

# HERITAGE PLACE

**NAME OF PLACE:** STORE (FORMER) AND BOARDING HOUSE

**ADDRESS/LOCATION OF PLACE:** 77 Pilleau Street COLERAINE

**STUDY NUMBER:** 005

**HERITAGE OVERLAY NUMBER:**

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**PRECINCT:** Coleraine

**LOCAL GOVERNMENT AREA:** Southern Grampians Shire

**ALLOTMENT:** Part 9 **SECTION:** 18 **PARISH:** PARISH OF COLERAINE

**ACCESS DESCRIPTION:**

CFA430J G4; VR 228 C10; Located on the south east corner of Pilleau and Winter Streets, two blocks to the south of the main street in Coleraine.

**SIGNIFICANCE RATING:** Local



Store and Boarding House (former), Pilleau Street, Coleraine.

**Image Date:** 31/01/03

**EXTENT OF LISTING:**

To the extent of: 1. All the buildings (including the store, the attached brick residence with its timber extension, the attached timber residence, the garage) and all of the land.

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## PHYSICAL DESCRIPTION:

The former store and boarding house at the corner of Pilleau and Winter Streets is a complex of buildings which has evolved in stages, but the exact sequence of its development is not certain. All of the complex is single storey. The dominant parts are the corner store and its extension along Pilleau Street which are brick. The façade of the shop and its return are rendered. The shop windows are each subdivided into four large panes. The front door of the shop is in two leaves, each divided into two, timber panels. The middle section of the Pilleau Street elevation includes a simple door, now replaced, with a rectangular fanlight and three windows. The two windows to the west of the door are 4 paned double hung sashes. The one to the east is a 12 paned double hung sash window. The Pilleau Street elevation of the store is dominated by a large gable over the eastern end. The gable is face brick and there is a cement render niche as decoration. This section of the store is symmetrical about a door with a rectangular fanlight. The two windows of this part are 12 paned double hung sashes. The whole of this part may have been constructed at the same time.

Adjacent to the shopfront in Winter Street there is an attached residence, also brick, symmetrical about the front door, with an early twentieth century verandah. Presumably the brick residence was built about the same time as the store. At the rear of the brick residence there is a timber building. The date of this part is not known. It may have served as a detached kitchen for the residence.

Adjacent to the brick residence is another attached residence, in this case weatherboard with two tripartite windows with sunshades. From its details and materials it appears to be late nineteenth century.

## HISTORY:

The land on which the former store and boarding house now stands was first purchased from the Crown by W. Ford on October 1861, being Allotment 9 Section 18 (Department of Lands and Survey, 1955).

The first Glenelg Shire Ratebook entry for the property lists George McKnight as owner and occupant of a store and residence (Glenelg Shire Ratebook 1872-73, entry 252). Prior to his ownership of this property, McKnight was licensee of the Coleraine Hotel from January 1867 to 1872 (HS,09/01/1867). The brick store and residence at 77 Pilleau Street was built in 1872, and by 1873 McKnight had opened the premises as a licensed general store (CA, 05/12/1873). He met and married Emily Hann 1876 (VPI, Reg. No. 3266), and their first child Asenath Emily was born in Coleraine later that year (*ibid.*, 15085). Their second child, Francis George Richmond was born in 1878 (*ibid.*, 1590) in Coleraine.

The McKnight family held the property until 1984, when it was purchased by Jacob Skinner. Skinner intended to use the premises as a boarding house (CA, 30/11/1894), although Troeth (124) states that the Glenelg Shire Ratebook entries indicate that the building assume this function until after 1900. It is not known what the building was used for until this time.

Jacob Skinner married Jane Maria Rhodes in England in 1874 shortly before emigrating to Australia (VPI Reg. No. 2728). In 1874, they were married again in Portland (*ibid.*, 2728), where perhaps they first arrived in Australia. Jacob and Jane Skinner must have gone to Coleraine soon after their arrival, as their first child, Caroline Diana was born in Coleraine in 1875 (*ibid.*, 14880). The Skinners had six more children between 1877 and 1888, Mary Ann Elisabeth, Jane Maude, Ethel Sarah, William Thomas Jacob, Henry James and Myrtle Vivian. Jacob Skinner was a baker, seedsman, fruiterer and confectioner, and during the latter part of the nineteenth century ran a business from a shop at 64 Whyte Street, where he also lived with his family between 1887 and 1895 (Glenelg Shire Ratebooks 1887-1895).

The building operated as a boarding house for itinerant workers in the early nineteenth century. Since that

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time, the building has been extended and altered in stages but the exact sequence of its development is not certain. The simpler form, details and fenestration (specifically the 12 pane double hung sash windows) of the eastern end of the store suggest an early date for that section. The four pane double hung sash windows of the western end of that elevation suggest a later date. The plate glass windows of the store suggest an early twentieth century modernisation, perhaps at the same time the verandah was added to the brick residence.

The parapet and verandah of the corner store have been removed. A later verandah has been added in front of the brick residence.

## **THEMATIC CONTEXT:**

Theme 3: Developing local, regional and national economies

3.19 Marketing and retailing

Theme 4: Building Settlements, Towns and Cities

4.5 Making settlements to serve rural Australia

## **CONDITION:**

The complex is in fair condition. The brick residence suffers from rising damp which requires attention. The timber parts of the complex require minor repairs. The roofs all appear to be true and watertight.

## **INTEGRITY:**

Main building is relatively intact apart from loss of the parapet and verandah of the shopfront.

## **STATEMENT OF SIGNIFICANCE:**

What is significant?

The former store and boarding house at 77 Pilleau Street, Coleraine is a complex of several buildings located on the corner of Pilleau and Winter Street. The former store is a single storey rendered brick building with three entrances, one to Winter Street between two shop windows, and two to Pilleau Street. The first part of the building was constructed in 1872 by George McKnight, who owned the property for a large part of the latter nineteenth century. In 1894, a local merchant, Jacob Skinner purchased the property to convert into a boarding house, which was not done until after 1900. The building has undergone various phases of development in the latter nineteenth century and further into the twentieth century.

How is it significant?

The former store and boarding house at 77 Pilleau Street, is of historical and architectural significance to the township of Coleraine.

Why is it significant?

The former store and boarding house at 77 Pilleau Street is of historical significance for its associations with local merchants, George McKnight and Jacob Skinner in the nineteenth century. It is of historical significance as the only surviving boarding house in Coleraine, and for its associations with a way of life which is now lost, that of the itinerant worker who went from town to town. It is of architectural significance as an example of a complex of buildings which show the phases of development over a long period of time.

## **COMPARISON:**

219 Coffee Palace (Former), McNicol Street, Branxholme

085 Trangmar's Store, 73 Whyte Street, Coleraine

231 Lesser's Store (Former), 86 Whyte Street, Coleraine

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**ASSESSED BY:** tfh

**ASSESSMENT DATE:**

02-Sep-01

**EXISTING LISTINGS:**

**HERITAGE STUDY RECOMMENDATIONS:**

**Include in VHR**  **Include in RNE**  **Include in Local Planning Scheme**

**No Recommendations for Inclusions**

**REFERENCES:**

<b>Author</b>	<b>Title</b>	<b>Year</b>	<b>Page</b>
	Coleraine Albion 30/11/1894	1894	
	Coleraine Albion 05/12/1873	1873	
	Hamilton Spectator - 09/01/1867	1867	
Coleraine Albion	Supplement to the Coleraine Albion, No. 18	1893	
Department of Justice	Pioneer Index Victoria 1836 - 1888 (reg. No. 1505)	1998	
Department of Lands and Survey	Township of Coleraine	1872	
Glenelg Shire Council	Glenelg Shire Ratebooks 1887 -1900		
Glenelg Shire Council	Glenelg Shire Ratebook 1872 - 1873	1873	#252
Malcolm Troeth	The Cultural Landscape of Coleraine	1988	124-5