

HERITAGE PLACE

NAME OF PLACE: ROW OF BRICK SHOPS (1920s)

ADDRESS/LOCATION OF PLACE: 82a-d Bell Street PENS HurST

STUDY NUMBER: 257

HERITAGE OVERLAY NUMBER:

PRECINCT: Penshurst

LOCAL GOVERNMENT AREA: Southern Grampians Shire

ALLOTMENT: part 7 **SECTION:** 17 **PARISH:** PARISH OF YALIMBA

ACCESS DESCRIPTION:

CFA 475J C11; VicRoads 233 O11; located on the north side of Bell Street, in between French & Martin Streets in the centre of the township.

SIGNIFICANCE RATING: Local



Row of Shops 821-d Bell St, Penshurst

Image Date: 22/04/02

EXTENT OF LISTING:

To the extent of: 1. All the shops but excluding their interiors and all of the land.

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PHYSICAL DESCRIPTION:

A row of four red brick shops, each with asymmetrical entrances which are paired. The row is unusual because of the plain gables in the façade. These have been painted with a red ochre and have sparse cement render detailing. In the gable above No 82a there is a moulded monogram of the initials "ED". One gable has recently been painted grey. The wall below the gables is divided by elongated brackets. Otherwise the shop fronts are conventional having plate glass windows, glazed tiled stallboards and half-glazed doors with fan lights. The main roof is a transverse gable divided by party walls. There is a timber verandah with a bullnose corrugated iron roof. The timber posts have been replaced by steel poles now on an angle to accommodate a slightly narrower footpath. The verandah roof in front of three shops has been painted with blue and white stripes. Corrugated iron extensions exist at the rear. It seems the shops were never used as residences. The interiors have pressed metal ceilings. The shop at 82d is a chemist shop with extensive intact shop fittings from the 1950s. The shelves taper, increasing in depth above and below bench height. The dividing brick wall between No 82b and 82c has been partially removed.

HISTORY:

The land on which this row of shops stands was purchased from the Crown on 4th September 1852 by a D. Kennedy who also purchased the north-east corner allotment on Bell and Martin Streets at the same time. This was possibly the squatter, Donald Kennedy of Croxton run who also had interests in the Linlithgow Plains and Hyde Park runs. He was appointed to the Legislative Council in 1854 and, having purchased land in the Parish of Croxton West in 1857, sold Croxton in 1858. Kennedy Street, Penshurst was named after him.

The early and intermediate history of the site is not known. The present building from its scale, materials and detailing appears to date from after the First World War and to be a speculative development. The shops have been occupied by a range of businesses. The fact that they have no residences attached reflects a change in the lifestyle of small retail businesses.

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

4.1 Planning urban settlements

4.1.3 Learning to live with property booms and busts.

CONDITION:

The shop fronts are in good condition.

INTEGRITY:

high degree of integrity externally and a good degree of integrity internally, with special concern for the 1950s shelving in No 82d.

STATEMENT OF SIGNIFICANCE:

What is significant?

The row of shops are located on the north side of Bell Street, in between French & Martin Streets in the centre of the township of Penshurst. The shops were constructed for Mr. Chesswass, a local businessman, in 1911. There has been no architect or builder associated with the design. The shops have been used for commercial purposes continuously since 1911. The brick shops are in good condition, and retain a high degree of integrity externally and a good degree of integrity internally, with special concern for the 1950s shelving in No 82d.

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How is it significant?

The row of four red brick shops at 82 Bell Street is of historical and architectural significance to the Southern Grampians Shire and to the township of Penshurst.

Why is it significant?

The row of four red brick shops at 82 Bell Street is of historical significance as an early twentieth century commercial development and of architectural significance for its unusual form.

COMPARISON:

242 Saddler's Shop (Former), 75 Bell Street, Penshurst

253 The Rouse (former Olle Family General Store), 97 Bell Street, Penshurst

240 Madigan's Store, Martin and Bell Streets, Penshurst

249 Penshurst Free Press(Former), 90 Bell Street, Penshurst

ASSESSED BY: tfh

ASSESSMENT DATE:

22-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
Don Garden	Hamilton, A Western District History	1984	var.
R V Billis and A S Kenyon	Pastoral Pioneers of Port Phillip	1974	91
