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HERITAGE CITATION REPORT

**Name** Shop and Residence

**Address** 8-12 Binns Street MONTMORENCY **Significance Level** Local

**Place Type** Shop

**Citation Date** 2009

8-12 Binns Street

**Recommended**

**Heritage Protection**

**VHR** No **HI** No **PS** Yes

**History and Historical Context**

Following the survey of the parish of Keelbundora, Government surveyor Robert Hoddle gave Assistant Surveyor T. H. Nutt the task of completing the survey of land on the east side of the Plenty River. The parish was given the name of Nillumbik, which is thought to have been a local Aboriginal word. Land in the parish of Nillumbik was much harder to

sell than that of Keelbundora, though by the 1840s some of the better quality allotments in the Montmorency and Lower Plenty areas had been surveyed and sold (Allom Lovell 199: 7).

The settlement was named for the Montmorency Estate, which itself was named after the town where French philosopher Jean Jacques Rousseau lived (http://web.archive.org/). A number of small orchards and poultry farms were established in the late 1800s, though the lack of local facilities prevented much residential development. Montmorency did not develop as a township until following the construction of the railway line through to Eltham in

1902. A Presbyterian church was built in 1917 in the midst of small rural landholdings. A primary school opened in 1922

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And after ten years of lobbying, a railway station finally established in 1923 (Allom Lovell 1999: 62). The railway brought a population boost to the township and prompted further development. Surrounding the residential centre, however, most of Montmorency consisted of orchards, dairying and poultry farms until after WWII (http://web.archive.org).

Despite the construction boom of the 1880s that had impacted the pace of development in nearby Heidelberg, Ivanhoe and Eaglemont, Montmorency remained primarily rural in character during the early years of the twentieth century. The land at8-12 Binns Street formed part of a huge allotment acquired by A. G. Outhwaite Esq on the 11th July 1916 for the purposes of subdivision and resale as smaller residential allotments. Outhwaite's land covered more than 465 acres and formed part of Crown Portion 3 in the Parish of Nillumbik (Certificate of Title, Vol. 2997, Fol. 382). There was substantial post WWII residential development and there are a number of examples of modernist architecture in the area. By 1950 Montmorency boasted some six hundred residents and facilities been extended with the addition of two churches, a public hall and sporting facilities. The population increased substantially by the end of the decade as modern shopping facilities and a number of factories were established. The high school was opened in 1969 (http://web.archive.org/web).

On the 9th March 1923, George Guthrie McColl acquired one of Outhwaite's lots - a 10 acre and 27 perches allotment (Certificate of Title, Vol. 4677, and Fol. 302). In the 1920s Montmorency was beginning to develop as a commercial centre. McColl sold to Henry Woolf, a barrister, on the 9th September 1941. Woolf sold the place after a short time to Paul Jones, a student (Certificate of Title, Vol. 6507, and Fol. 240). In 1948, Jones sold to Marie Brooklyn L'Huillier. Gavin Clarke, an engineer, bought the site from her the following year, and he sold to Ronald Guymer, a plumber, in 1951 (Certificate of Title, Vol. 7242, Fol. 320). The building is presumed to have been built at some time in the 1950s. Guymer appears to have occupied the shop and residence until he sold in 1963 to Leslie Docksey, a chartered accountant. Docksey sold to John Leslie and Patricia Howden in 1969. John Howden was also a plumber and presumably ran a business from the premises. He owned the property until at least 1993 (Certificate of Title, Vol. 7242, Fol. 320).

**References**

Certificates of Title, Vol. 2997, Fol. 382; Vol. 7242, Fol. 320.

(http://web.archive.org/web/20060825213100/www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/montmorency.html

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***AHC Themes:***

3.19 Marketing and retailing

4.1 Planning urban settlements

***HV Themes:***

5.3 Marketing and retailing

6.3 Shaping the suburbs

***Local Themes:***

Establishing townships and villages

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Retail development

**Description**

**Physical Description**

The shop and residence at8-12 Binns Street is situated opposite the railway line and is part of a group of places that are included in the Montmorency Shopping Village (HO93). The shop and residence at8-12 Binns Street is typical of post war functionalist design. This narrow two storey building is asymmetrical in form, utilising a curved corner at the northeast elevation of the front facade in contrast with a sharp corner on the north-west. Face brick features in the front facade, which is visually dominated by two large plate glass display windows framed by a projecting cement hood and sides that taper towards the ground. The two windows are separated by a recessed entryway leading towards double doors. The frontage is clad partly in slate as a contrast to the face brick. The ground level is larger than the upper storey, which is set back from the street front. The red face brick walls extend two thirds of the height of the building to create a balcony for the residence. The front facade of the upper level residence is comprised mainly of narrow vertical windows, above which the flat roof of the building projects at an angle towards the north-west corner of the building. 8-12 Binns Street is largely intact.

**Statement of Significance**

***What is significant?***

The shop and residence at 8-12 Binns Street, Montmorency, are of significance. Already a part of HO93, it has been noted for its particular contribution to the Montmorency Shopping Village.

***How is it significant?***

8-12 Binns Street, as part of the Montmorency Shopping Village is of local historic and aesthetic significance to the City of Banyule.

***Why is it significant?***

8-12 Binns Street, comprising a shop and residence is a key building in the Montmorency Shopping Village, and demonstrates the development of Montmorency following the railway, in particular during the 1950s when the suburb was developing rapidly. 8-12 Binns Street appears to have operated as a plumbing business during the 1950s, run by Ronald Guymer, and later John Howden from 1969, although other uses as an accountant's office interspersed this activity. (Criterion A) The building is a good and intact example of post war functionalist design in Montmorency, and forms part of a group of buildings built at a similar time in Binns Street. It is a relatively unusual form of construction, combining a shop below and residence above. The two storey building has an unusual asymmetrical form, with both curved and square corners to the front facade, the use of tapered concrete window hoods and slate facing around the entrance.8-12 Binns Street displays a high degree of integrity and has a distinctive architectural design. (Criteria B & E)

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**Recommendations 2009**

Yes

No

No

No

No

-

No

**External Paint Controls**

**Internal Alteration Controls**

**Tree Controls**

**Fences & Outbuildings**

**Prohibited Uses May Be Permitted**

**Incorporated Plan**

**Aboriginal Heritage Place**

**Other Recommendations**

The face brickwork and stone cladding should be retained and not painted.

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