in Point Nepean Road, compared to 65 in Bay Street.*

*In 1882 premises in Bay Street included the Southern Cross Hotel, the library, the Baptist Church, the new E S & A Bank and the Railway Hotel, and the centre extended from the west of the Cochrane Street intersection and proceeded east to about Willansby Avenue, then William Street. In 1888 the Commercial Bank of Australia established their premises at Nos. 302-304, and erected new premises in 1897 further down the street at Nos. 282-284.<sup>3</sup> The Simmonds Building at Nos. 281-287, owned by the prominent Brighton real estate agent Samuel Simmonds who had opened his first agency on this site in 1860, was constructed in 1890 to the design of architect Charles Webb.<sup>4</sup> By this time the street was well-established as a major thoroughfare in Brighton. The rapid development of the street during the 1880s boom period also brought with it traffic congestion: in 1884 the demand for hansom cabs became so great that a reservation of over fifty yards (150 metres) of kerb space east of the railway line was set aside.<sup>5</sup> The former Oriental Coffee Palace, one of the most notable buildings in the streetscape, was erected at the intersection of Marion Street during this period. The street continued to develop after the depression of the early 1890s. The bichromatic North Brighton station building was completed in 1895<sup>6</sup> and the red brick double-storey shops at Nos. 423-427 and 403-405 were erected in 1896-98, the latter extended to No. 407 in 1905.<sup>7</sup> The street reached pre-eminence in Brighton during the 1930s, when the number of businesses reached 154, but from this period onwards the rate of change declined and a new emphasis was directed at the Church Street centre.*

---

1 Plan of the Brighton Estate, H B Foot surveyor, (1842?), State Library of Victoria (Map Room).

2 Weston Bate, *A History of Brighton*, Melbourne (1983), p156.

3 Andrew Ward and Perrott Lyon Mathieson, *City of Brighton Urban Character and Conservation Study: Datasheets*.

4 Andrew Ward and Perrott Lyon Mathieson, *City of Brighton Urban Character and Conservation Study: Datasheets*.

5 Weston Bate, *A History of Brighton*, Melbourne (1983), p273.

6 Andrew Ward and Perrott Lyon Mathieson, *City of Brighton Urban Character and Conservation Study: Datasheets*.

7 Andrew Ward and Perrott Lyon Mathieson, *City of Brighton Urban Character and Conservation Study: Datasheets*.



Figure 3 View west down Bay Street (L).

Figure 4 The Hodges' building at 251 Bay Street (R) and the Terzini garage at 241-243 Bay Street (R).

### Description

The following description reproduces that found in the *City of Bayside Heritage Review* (1999):

*The Bay Street Precinct is an east-west oriented retail and commercial strip, bisected by the railway line. The building fabric comprises mostly late 19th century shops interspersed with a few Edwardian and later buildings. As with many similar 19th century retail strips the architectural character of the street is derived largely from the intact first floor facades of the shop buildings. At ground floor level, most shop fronts have been substantially altered and all of the original verandahs have been removed.*

*The Victorian buildings are generally characterised by a florid Italianate style, typical of commercial architecture of the boom period. The rendered Simmonds Building at Nos. 281-287 is an illustrative example, having ornate decoration at first floor level including semi-circular arched double-hung sash windows with moulded architraves and Corinthian pilasters surmounted by a balustraded parapet. The row of shops at Nos. 325-329, constructed in 1891,<sup>8</sup> are similarly articulated by pilasters at first floor level, in addition featuring unusual Mannerist pedimented parapets at either end. The two former Commercial Banks at Nos. 302-304 (1888) and 282-284 (1897) occupy prominent corner sites near the intersection of the railway line. The latter is the more intact of the two, retaining its original ground floor window openings. Its decoration is particularly notable, featuring segmented and triangular pediments, fluted engaged Tuscan Doric and Corinthian columns and an ornate modillioned and dentilated cornice. Opposite, the Italianate double-storey row of shops at Nos. 299-305 is complementary in design.*

*The single-storey former E S & A Bank and Manager's residence, located on the*

<sup>8</sup> Andrew Ward and Perrott Lyon Mathieson, *City of Brighton Urban Character and Conservation Study: Datasheets*.  
bryce raworth conservation • urban design

*intersection of Asling Street, is characteristically designed in a tuckpointed brick Gothic Revival style. Designed by architect Philip E Treeby and completed in 1882 it is a notable element in the streetscape, featuring pointed arched windows, rendered dressings and a steeply pitched gabled roof.*

*Later Victorian buildings include the red and cream brick double-storey shops at Nos. 403-407 (1897-9, 1905) and the similar buildings at Nos. 423-427 (1896-7).*

*Edwardian shops include the double-storey row at Nos. 347-351, altered by the overpainting of the brickwork. Nos. 376-380 have been similarly altered, as have the buildings at Nos. 306-316.*

*The Hodges Building, at No. 253 at the western end of the precinct, is the street's most notable building dating from the inter-War period. Designed in a classical revival style with Mannerist details and a first floor loggia supported on Ionic columns, it relates sympathetically to the 19th century Italianate buildings.*

*Kerbs and gutters are of concrete, and footpaths are asphalted. Plantings include immature elms (*Ulmus Vanhoutten*).*

#### **Statement of Significance**

The updated Statement of Significance for the Bay Street Precinct is as follows:

*The Bay Street Precinct is of local aesthetic, architectural and historic significance. One of the main thoroughfares in Brighton, the street dates from the 1840s. Not long after the railway line was extended to Brighton in 1859, the Bay Street retail strip emerged as the principal shopping centre in the suburb and served as such until the early decades of the 20th century (HERCON Criterion A). Many of the extant buildings reflect the development of the Bay Street commercial precinct during its heyday (HERCON Criterion C). The street reached pre-eminence in Brighton during the 1930s, when the number of businesses reached 154, but from this period onwards the rate of change declined and a new emphasis was directed at the Church Street centre.*

*The Bay Street precinct is characterised by a mix of single and double storey commercial buildings dating from the nineteenth and early twentieth centuries interspersed with some three and four storey recent infill development. Perhaps the most visually dominant buildings are those dating from the late 19th century. With their grand boom style facades, many of these buildings are of individual significance and well illustrate the aspirations of Brighton residents and traders (HERCON Criterion E). These significant 19th century buildings are largely concentrated in the vicinity of the railway station and include the former bank at 279 Bay Street (HO43), the former Simmonds's Buildings at 281-287 Bay Street (HO44), the former bank at 282-284 Bay Street (HO45), the Commonwealth Bank at 302 Bay Street (HO46), the shops at 299-305 Bay Street (HO47) and the shops at 325-329 Bay Street (HO48). Further east along Bay Street, the streetscape displays a greater degree of*

*heterogeneity and is characterised by a mix of Victorian, Edwardian and interwar shop buildings as well as a small number of non-contributory modern structures. However, the precinct as a whole is unified by its fine-grained rhythm, its low scale, and its nineteenth and early twentieth century commercial character (HERCON Criterion F). Many of the shops are largely intact to the extent of their first floor level or parapet, and the variety of parapet heights and stylistic ornament, combined with the Golden Elm trees and the narrow width of Bay Street itself, lends the precinct a picturesque village-like character.*

*While by no means exhaustive, the following is a list of key buildings which help contribute to the heritage significance of the precinct:*

<i>Hodges Building</i>	<i>253 Bay Street</i>
<i>ES &amp; A Bank</i>	<i>279 Bay Street</i>
<i>Former Simmonds Building</i>	<i>281-287 Bay Street</i>
<i>Former Commercial Bank</i>	<i>282-284 Bay Street</i>
<i>Shops &amp; residences</i>	<i>299-305 Bay Street</i>
<i>Former Commercial Bank</i>	<i>302-304 Bay Street</i>
<i>Shop</i>	<i>319 Bay Street</i>
<i>Shops &amp; residences</i>	<i>325-329 Bay Street</i>
<i>Shops &amp; residences</i>	<i>403-407 Bay Street</i>
<i>Shops &amp; residences</i>	<i>423-427 Bay Street</i>

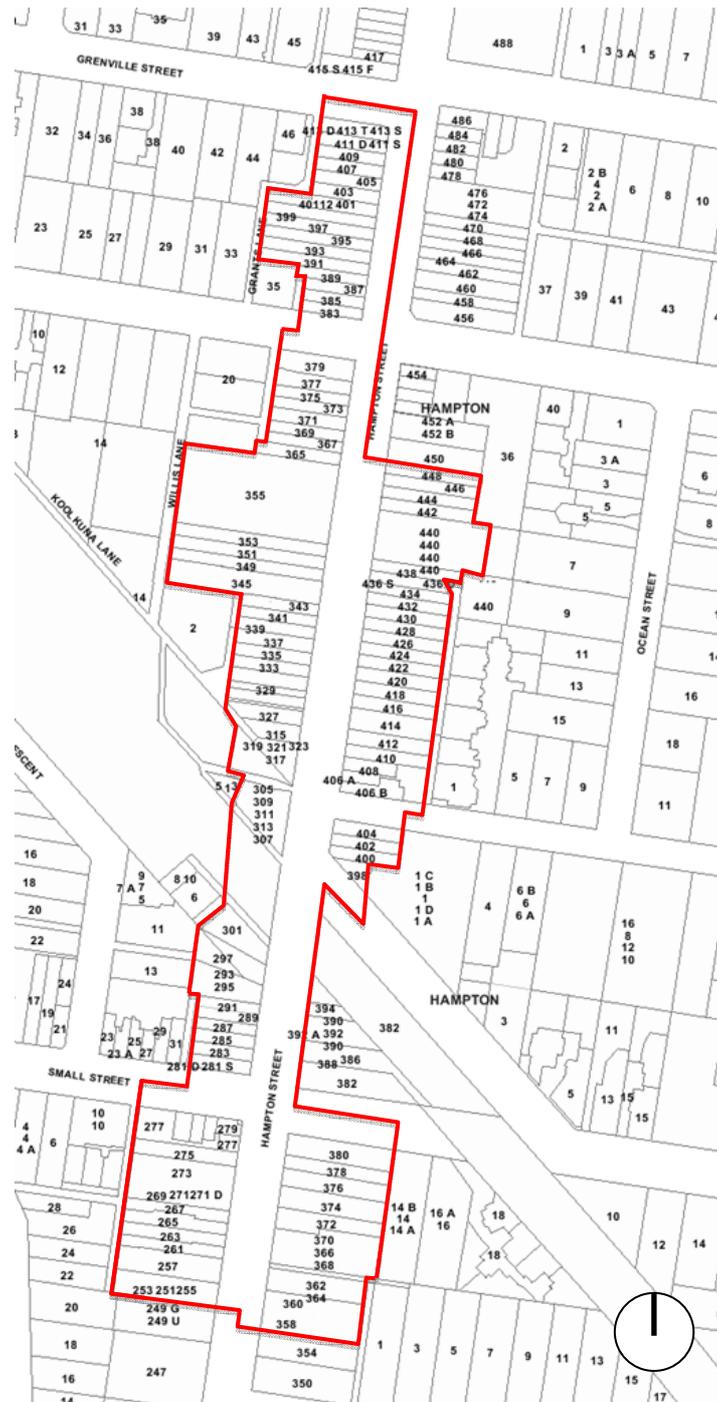
#### **Sources**

Allom Lovell & Associates, *City of Bayside Heritage Review: Heritage Overlay Precincts*, Vol.3, 1999.

Perrott Lyon Mathieson in association with Andrew C Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

3.0

Hampton St precinct



— Extent of proposed  
Hampton St HO Precinct

Figure 5 Hampton Street Precinct

## Hampton St precinct



*Hampton St, Hampton, c1940-60*

*Source: SLV Picture*

### **Recommended extent of Heritage Overlay**

<i>Eastern side of Hampton Street</i>	358-380 and 398 (north side of railway line)-448 Hampton Street
<i>Western side of Bay Street</i>	251-413 Hampton Street

### **Review**

The current review finds that, despite having undergone some recent development, the proposed Hampton Street Commercial Heritage Overlay Precinct continues to be of sufficient significance to warrant a Heritage Overlay. Post exhibition but prior to Amendment C82 proceeding to Panel, the extent of the proposed heritage overlay was slightly reduced to the east in order to include only the land directly adjacent to Hampton Street. At this point, it extended from 358-448 Hampton Street along the eastern side of Hampton Street, and 251-415 Hampton Street along the western side. In accordance with Recommendation A3 of the Panel Report for Amendment C82 to the Bayside Planning Scheme, the extent of the Hampton Street Precinct was further altered to exclude the properties at 382, 384, 386, 388, 390, 392, 394, 396 and 398 Hampton Street, Hampton. In accordance with Recommendation A4 of the Panel Report for Amendment C82 to the Bayside Planning Scheme, the property at 415 Hampton Street was also excluded from the extent of the heritage overlay. The Hampton Street Precinct now extends from 358-380 and 398 (north side of railway line)-448 Hampton Street along the eastern side of Hampton Street, and 251-413 along the western side.

It is acknowledged that the Hampton Street Commercial Heritage Precinct already includes a number of gaps in its heritage streetscapes, and is likely to undergo substantial further change in the future. However, future change should be designed to complement the heritage fabric, much of which is of an unusually high architectural standard with many buildings demonstrating some degree of architectural sophistication and a high level of formal and stylistic variety despite their construction over a narrow timeframe.

## **History**

The following historical information reproduces that provided in the *City of Bayside Heritage Review* (1999):

*The Hampton Street Precinct comprises part of Crown Portions 8-12, sold to Messrs Heap and Grice, Wickham, Highett and Murphy at the 1851 land sales. During the 1880s boom period the holdings were subdivided into a number of suburban estates, including the Linacre Park (1883, 1884), Hampton Park (1888) and Orlando Estates (1888). The latter was situated within the vicinity of the Retreat Railway Station, now Hampton, which was established following the extension of the railway line to Sandringham in 1887. Real estate agents boasted of the site's proximity to the station and to the city, but it was not until the Edwardian period that the area began to be fully developed.*

*The first shops in Hampton were constructed on Beach Road, in response to the numerous visitors to the beach. With the growth of a permanent population in the Edwardian period, commercial activity developed around the south end of Hampton Street and in Small Street, where a number of Edwardian shops still remain. Business at that time included cafes, milk bars, general stores, estate agents, two billiard saloons, a hay and corn store, a bank, several libraries and a newsagency.<sup>9</sup> Only a small number of shops were located to the north of the railway line, however. These included a Chinese laundry, a blacksmith's shop, a butcher, and a red brick post office constructed by the Commonwealth government, on the site of the present building.<sup>10</sup>*

*In the 1920s and 30s the shopping strip was almost fully developed, and in 1934 the Sandringham Council was able to proclaim that the Hampton Ward is now the most advanced end of the municipality in regard to population and valuation, whilst the business thoroughfare ranks with the best known in the metropolis.<sup>11</sup>*

*By this time the street boasted a Hoyt's picture theatre, the Hampton, and a Coles store, constructed on the site of the old Congregational Church.<sup>12</sup> After World War II the shopping strip extended further north in response to a marked increase in the local population. Several self service grocers and supermarkets were established, including*

<sup>9</sup> Graeme Disney and Valerie Tarrant, *Bayside Reflections*, (1988), p150.

<sup>10</sup> Graeme Disney and Valerie Tarrant, *Bayside Reflections*, (1988), p150.

<sup>11</sup> Graeme Disney and Valerie Tarrant, *Bayside Reflections*, (1988), p150.

<sup>12</sup> Graeme Disney and Valerie Tarrant, *Bayside Reflections*, (1988), p150.

*Woolworth's, now Safeway, which took over the Hoyt's Cinema following its closure in the 1960s.<sup>13</sup>*

---

<sup>13</sup> Graeme Disney and Valerie Tarrant, *Bayside Reflections*, (1988), p150.

## Description

The following description reproduces that provided in the *City of Bayside Heritage Review* (1999):

*The Hampton Street Precinct is a north-south oriented shopping strip extending from Crisp Street in the south to Grenville Street to the north, and is bisected by the Sandringham railway line. The buildings date predominantly from the inter-War period, interspersed with a small number of later buildings. A few Edwardian buildings are located south of the railway line. As with many similar retail strips from this period, such as the Martin Street Precinct in Brighton, the architectural character of the street is derived largely from the intact first floor facades of the shop buildings. At ground floor level, most shopfronts have been substantially altered or replaced, and a sense of the architectural style and detail of the buildings is not readily apparent.*

*Surviving buildings from the Edwardian period include the shops at Nos. 364-376. Nearly all of the other buildings date from the 1920s and 1930s, in a variety of styles. The Christies' Building at Nos. 422 to 430, and the J Darley Mealy's Building at Nos. 400-404 are typical of inter-War commercial architecture, having red brickwork and groups of double-hung sash windows at first floor level. The single-storey shops at Nos. 383-389 have a particularly decorative Art Deco style parapet with characteristic zig-zag forms. The double-storey Commonwealth Bank, at No. 414, is a good example of the restrained Moderne style.*

*The post-War period is represented by...the Hampton Branch Library, around the corner in Service Street,...[a Modernist building constructed] of cream brick.*

*Street planting is limited to a small number of recent plane trees. Kerbs and gutters within the precinct are of concrete and footpaths have recent red brick paving.*



Figure 6 The Christies' Building at 422 to 430 Hampton Street (L).

Figure 7 The interwar shops at the northeastern end of the proposed Hampton Street Heritage Overlay (R).

### **Statement of Significance**

The revised Statement of Significance for the proposed Hampton Street Commercial Heritage Precinct is as follows:

*The Hampton Street Commercial Heritage Precinct, Hampton, is of local historical and aesthetic significance. Following the extension of the Sandringham Railway line in 1887, the street – the main north-south thoroughfare through Hampton – developed as the suburb’s pre-eminent shopping strip (HERCON Criterion A). The precinct is longer than is typical for a suburban shopping strip and is characterised by a mix of single and double story interwar shops on both east and west sides. The base building stock is of an unusually high architectural standard with many buildings demonstrating some degree of architectural sophistication. The shops display a high level of formal and stylistic variety despite their construction over a narrow timeframe (HERCON Criterion F). These aspects help compensate for a number of gaps that have appeared in the heritage streetscape in recent years. Many of the shops remain largely intact to the extent of the first floor facades, while the precinct as a whole is characterised by a fine-grained scale and a general cohesion of materials (HERCON Criterion E). The appearance of the some of the buildings has been marred by ground floor alterations and some bizarre external colour schemes.*

*The small number of surviving Edwardian buildings to the south of the railway line are contributory as they illustrate the early 20th century origins of the later commercial development of the street (HERCON Criterion C). A small number of more recent, non-contributory buildings are interspersed among these early 20<sup>th</sup> century buildings. Nonetheless, the precinct retains an early to mid-twentieth century village-like character.*

*While by no means exhaustive, the following is a list of key buildings which help contribute to the heritage significance of the precinct:*

<i>Edwardian Shop</i>	<i>364-376 Hampton Street</i>
<i>Shops</i>	<i>383-389 Hampton Street</i>
<i>J Darley Mealy’s Building</i>	<i>400-404 Hampton Street</i>
<i>Commonwealth Bank</i>	<i>414 Hampton Street</i>
<i>Christies’ Building</i>	<i>422 to 430 Hampton Street</i>

### **Sources**

Allom Lovell & Associates, *City of Bayside Heritage Review: Heritage Overlay Precincts*, Vol.3, 1999.

Andrew C Ward & Associates, *City of Sandringham Heritage Conservation Study*, 1989.



## Martin St precinct



### Recommended extent of Heritage Overlay

<i>Northern side of Martin Street</i>	117-173 Martin Street
<i>Southern side of Martin Street</i>	126D-168 Martin Street

### Review

The current review finds that the proposed Martin Street Commercial Heritage Overlay Precinct continues to be of sufficient significance to warrant a Heritage Overlay. The extent of the recommended Heritage Overlay has been slightly altered to exclude the property at 172 Martin Street (which currently contains a 7-11 shop and carpark) as well as part of VicRoads land that was included within the previous boundary.

## History

The following historical information is taken from the *City of Bayside Heritage Review* (1999). This information in turn relies on material provided in the *City of Brighton Urban Character and Conservation Study* by Perrott Lyon Mathieson in association with Andrew Ward (1986).

*Gardenvale, east of Cochrane Street and north of North Road, was alienated prior to the 1850s, the principal landholders being John Allee, John Dane and J Dinwoodie. Allee, a pioneer of the district and one of the first councillors of the municipality of Brighton in 1859, acquired over 13 acres (5 hectares) between Asling Street and the Nepean Highway (then Point Nepean Road, or Arthurs Seat Road). It was this holding which was eventually subdivided and developed for commercial purposes, largely between c.1910 and c.1925. Prior to this time, the land may have been used for agricultural purposes. In 1900, apart from some houses on the south side of the street between Cochrane and Asling Streets, the area was vacant.*

*Commercial development followed the opening of the Gardenvale Station in 1906, established to service the developing suburb of Caulfield. In 1908 Mrs CM McPhail was recorded as owning a 'fancy goods' business on the north side of Martin Street, west of Asling Street. By 1910, in the area east of Asling Street to the railway embankment, there were two grocers, a bootmaker and the real estate agency, Small & Edwards. In 1915 the centre was growing strongly on both sides of Martin Street, and to the west of the railway. There were 13 businesses in operation, including a post and telegraph office at 112 Martin Street, run by Mrs Clara Campbell.*

*By 1920 there were 37 shops in the street, including the Commercial Bank. Five years later, the last vacant street frontage on the south side, between the railway and Point Nepean Road, had been developed with a total of 12 new shops. Altogether there were 70 commercial premises operating east of Hamilton Street. The State Savings Bank had been erected on the north-west corner of Martin and Asling Streets, managed by Mr PJ Rattray. Other premises included grocers, butchers, drapers, chemists, bootmakers, a motor garage and a new post office was located at No. 126, which had previously been occupied by Small & Edwards.*



Figure 9 View northeast toward Gardenvale Station (L).

Figure 10 View along the northeastern section of the Martin St Precinct (R).

## Description

The following description reproduces that found in the *City of Bayside Heritage Review* (1999):

*The Martin Street Precinct is a small shopping strip located near the intersection of the Nepean Highway and extends beyond Asling Street to the west. The commercial development of the street also continues to the east of the highway, across the boundary of the municipality into the City of Glen Eira, an area which is outside the scope of this review.*

*The built fabric of Martin Street is characterised by a mix of single- and double-storey shops on both sides, mostly dating from the Edwardian and inter-War periods. The character of the area is derived largely from the intact facades at first floor level, as many of the shopfronts have been substantially altered or replaced. First floor facades are typically of red brick with rendered dressings and parapeted roofs. A few of the buildings retain their original shopfronts which feature copper window frames, glazed tilework and leadlighting.*

*The street is bisected by the railway line, which crosses over a steel girder bridge. Gardenvale Station is located on the north side, and comprises two Edwardian weatherboard station buildings on elevated platforms (refer Brighton Beach Railway Precinct).*

*The former State Bank, at No. 139 at the intersection of Asling Street, is typical of the inter-War classical revival style, having rusticated rendered walls, giant order Ionic pilasters and moulded window surrounds.*

*The footpath has recently been refinished in bitumen with new bluestone kerbs and gutters, and planted with golden ash. All street furniture, including tree guards, lamp posts, seating, bins etc., is also relatively recent.*

## Statement of Significance

The updated Statement of Significance for the Martin Street Precinct is as follows:

*The Martin Street Precinct is of historical, architectural and aesthetic significance. Many of the extant buildings were constructed during the shopping strip's first phase of development following the opening of the Gardenvale Station in 1906: within ten years there were fifteen businesses in operation (HERCON Criterion A). The precinct is predominantly characterised by a mix of single and double storey Edwardian shops, interspersed with a number of double storey interwar retail buildings (HERCON Criterion C). The base building stock is generally of a high architectural standard with most buildings demonstrating some degree of architectural sophistication (HERCON Criterion F). Many of the early buildings are relatively intact to the extent of their first floor facades, although most of the early shopfronts have been replaced with few exceptions. The precinct also includes a small number of non-contributory*

*modern structures, including some which rise to a height of three storeys. Despite this, the precinct as a whole is unified by its fine-grained rhythm, its low scale, a general cohesion of style and materials and its early twentieth century commercial character (HERCON Criterion E).*

*While by no means exhaustive, the following is a list of key buildings which help contribute to the heritage significance of the precinct:*

<i>Shops &amp; residence</i>	<i>117, 119 and 121 Martin Street</i>
<i>Former State Bank</i>	<i>139 Martin Street</i>
<i>Shop</i>	<i>155A Martin Street</i>
<i>Shops and residences</i>	<i>146-152 Martin Street</i>



*Figure 11 Edwardian building at the corner of Martin and Spink Streets (L).*

*Figure 12 View of Edwardian shops looking east along Martin Street (R).*

#### **Sources**

Allom Lovell & Associates, *City of Bayside Heritage Review: Heritage Overlay Precincts*, Vol.3, 1999.

Perrott Lyon Mathieson in association with Andrew C Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

---

5.0

List of contributory buildings

---



Bay St precinct

*North side*

<i>Address</i>	<i>Description</i>	<i>Status</i>
241-243 Bay St	<i>Terzini garage</i> Two or three storey rendered interwar garage featuring curved pediment and original garage doors. Originally occupied by the Caravan Construction & Hire Co Pty Ltd.	Contributory

*Intersection Clarkson Ave*

245 Bay St	Double storey rendered building constructed c1980s.	Non-contributory
251-253 Bay St	<i>Hodges' building</i> Double storey building in the interwar classical revival style with Mannerist details and first floor loggia supported on ionic columns.	Contributory
255-259 Bay St	Four storey contemporary mixed use development.	Non-contributory
261-263 Bay St	Row of double storey rendered Victorian with new shopfronts and canopy.	Contributory
279 Bay St	<i>Former ES &amp; A Bank</i> (c1882) Single storey nineteenth century Gothic Revival style building of tuckpointed red brick featuring pointed arched windows, rendered dressings and steeply pitched gabled roof. Designed by Philip E Treeby.	Contributory (HO43)

*Intersection Asling Street*

281-287 Bay St	<i>Former Simmonds Building</i> (c1890) Double storey rendered building in the Victorian Italianate boom style featuring semi-circular arched double-hung sash windows with moulded architraves and Corinthian pilasters surmounted by a balustraded parapet. Designed by Charles Webb.	Contributory (HO44)
289-291 Bay St	Double storey rendered interwar building with original canopy.	Contributory

*Review of Heritage Precincts in Activity Centres*  
Revised September 2012

293-297 Bay St	Row of three double storey Edwardian shops of red brick featuring canted bay. Alterations include new shopfronts, new canopies and a new arcade through.	Contributory
299-305 Bay St	Row of four double storey rendered shops in boom style Victorian Italianate style (c1899).	Contributory (HO47)

*Intersection North Brighton Railway Station*

307-9 Bay St	Double storey rendered contemporary building.	Non-contributory
--------------	---	------------------

*Intersection Warleigh Grove*

311-315 Bay St	Single storey Edwardian building with overpainted brick parapet.	Contributory
317-319 Bay St	Pair of double storey Edwardian shops constructed of red brick with rendered dressings.	Contributory
321-323 Bay St	Pair of double storey rendered Arts and Crafts influenced interwar shops featuring transverse gable roof and canted bay.	Contributory
325-329 Bay St	Row of three double storey Victorian Italianate shops (c1891) with boom time facades featuring pilasters and unusual Mannerist pedimented parapets. No 327 possibly retains original shopfront.	Contributory (HO48)
331 Bay St	Plain single storey shop, date unknown.	Non-contributory
333 Bay St	Single storey Edwardian shop with overpainted brick parapet.	Contributory
335 Bay St	Single storey shop, appears to have been the middle of a row of three shopfronts at 333, 335 and 341 Bay St, however the legibility of this relationship has been undermined by later alterations.	Contributory
341 Bay St	Single storey Edwardian shop of overpainted brick.	Contributory
343-345 Bay St	Pair of double storey Edwardian shops of red brick with cement dressings.	Contributory
347-351 Bay St	Row of three double storey Edwardian shops altered by overpainted brick.	Contributory
353-357 Bay St	Pair of double storey rendered Edwardian shops.	Contributory

*Review of Heritage Precincts in Activity Centres*  
Revised September 2012

361 Bay St	Very plain single storey shop with rendered parapet, date unknown.	Non-contributory
363 Bay St	Single storey shopfront c1970s.	Non-contributory
365 and 375 Bay St	Pair of single storey, postwar shops with white brick parapet.	Non-contributory
377 Bay St	Single storey interwar rendered building.	Contributory
379 Bay St	Double storey interwar shop with Moderne detailing including curved canopy over window hood. Constructed of brick with tapestry bricks and rendered bands. Retains original shopfront.	Contributory
381-399 Bay St	Row of double storey rendered interwar shops with Moderne detailing and curved stepped parapets. Original windows to 387-391 and 395-397 replaced with aluminium frames. 383, 387 and 395 retain original canopies.	Contributory
401 Bay St	Single storey rendered shop with canopy clad in high profile tray- decking.	Non-contributory
403-407 Bay St	Row of double storey late Victorian shops of polychrome brick (red and cream brick). No 403-405 were erected c1896-98 while No 407 was constructed 1905. No 405 retains original shopfront.	Contributory (403-405 HO52) (407 HO53)
409-411 Bay St	Pair of single storey semi-detached interwar shops with rendered parapet.	Contributory
413-415 Bay St	Double storey rendered Edwardian shop.	Contributory

*Intersection Hillcrest Ave*

417-419 Bay St	Double storey rendered building with smoked glass, c1980s.	Non-contributory
423-427 Bay St	Row of three double storey bi-chrome late Victorian shops of red and cream brick (c1896-98).	Contributory (HO54)

*South side*

*Intersection Asling Street*

286-288 Bay St	Pair of double storey interwar shops with rendered facades.	Contributory
290-300 Bay St	Three or four storey c1980s building with unsympathetic rendered facade.	Non-contributory
302-304 Bay St	<i>Former Commercial Bank of Australia</i> (c1888) Prominent double storey rendered boom time Victorian building.	Contributory (HO46)

*Intersection Railway Line*

306-316 Bay St	Row of five double storey Edwardian shops with brick and rendered facades. Brick has been overpainted and shopfronts are new.	Contributory
----------------	---	--------------

*Intersection Marion Street*

318-320 Bay St	Single storey building with rendered facade, date unknown.	Non-contributory
322-324 Bay St	Pair of single storey interwar shops of cream brick with red brick bands.	Contributory
326-330 Bay St	Pair of double storey Edwardian shops of red brick with cream brick dressings.	Contributory
332-344 Bay St	Row of five single storey Edwardian shops with cement render facades with brick infill. Facades have been overpainted. No 334 retains original recessed entry.	Contributory

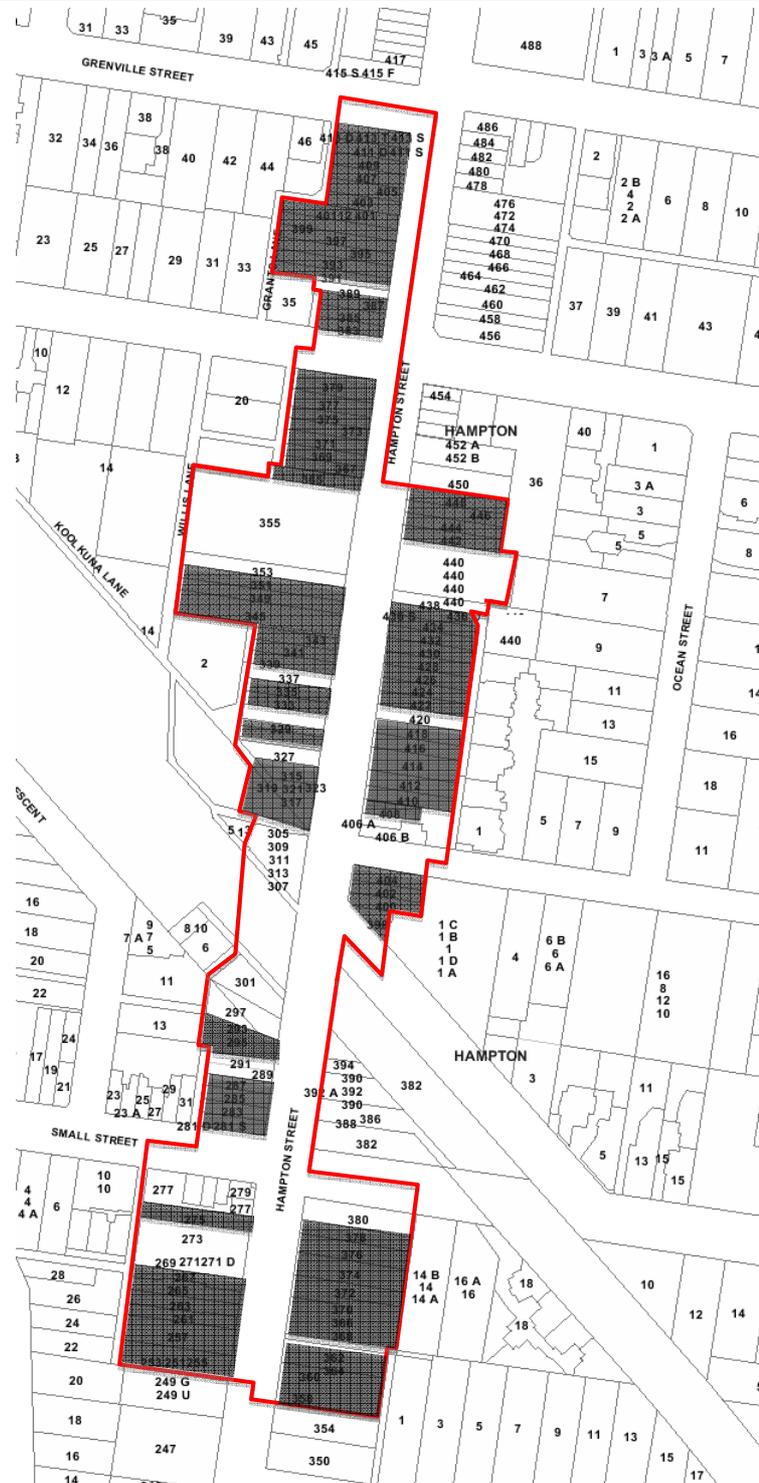
*Intersection Williansby Street*

350 Bay St	Double storey Edwardian with overpainted brick facade.	Contributory
352 Bay St	Single storey Edwardian shop with stucco parapet.	Contributory
354 Bay St	Double storey Edwardian shop of red brick with cement dressings.	Contributory
356-358 Bay St	Pair of double storey Arts and Crafts inspired interwar shops with red brick infill and a tiled	Contributory

	transverse gabled roof. Roof is in poor condition.	
360 Bay St	Double storey c1970s shop with unsympathetic metal cladding to the front facade.	Non-contributory
370-372 Bay St	Pair of double storey Edwardian buildings with stucco and overpainted brick facades. No 372 retains original shopfront.	Contributory
374 Bay St	<i>Post office</i> Single storey red brick Edwardian at a setback to Bay St.	Contributory
376-378 Bay St	Two double storey Edwardian shops with facades of overpainted brick and render.	Contributory

## 5.2

## Hampton St precinct



New extent of proposed Hampton St HO Precinct  
Contributory buildings not under individual HOs

*(Map to be read in conjunction with associated tables.)*

Figure 14 Hampton Street Precinct

## Hampton St precinct

*West side*

<i>Address</i>	<i>Description</i>	<i>Status</i>
251 Hampton St	Double storey 1980s building with painted rendered facade.	<i>Non-contributory</i>
253-255 Hampton St	Pair of double storey brick interwar shops with original steel windows and a curved stepped parapet. Brick has been overpainted.	<i>Contributory</i>
257-261 Hampton St	<i>Questa Buildings</i> Row of three double storey interwar shops with cement render parapet. Similar detail to row of shops at 263-267. No 261 retains original shopfront. Nos 257 and 259 have been overpainted.	<i>Contributory</i>
263-267 Hampton St	Row of three single storey interwar shops with cement render parapets. Similar detail to row of shops at 257-261.	<i>Contributory</i>
269-273 Hampton St	Contemporary four-storey building.	<i>Non-contributory</i>
275 Hampton St	Single storey interwar shop with parapet finished in painted render.	<i>Contributory</i>
277 Hampton St	Single storey contemporary shop.	<i>Non-contributory</i>
279 Hampton St	Single storey shop of brown brick c1970s.	<i>Non-contributory</i>

*Intersection Small Street*

281-285 Hampton St	Row of three double storey interwar buildings with cement rendered facades. No 281 has had an unsympathetic gable added. No 285 retains its original canopy.	<i>Contributory</i>
287 Hampton St	Single storey interwar shop with parapet finished in painted render.	<i>Contributory</i>

*Review of Heritage Precincts in Activity Centres*  
Revised September 2012

289-291 Hampton St	Single storey shop of brown brick c1970s.	<i>Non-contributory</i>
293-295 Hampton St	Double storey red brick Edwardian building with an oriel window at the upper storey.	<i>Contributory</i>
297-299 Hampton St	Recently constructed double storey building.	<i>Non-contributory</i>
301 Hampton St	Single storey interwar building. Parapet has been altered with fibre cement sheet cladding. Form of building is only just legible.	<i>Non-contributory</i>

*Intersection Railway Line Street*

307-313 Hampton St	Double storey contemporary mixed-use building with painted render finish and projecting balconies.	<i>Non-contributory</i>
315-319 Hampton St	Row of three single storey interwar shops with rendered parapets.	<i>Contributory</i>
321 Hampton St	Single storey interwar shop with painted render parapet.	<i>Contributory</i>
323-325 Hampton St	Double storey interwar shop with painted render parapet.	<i>Contributory</i>
327 Hampton St	Single storey shop with an overpainted brick parapet. Date unknown.	<i>Non-contributory</i>
329 Hampton St	Double storey interwar shop with some alterations including overpainted brick, infilled upper window and new shopfront.	<i>Contributory</i>
331 Hampton St	Single storey shop with rendered parapet, date unknown.	<i>Non-contributory</i>
333-335 Hampton St	Pair of double storey Arts and Crafts inspired interwar shops with cement rendered facade and a tiled transverse gabled roof. No 333 has been overpainted.	<i>Contributory</i>
337 Hampton St	Single storey postwar shop with metal clad parapet.	<i>Non-contributory</i>
339 Hampton St	Double storey red brick interwar shop with cement dressings.	<i>Contributory</i>

*Review of Heritage Precincts in Activity Centres*  
Revised September 2012

341 Hampton St	Single storey interwar shop with painted render parapet.	<i>Contributory</i>
343 Hampton St	Double storey interwar shop with painted render facade featuring a half circular window.	<i>Contributory</i>
345-347 Hampton St	Double storey interwar shop with a painted render facade.	<i>Contributory</i>
349 Hampton St	Single storey interwar building with painted rendered parapet.	<i>Contributory</i>
351 Hampton St	Single storey interwar building with parapet of painted render and overpainted brick.	<i>Contributory</i>
353 Hampton St	Double storey building, possible c1970s, with a chequered upper facade.	<i>Non-contributory</i>
355-363 Hampton St	New supermarket building with metal clad parapet to match height of surrounding parapets.	<i>Non-contributory</i>
365 Hampton St	Double storey interwar shop of overpainted brick with recessed balcony.	<i>Contributory</i>
367-373 Hampton St	Row of four double storey interwar shops of red brick with cement dressings. Nos 367 and 369 have been overpainted and their original windows replaced.	<i>Contributory</i>
375-377 Hampton St	Pair of single storey interwar shops with overpainted brick parapet.	<i>Contributory</i>
379-381 Hampton St	Single storey interwar shop with overpainted brick parapet.	<i>Contributory</i>

*Intersection Willis Street*

383 Hampton St	Single storey interwar shop with painted rendered parapet. Retains original canopy.	<i>Contributory</i>
385-387 Hampton St	Pair of single storey interwar shops with painted rendered parapet with art deco style motif.	<i>Contributory</i>
389 Hampton St	Single storey interwar shop with painted render parapet.	<i>Contributory</i>
391-395 Hampton St	<i>Ellis building</i>	<i>Contributory</i>

	Row of three double storey interwar shops with facades of red brick with cement dressings featuring half circular windows. Nos 391 and 395 have been overpainted.	
397-401 Hampton St	<i>Highbury building</i> (c1935) Row of three double storey shops with cement render facade and Griffinesque details.	<i>Contributory</i>
403-413 Hampton St	Row of six double storey interwar buildings with overpainted brick facades.	<i>Contributory</i>

*East side*

358-360 Hampton St	Double storey Arts and Crafts inspired interwar building with a painted rendered facade. A four storey addition has recently been constructed behind the early facade.	<i>Contributory</i>
362-364 Hampton St	Double storey Edwardian building with an overpainted rendered facade.	<i>Contributory</i>
366-368 Hampton St	<i>The Hampton Hall</i> Single storey Edwardian building with a transverse gable clad in corrugated iron.	<i>Contributory</i>
372 Hampton St	Single storey interwar building with a painted rendered parapet and curved pediment.	<i>Contributory</i>
374 Hampton St	Single storey shopfront with weatherboard Edwardian residence behind. Stepped parapet is clad in fibre-cement sheet.	<i>Contributory</i>
376 Hampton St	Single storey Edwardian building with hipped corrugated iron roof. Somewhat altered with new canopy.	<i>Contributory</i>
378 Hampton St	Double storey Arts and Crafts inspired interwar shop with facade of painted render and a partial parapet protruding above the tiled transverse gabled roof.	<i>Contributory</i>
380 Hampton St	Single storey Edwardian building with hipped roof clad in corrugated iron. No longer legible owing to heavily altered shopfront.	<i>Non-contributory</i>

*Review of Heritage Precincts in Activity Centres*  
Revised September 2012

--	--	--

*Intersection Railway Line*

398 Hampton St (north side of railway line)	<p><i>J Darley Mealy's Building</i> (c1925)</p> <p>Double storey group of interwar shops constructed of red brick with cement dressings. Retains double-hung sash windows at first floor level although brick facade has been overpainted.</p>	<i>Contributory</i>
400-404 Hampton St		

*Intersection Thomas Street*

406-406B Hampton St	Single storey postwar (possibly c1970s) infill of brown brick.	<i>Non-contributory</i>
408-410 Hampton St	Single storey interwar shop with rendered parapet.	<i>Contributory</i>
412 Hampton St	Double storey interwar shop with rendered parapet.	<i>Contributory</i>
414 Hampton St	<p><i>Commonwealth Bank</i></p> <p>Double-storey restrained Moderne building with rendered facade. Retains original shopfront with exception of new ATMs.</p>	<i>Contributory</i>
416 Hampton St	Double storey interwar shop with red brick parapet.	<i>Contributory</i>
418 Hampton St	Double storey interwar building with facade finished in cement render.	<i>Contributory</i>
420 Hampton St	Single storey postwar (possibly c1970s) infill with parapet of vertical slats and glass canopy.	<i>Non-contributory</i>
422-430 Hampton St	<p><i>Christie's Building</i></p> <p>Row of five Arts and Crafts inspired double storey interwar shops constructed of red brick with cement dressings, featuring transverse tiled gabled roof and groups of double-hung sash windows at first floor level.</p>	<i>Contributory</i>
432-436 Hampton St	Row of three double storey interwar shops with parapets finished in painted render.	<i>Contributory</i>
438 Hampton St	Heavily altered double storey interwar building with a facade finished in painted stucco.	<i>Non-contributory</i>

*Review of Heritage Precincts in Activity Centres*  
Revised September 2012

440 Hampton St	Three storey contemporary mixed-use building with rendered facade and balconies.	<i>Non-contributory</i>
442-444 Hampton St	Pair of double storey interwar shops in the Tudor revival style, constructed of red brick with a tiled roof.	<i>Contributory</i>
446-448 Hampton St	Pair of double storey interwar shops with rendered facade.	<i>Contributory</i>

5.3

Martin St precinct



Figure 15 Martin Street Precinct

- Extent of proposed Martin St HO Precinct
- Properties under existing HOs
- Contributory buildings not under individual HOs

(Map to be read in conjunction with associated tables.)

## Martin St precinct

*North side*

<i>Address</i>	<i>Description</i>	<i>Status</i>
117-121 Martin St	Row of three single storey brick Edwardian shops (c1911) with stuccoed facades and curved pediments to the parapets. Constructed by Richard Russell. Nos 117 and 119 retain original shopfronts. A three storey addition has been added behind 121.	Contributory
123 Martin St	Single storey rendered postwar building (possibly c1970s). The rooftop of an earlier dwelling is visible beyond.	Non-contributory
125-127 Martin St	Pair of single storey Edwardian shops with parapet of overpainted brick and render. Both retain original shopfronts and doors.	Contributory
129-135 Martin St	<i>Tudor Court</i> To the rear of the site stands a double storey interwar building in the Tudor revival style with red brick at ground level and half-timbering at upper. This early fabric is obscured by two wings that have been added at the front.	Contributory
139 Martin St	<i>Former State Savings Bank</i> (c1921-22) Double storey interwar building in the classical revival style with rusticated rendered walls, giant Ionic pilasters and a semi-circular projecting balconette.	Contributory (HO228)

*Intersection Asling Street*

141 Martin St	Single storey rendered postwar building.	Non-contributory
143 Martin St	Single storey Edwardian building with render and red brick parapet that has unsympathetic timber cladding over. Building retains original shopfront.	Contributory
145-147 Martin St	Pair of single storey rendered Edwardian shop.	Contributory

*Review of Heritage Precincts in Activity Centres*  
Revised September 2012

	retains original shopfront.	
149-151 Martin St	Pair of single storey Edwardian shops with original canopy. No 149 retains original shopfront. No151 is missing its pediment.	Contributory
153 Martin St	Three storey contemporary mixed use building with rendered facade.	Non-contributory
155-155A Martin St	Double storey Edwardian building with distinctive corner tower and original windows.	Contributory

*Intersection Railway Line*

157 Martin St	Double storey interwar corner shop with painted rendered facade.	Contributory
159-161 Martin St	Pair of double storey interwar shops with painted rendered facade.	Contributory
163 Martin St	Double storey interwar shop of red brick with overpainted cement dressings.	Contributory
165-167 Martin St	Pair of double storey interwar shops of red brick with cement dressings. No 167 has been overpainted.	Contributory
169 Martin St	Double storey Arts and Crafts inspired interwar shop of red brick with cement dressings with exposed eaves that are flanked by a broken parapet.	Contributory
171 Martin St	Simple single storey interwar shop with rendered parapet.	Contributory
173 Martin St	Double storey Arts and Crafts inspired interwar building of red brick with cement dressings with exposed eaves that extend down under a gap in the unbroken parapet.	Contributory

*Intersection Nepean Highway*

South side

126D Martin St	Single storey red brick Edwardian shop with terracotta tiled roof and overpainted brick parapet. Formerly the Post Office.	Contributory
126A Martin St	Single storey Edwardian shop with painted render parapet. Retains original shopfront.	Contributory
128-130 Martin St	Double storey (second storey is setback from title boundary) contemporary building with painted rendered facade.	Non-contributory
132-134 Martin St	Double storey c1980s building with painted render facade and semi-circular corrugated metal canopy.	Non-contributory
136-138 Martin St	Recently constructed three storey contemporary building.	Non-contributory
140-142 Martin St	Single storey building. No 140 dates from the early twentieth century however is so heavily altered as to be illegible.	Non-contributory

*Intersection Railway Line*

142C Martin St	Single storey interwar shop with original parapet but a postwar shopfront. Heavily altered.	HO651 already applies to this property.
----------------	---	---

*Intersection Spink Street*

144 Martin St	Double storey interwar shop with facade of painted FC sheet and overpainted brick. Retains original shopfront.	Contributory
146-152 Martin St	Row of four double storey shops (c1910s-20s) constructed of red brick with cement dressings. No 146 retains original shopfront.	Contributory
154 Martin St	Single storey interwar shop with painted rendered parapet and original shopfront.	Contributory
156-158 Martin St	Pair of double storey Arts and Crafts influenced interwar shops with painted stucco facade and tiled transverse gabled roof.	Contributory

*Review of Heritage Precincts in Activity Centres*  
Revised September 2012

160 Martin St	Single storey shop with painted rendered parapet. Architecturally undistinguished. Date unknown.	Non-contributory
162 Martin St	Double storey interwar shop. Original facade has been clad in unsympathetic metal decking.	Non-contributory
164 Martin St	Single storey interwar shop with painted render parapet.	Contributory
166 Martin St	Single storey interwar shop with overpainted rendered brick parapet. Retains original shopfront.	Contributory
168 Martin St	Double storey Arts and Crafts inspired interwar shop with overpainted render and tiled transverse gable. Sign obscures window at first floor level.	Contributory

*Intersection Nepean Highway*