

Heritage Citation – Individual Place

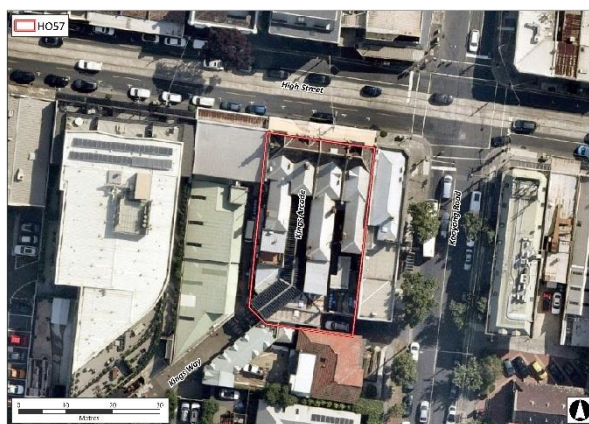
Heritage Place: Kings Arcade
Address: 974-978 High Street, Armadale

HO Reference: HO57
Citation status: Final
Date Updated: 22 March 2022
Year of Construction: 1893

Designer: William Lawrence
Builder: Unknown



Photograph of King's Arcade (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of HO57.

Heritage Group: Commercial and Residential Buildings

Heritage Type: Shop

Significance Level: Local

Recommendation: Retain as an individually significant local heritage place on the HO with paint controls.

Key Theme: Retailing & Hospitality

Key Sub-theme: Creating specialised shopping centres

Controls:	<input checked="" type="checkbox"/> External paint colours	<input type="checkbox"/> Internal alterations	<input type="checkbox"/> Tree controls
	<input type="checkbox"/> Victorian Heritage Register	<input type="checkbox"/> Incorporated Plans	<input type="checkbox"/> Outbuildings and fences exemptions
	<input type="checkbox"/> Prohibited uses may be permitted	<input type="checkbox"/> Aboriginal Heritage Place	

Statement of Significance

What is significant?

The property at 974-978 High Street, Armadale (otherwise known as Kings Arcade) is significant. Specifically, the façade, awning, shopfront joinery and arcade layout, lamp brackets and trusses are significant. Later alterations and additions to the building are not significant.

How is it significant?

Kings Arcade is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

Kings Arcade is historically significant as a commercial premises illustrating the late 19th century development of retailing nodes around railway stations. The arcade was strategically sited to lead from the commercial area of High Street to Armadale Railway Station. (Criterion A)

Kings Arcade has aesthetic significance as an intact and high-quality Victorian era shopfront with Queen Anne influences. The building adds important heritage character to the commercial strip along High Street in Armadale. Notable elements include the façade treatment in brick, tile and cement render mouldings, gable parapets, terracotta lions, brick profiled chimneys as well as the intact shopfront joinery and arcade entry on the ground level. (Criterion E)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	Kings Arcade is historically significant as a commercial premises illustrating the late 19th century development of retailing nodes around railway stations. The arcade was strategically sited to lead from the commercial area of High Street to Armadale Railway Station.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history</i>	The place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments</i>	The place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	Kings Arcade has aesthetic significance as an intact and high-quality Victorian era shopfront with Queen Anne influences. The building adds important heritage character to the commercial strip along High Street in Armadale. Notable elements include the façade treatment in brick, tile and cement render mouldings, gable parapets, terracotta lions, brick profiled chimneys as well as the intact shopfront joinery and arcade entry on the ground level.

F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The place does not meet this criterion.
G	<i>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 the continuing and developing cultural traditions</i>	The place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	Very little is documented on William Laurance. The place does not meet this criterion.

Description

• Physical Analysis

King's Arcade is a two-storey shopping arcade fronting High Street with an extensive open face red brick façade in a Victorian Gothic Revival style with Queen Anne influences. The façade has four bays, with the two centre bays presenting asymmetrical features and proportions. The two end gables are symmetrical and feature gable ends crowned with terracotta lions and shield as well as a pair of slightly recessed rectangular casement windows with a fixed top pane of leadlight stained glass. The windows sit on a sill supported by three moulded brackets and corbels. The windows are framed by decorative mouldings supported by paired corbels. The second level is capped with dentil mouldings. The gables and bays are framed by pilasters with white render, a centre exposing the underlying brickwork and capped with paired corbels. The profuse use of cement render detailing contrast with the red face brickwork of the entire façade above the street level. The gables have rendered dressings and a feature louvred bulls eye vent. The pitch of the gable face is highlighted by textures square terracotta tiles supported by four moulded brackets.

The left inner bay of the façade features two three-pane timber sash windows with a similar decorative moulding and paired brackets. The windows and mouldings framing are in the shape of a slightly pointed window head. The inner bays are capped by a perforated parapet sitting above the dentil mouldings. The perforated parapets appear to have been infilled as evidenced by the darker brown brick infill. The bays are defined by octagonal projected capping sitting above the perforated parapet.

The right inner bay features a recessed four pane casement window with a fixed five-pane leadlight window. The window has the same moulding and bracket detailing as the rest of the façade. The parapet is defined by a pediment with rounded pilasters. The pediment is capped with the corresponding textured terracotta tile and has the date "1893" in stylised moulded numbering.

The street front portion of the structure has a gable slate roof with projections over the end gables and pediment. The back of the arcade has long hipped roofing in a corrugated galvanised iron. There are eight open faced red brick chimneys with textured terracotta pots projecting from the roof of the arcade. The front three chimneys overlooking High Street features a blind arch and are highly corbelled.

The street is protected by a cantilevered bullnose awning with corrugated iron roofing. The awning is lined in a cast iron lacework. The awning and lining is interrupted by a raised gable feature lined with red cast iron lettering stating “ARMADALE RAILWAY STATION”.

The lower façade is fairly intact with original shopfront window joinery and doors, lamp brackets and trusses, as well as the layout of the arcade itself.

The Kings Arcade is located on the main commercial precinct on the junction of High Street and Kooyong Road. It is close to the Armadale Train Station and Kooyong Road Tram Stop. The arcade is accessible from the back of the structure and arcade via the lanes Kings Arcade and Kingsway which is directly accessible from the train station. The Kings Arcade is currently used a commercial shopping arcade and is considered to be in good condition.

The building has high integrity in relation to both the upper façade and shopfronts.

- [Alterations and Additions](#)

- Corrugated galvanised iron roofing added to the rear the arcade.
- Reported removal of sections of cast iron awning valancing.
- Reported recent repainting of external cement render.
- New sympathetic Victorian era coloured floor tiles.
- Ground level shopfronts modified.
- Brick infilled perforated parapet.
- Unsympathetic board clad extension painted red at the back of the arcade.
- Arcade appears to have been extended at the back of the property.
- Contemporary glass and aluminum arcade walkway shelter in a Tudor style.

[History](#)

- [Historical Context](#)

For thousands of years preceding European colonialism, the area now known as Stonnington was the traditional home of the Woi wurrung and Boon wurrung people of the Eastern Kulin Nation. This environment would have provided Traditional Owners with access to pre-contact plains, grassy woodland, and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot), and Hawksburn Creek (now channelised), in a rolling landscape on the northern shore of Port Phillip Bay. It is important to note that the rich cultural heritage of Traditional Owners in Stonnington did not end with colonialism—it has a rich presence to this day.

The first land sales in what would become Armadale began in 1854 following the surveying of Glenferrie Road and High Street. The suburb of Armadale was formally included in the City of Prahran and, as is the case with many of the suburbs in Stonnington and surrounds, it received its name from a lone but notable property. Armadale House was built by one James Munro, son of the first keeper of the Prahran pound. On arriving in Australia from his home in Sutherland, Scotland, Munro worked for the stationer business Fergusson and Moore—Fergusson being James Fergusson of Kooyong. Armadale House, built in c.1887, was the first of many grand houses constructed in the suburb in the late 19th century. Munro went on to become Premier of Victoria and, later, Attorney General, before losing all in the economic crash of the 1890s. Following the turn of the century, many of the original 19th century properties faced demolition and subdivision, encouraging growth in early 20th century and the interwar period. While

Armadale today enjoys an affluent reputation for its association with the surrounding suburbs of Toorak, Malvern and Kooyong, traces of remnant working class houses can be seen at the small timber workers cottages present in some parts off High Street and near the border with Malvern (Cooper 1924, 268).

- **Place History**

Designed by architect William Lawrence, Kings Arcade was erected in 1893 for Malvern manufacturer and merchant Federick Phillips. The initial building, unofficially known as Railway Arcade at the time, consisted of three double story shops and residences at 968-976 High Street (now 974-978) connected by a laneway that led to the Armadale Railway Station. James Patterson, a successful coal merchant, purchased the building a year later in 1894 and added baths, laundries and lavatories. Known residents and shops during these initial two years are difficult to ascertain, however a street directory reveals that by 1895 the building consisted of a tea merchant run by Dale and Brabner and a grocer run by Charles A. Long (Sands and McDougall 1895). In 1896, a footpath leading from the Arcade to Armadale Railway Station was constructed, allowing for greater pedestrian access (Malvern Shire Council 1896).

By 1913, Frederick Alfred King and his wife Margaret moved in and established a fresh fruit business called King's Fruit Palace in the front east corner of the arcade. With the success of his business, King went on to purchase the whole building around 1921. From 1921-1924, King included the addition of further one-roomed brick shops on either side of the arcade that led directly to the railway station. This led to an increase in foot traffic and the eventual flourishing of shops as commuters walked through the Arcade to the railway station in order to travel to Flinders Street Station. It was during this period whereby Frederick King renamed the arcade King's Arcade. By 1925, traders comprised a boot shop, dressmaker, and dairy produce store (King's Arcade 2011).

With Frederick's passing in 1944, management of the Arcade was taken up by his son Gordon King and it was refurbished in 1945. Unfortunately, the growing popularity of motor vehicles led to a decline in railway patronage and pedestrian traffic throughout the 1950s and 1960s, ultimately resulting in businesses declining. In response, the 1970s and 1980s saw the addition of new tenancies that better resonated with changing consumption cultures. During this period, the fruit store was altered into a convenience store, the grocery store became a restaurant, and antique stores were established. This coincided with further refurbishments in the form of new floor tiling and the insertion of a glass roof in 1981 following the transfer of management to Gordon King's sons Phillip and Robert (King's Arcade 2011). By 1983, the Arcade's resurgence culminates in another expansion via the purchase and restoration of two adjoining properties.

The Arcade's wholesale transformation into a site for unique specialty shopping and services is apparent by the 1990s. By this period, stores consisted of florists, high end boutiques, antique traders, hairdressing salons and cafes (Biron 1995, 16). Today, both ownership and management of the Arcade continues to remain in the King family.

Comparative Analysis

Desktop research has been undertaken on the architect, William Laurence. No information about the architect himself and his other work has been uncovered, however see the discussion related to 115 Glenferrie Road below. Given the lack of information about the architect, this comparative analysis focuses on commercial buildings of the same architectural style as Kings Arcade. Comparable examples include:

- **115 Glenferrie Rd, Malvern (HO349 Glenferrie Road / High Street Precinct).** Although the commercial building at 115 Glenferrie Road is a single shop as opposed to an arcade, the upper façade, specifically the materiality, form and detailing, is almost like-for-like to King's Arcade. It is highly likely that the building was designed by the same architect, William Laurence. They bear the same appearance, intactness and condition.
- **119 Glenferrie Road, Malvern (HO349 Glenferrie Road / High Street Precinct).** The upper façade of this single shopfront shares many similarities with Kings Arcade, including a gabled pediment, central circular vent and decorative mouldings. The brick has been painted, however.
- **1044 High Street, Armadale (HO400 High Street Rail and Retail Precinct).** This premises, noted as individually significant within the precinct, is an 1885 commercial shopfront that shares a number of similar characteristics to Kings Arcade, including the materiality of brick and render mouldings, however it is more of a traditional Victorian era commercial façade than the Kings Arcade owing to the pediment and detail in the mouldings.

The above comparative analysis shows that the façade is a highly intact and unusual example of a Victorian era shop within the City of Stonnington showing Queen Anne architectural influences. Only one other shop has been identified at this stage that has clear comparative value.

References

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Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



Detail of upper façade (source: Extent Heritage Pty Ltd, 2021).



Detail of upper façade (source: Extent Heritage Pty Ltd, 2021).



Detail of upper façade (source: Extent Heritage Pty Ltd, 2021).



Detail of Kings Arcade awning and entry (source: Extent Heritage Pty Ltd, 2021).

Authors

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