

# HERITAGE PLACE

**NAME OF PLACE:** PLUMBER'S SHOP, DWELLING & SHED

**ADDRESS/LOCATION OF PLACE:** 70-72 Bell Street PENSHURST

**STUDY NUMBER:** 251

**HERITAGE OVERLAY NUMBER:**

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**OTHER NAME/S OF PLACE:** ROSS'S PLUMBERS; WALTER'S PLUMBERS; TINSMITH'S SHOP

**PRECINCT:** Penshurst

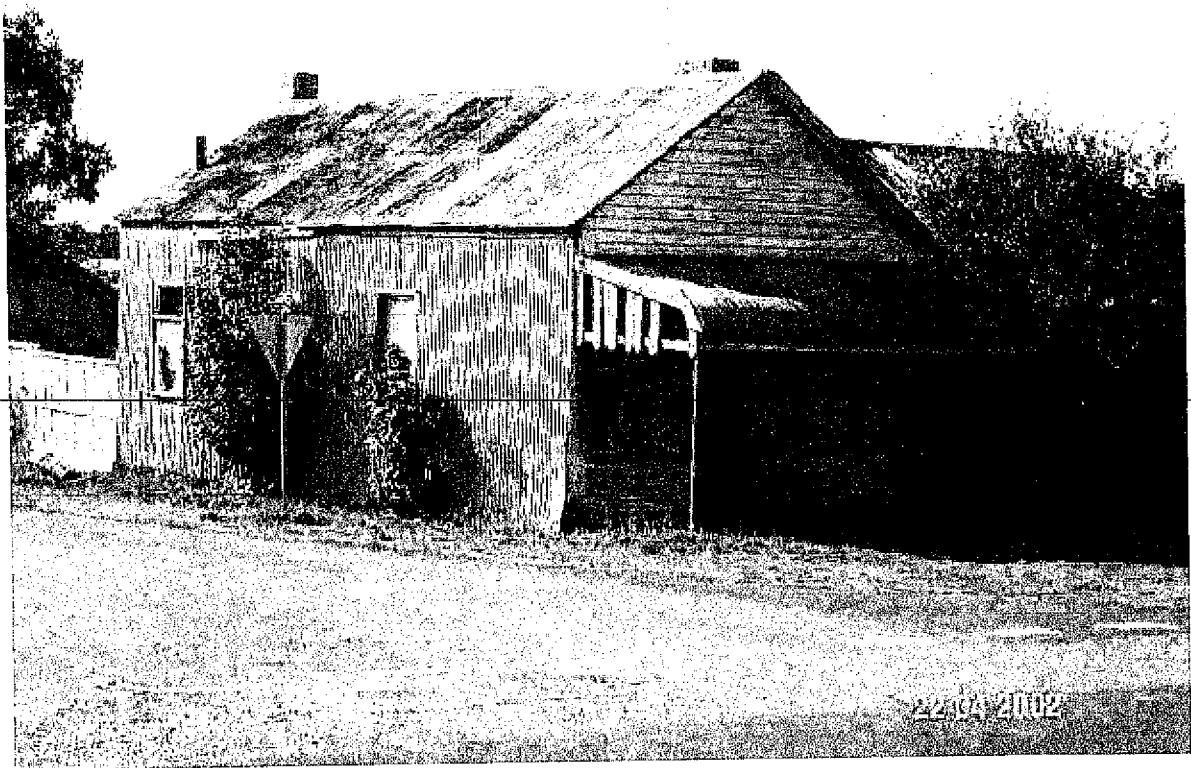
**LOCAL GOVERNMENT AREA:** Southern Grampians Shire

**ALLOTMENT:** 10      **SECTION:** 16      **PARISH:** PARISH OF YALIMBA

**ACCESS DESCRIPTION:**

CFA 475J C11; VicRoads 233 P11; located at the north-east corner of Bell and French Streets in the centre of the township.

**SIGNIFICANCE RATING:** Local



Plumber's Shop Dwelling & Garden, 70-72 Bell St Penshurst

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

**EXTENT OF LISTING:**

To the extent of: 1. All the shop, dwelling, sheds and garden including all of the land.

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## **PHYSICAL DESCRIPTION:**

The shop and dwelling are combined with the shop front in the south-east corner of the site and the dwelling with its timber verandah slightly set back from the street frontage. The overall structure is timber framed and most of the walls are clad with weatherboards except for the west wall of the shop which is vertical corrugated iron. There are three double-hung sash windows in the west wall associated with the rooms behind the shop. The shop front is symmetrical about a recessed doorway. The windows are divided into several smaller panes. Display cases survive behind the windows. The roof of the shop is gabled and perpendicular to the street. The gable is filled with weatherboards without any elaboration. There is a simple timber post supported bullnose verandah across the footpath in front of the shop. The residence is to the side and further set back. It is also symmetrical about a timber front door. There are simple double hung sash windows on either side. The central hall has four main rooms opening off it and passes to a skillion verandah at the rear. The shed at the rear is located in the north-west corner of the site. It is a simple timber framed building clad completely in corrugated iron. The land falls away substantially to the north-east and much of the site is devoted to a garden, of which there is some remnant plantings.

The shop and dwelling retain an early colour scheme of deep cream and red which would probably date from the late 1920s.

## **HISTORY:**

The land on which the complex stands was purchased from the Crown by D O'Neil Junior on 17th December 1855 (Department of Lands & Survey, 1957). Another D. O'Neil, presumably his father, purchased several nearby allotments in sections 15 and 16 of the Township on the same day. The early history of occupation of the site is yet to be determined.

The house appears to have been the first structure on the site. A new shop was built in 1905 which was owned and occupied by James Dingwell Walter, a plumber. (SMR RB 1905 #613.) He was superseded in 1914 by William Dingwell Ross, also a plumber and presumably related sharing an unusual given name. There are two men with the name William Dingwell Ross buried in the Boram Boram cemetery. The first was born about 1843 and died in 1933 and the second, presumably the latter's son and the owner of the property, was born in 1888 and died in 1967. W D Ross was also described as a dairyman. (SMR RB 1920 # 726.) Later owners included William C. Ross, farmer, in 1930 and Clifford Ross, mechanic, in 1934. (SMR RB 1930 # 737 and 1934 # 767.)

## **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

Theme 8 Developing Australia's cultural life  
8.12 Living in and around Australian homes  
8.14 Living in the country and rural settlements

## **CONDITION:**

Very poor condition physically but with a high archaeological potential.

## **INTEGRITY:**

High degree of integrity throughout although in very poor condition.

## **STATEMENT OF SIGNIFICANCE:**

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## What is Significant?

The Plumber's Shop, dwelling and shed is located on the north-east corner of Bell and French Streets in the centre of the township of Penshurst. The shop and dwelling are combined with the shop front in the south-east corner of the site and the dwelling with its timber verandah slightly set back from the street frontage.

The overall structure is timber framed and most of the walls are clad with weatherboards except for the west wall of the shop which is vertical corrugated iron. The shop a dwelling are of vernacular construction style, and retain an early colour scheme of deep cream and red which would probably date from the late 1920s. The shed at the rear is located in the north-west corner of the site. It is a simple timber framed building clad completely in corrugated iron. The land falls away substantially to the north-east and much of the site is devoted to a garden, of which there is some remnant plantings. It is not known what the site was used for prior to the house being built (prior to 1901), but the shop was constructed about 1905 by James Dingwell Walter, a plumber. The shop remained as a plumber's until about 1920, when it changed ownership. Later owners included William C. Ross, farmer, in 1930 and Clifford Ross, mechanic, in 1934. The shop, dwelling and shed retain a high degree of integrity throughout although in very poor condition.

## How is it significant?

The plumber's shop, dwelling and shed are of historical significance to the township of Penshurst and the Southern Grampians Shire.

## Why is it Significant?

The timber store and residence is of historical significance for its links to two important local families, the Walters (who were plumbers) and the Ross'. It is of further historical significance as a rare surviving example of an early twentieth century complex which provides an understanding of a past way of life in rural towns.

## COMPARISON:

028 Shop and Residence, 102 Whyte Street, Coleraine  
165 Store and Residence, 7 Glendinning Street, Balmoral  
210 Bakery (former), 5783 Hamilton - Port Fairy Road, Byaduk

**ASSESSED BY:** tfh

**ASSESSMENT DATE:**

21-May-02

## 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
Department of Lands and Survey	Township of Penshurst, Parishes of Yalimba and BoramBoram, County of Villiers	1957	
Mount Rouse Shire Council	Shire of Mount Rouse Rate Books 1934	1934	#767
Mount Rouse Shire Council	Shire of Mount Rouse Rate Books 19320	1930	#737
Mount Rouse Shire Council	Shire of Mount Rouse Rate Books 1920	1920	#726
Mount Rouse Shire Council	Shire of Mount Rouse Rate Books 1905	1905	#613