

# HERITAGE PLACE

**NAME OF PLACE:** SADDLER'S SHOP (FORMER)

**ADDRESS/LOCATION OF PLACE:** 75 Bell Street PENSURST

**STUDY NUMBER:** 242

**HERITAGE OVERLAY NUMBER:**

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**PRECINCT:** Penshurst

**LOCAL GOVERNMENT AREA:** Southern Grampians Shire

**ALLOTMENT:** 2      **SECTION:** 14      **PARISH:** PARISH OF YALIMBA

**ACCESS DESCRIPTION:**

CFA 475J D11; VicRoads 233 P11; located on the south side of Bell Street in the centre of the township.

**SIGNIFICANCE RATING:** Local



Saddler's Shop (Former), 75b Bell St, Penshurst

**Image Date:** 22/04/02

**EXTENT OF LISTING:**

To the extent of: 1. All the building and all the land, being allotment 2, section 14, township of Penshurst.

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## **PHYSICAL DESCRIPTION:**

The former Saddler's shop is a small symmetrical single storey timber shop, abutting the footpath on Bell Street, Penshurst. The original small paned shop windows survive as does the original front door. The roof has a transverse gable and is corrugated iron. There is no residence at the rear which suggest that there was a residence elsewhere on the site. The original verandah has been removed. The window on the north side has been shuttered but the glazing bars survive underneath. The present owner states that there is pencilled graffiti from earlier owners or occupiers on the interior walls.

## **HISTORY:**

The land on which this shop stands was originally purchased by J. Meagher as Allotment 2 of Section 14 of the Township of Penshurst. The 1863 rates book lists a John Meagher as owning one half acre, which would have been allotments 1 and 2, which was occupied by Jonathan Thompson. Thompson also occupied land at Croxton East which was under cultivation. The rate struck for the Penshurst land was six pounds. This suggests more development on the site than just the shop on the western boundary and it presumably included a residence located at the north-east corner. The present house in that position appears to date from after 1900.

The date of construction of the shop is not known but it must be very early in the development of the town and is possibly from the late 1850s. In 1881 the Shire Council gave permission to erect a verandah to premises occupied by Mr. Dodd as Saddler's shop (Shire of Mount Rouse). The shop was known as Dodds' Saddlery until the twentieth century, when Mr. Dean took over the premises. The shop continued to operate as a saddler and bootmaker well into the twentieth Century, and although the exact date it closed is unknown, Mr. Dean was still operating his business from the shop in 1964.

Mr. Rice, formerly the town saddler was the owner prior to 1980. The shop was known as a meeting place for the older members of the township. The surviving fabric, especially the small paned shop windows and the door are rare survivors.

## **THEMATIC CONTEXT:**

Theme 3: Developing local, regional and national economies

3.12 Feeding people

3.12.5 Retailing foods and beverages

3.19 marketing and Retailing

Theme 4: Building settlements, towns and cities

## **CONDITION:**

The building is in poor condition.

## **INTEGRITY:**

High degree of integrity internally and externally. Original verandah is missing.

## **STATEMENT OF SIGNIFICANCE:**

What is significant?

The former Saddler's shop is a small symmetrical single storey timber shop, abutting the footpath on the south side of Bell Street, in the centre of the township of Penshurst. It is thought that the shop dates from the mid to late 1850s, and has been used as a saddler continuously from that time until it closed in the late 1970s. No architect or builder has been associated with the design. The shop has several rare surviving details, including the original small paned shop windows, original front door, and pencilled graffiti from

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earlier owners or occupiers on the interior walls. The shop is in poor condition, but retains a very high degree of integrity.

How is it significant?

The former Saddler's Shop at 75 Bell Street, Penshurst is of historical and architectural significance to the Southern Grampians Shire and the township of Penshurst.

Why is it significant?

The saddler's shop in Bell Street, Penshurst is of historical significance as one of the oldest surviving retail outlets in Penshurst. The shop has further historical significance for the constant occupation by a series of saddlers and bootmakers, including Mr. Dodd, Mr. Dean and Mr. Rice. The building is of architectural significance for its simple early vernacular form, and as a rare example of an intact timber shop with small paned windows and door. Its combination of front shop and (now demolished) rear residence demonstrates a traditional way of life.

**COMPARISON:**

064 Matthew Cooke's Blacksmith Shop, 91 Whyte Street, Coleraine

**ASSESSED BY:** tfh

**ASSESSMENT DATE:**

20/05/2002

**EXISTING LISTINGS:**

**HERITAGE STUDY RECOMMENDATIONS:**

Include in VHR  Include in RNE  Include in Local Planning Scheme

No Recommendations for Inclusions

**REFERENCES:**

Author	Title	Year	Page
	Rate Books	1864	
Shire of Mount Rouse	Mount Rouse Shire Centenary, Commemorative Meeting	1964	

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