

Cotham Village Commercial Precinct Statement of Significance August 2020

Heritage Place:	Cotham Village Commercial Precinct	PS ref no:	HO802
------------------------	------------------------------------	-------------------	-------



GRADING

- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

What is significant?

The Cotham Village Commercial Precinct which comprises rows of single and double-storey interwar brick shops, at 916-922 Glenferrie Road and 91-109 & 118-132 Cotham Road, Kew, is significant. All of the shops were built during the interwar period, between c.1920 and 1940. Improved transport services to this junction in 1913-15, combined with population expansion in Kew in the 1920s, were stimuli for the development of the commercial precinct at the junction of Glenferrie and Cotham roads.

The upper-storey facades and parapets of the all the shops are significant. The ground floor shopfronts of nos. 916 and 920-922 Glenferrie Road, and 109 Cotham Road (excluding windows) are significant.

The replacement shopfronts are not significant.

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

How is it significant?

The Cotham Village Commercial Precinct is of local historic and architectural significance to the City of Boroondara.

Why is it significant?

Historically, the group of shops known as Cotham Village, at the junction of Glenferrie and Cotham roads, is significant for its ability to demonstrate a major development phase in the history of Kew. The Precinct demonstrates the influence of improved transport connections in the first decades of the twentieth century, in particular with their electrification in 1913 (the Glenferrie Road tram) and 1915 (the Cotham Road tram), and the population expansion in Kew between 1921 and 1933, on the development of centres for commercial, retail and community activity. At this point in time, the streetscapes of the precinct changed, as estates and shopping strips built to the front and side boundaries, replaced large, freestanding houses in large allotments. (Criterion A)

Architecturally, the shops in the Cotham Village Commercial Precinct are significant for their ability to demonstrate typical and cohesive forms of interwar commercial/retail buildings, built to front and side boundaries, forming a continuous street wall, mostly with roofs concealed behind parapets. The visual cohesion of the precinct is enhanced by the limited architectural styles of the shops, built in groups and larger rows to the same design, the high degree of intactness of the upper-storey façades, and the intact shopfronts at 916 and 920-922 Glenferrie Road. (Criterion D)

Primary source

City of Boroondara Municipal Wide Heritage Gap Study Volume 4. Kew, Revised Report, 11 June 2020.

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	916-922	Glenferrie Road	Contributory	c.1920-25
	91-95	Cotham Road	Contributory	c.1925-30
	97	Cotham Road	Contributory	c.1938-40
	99	Cotham Road	Non-contributory	c.1938-40, altered
	101	Cotham Road	Contributory	c. 1938-40
	103-107	Cotham Road	Contributory	c.1938-40
(former) Bank of Australasia	109	Cotham Road	Contributory	1938
	118-132	Cotham Road	Contributory	c.1925