

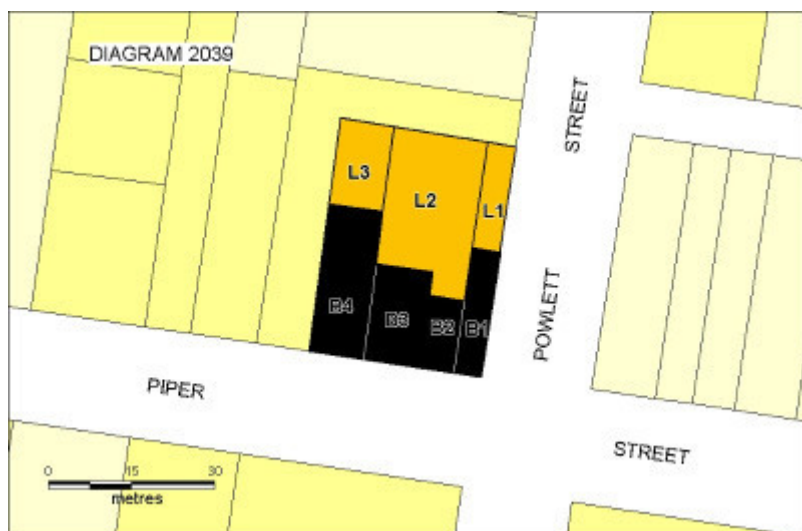
SHOPS



SHOPS SOHE 2008



h02039 kyneton piper street
shops exterior



h02039 plan

Location

68-74 PIPER STREET KYNETON, MACEDON RANGES SHIRE

Municipality

MACEDON RANGES SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

Heritage Overlay Numbers

HO203

VHR Registration

October 9, 2003

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - October 15, 2003

What is significant?

The row of shops at 68-74 Piper Street was constructed in the 1850s. The style of construction is a restrained Victorian Classicism and although constructed over a period of, perhaps ten years, they make a pleasing terrace. The top storey entablature providing a unifying note across 68 to 72 Piper Street, the windows on the top storeys, except for 70 Piper Street, are round arched.

The corner shop at 68 was purchased for £850 in 1860 for Francis and Perkins, Chemists, who had occupied the former single storey timber shop and residence on this site. The 1860s building is of brick construction, the shop continued to trade as a chemist until the 20th Century.

The shop at 70 Piper Street was built for Samuel Atwood before 1859. The Dowling Brothers' draper store was there by 1858, but the site had a number of owners/tenants and had a time as both a grocer and stationer as did 72 Piper Street, next door. The work on the top storey of 70 Piper is more elaborate than the shops either side. The cast iron balcony on No.70 is unusual both for its form and survival, it appears to be original, the door onto the balcony has a pediment and the windows are rectangular rather than arched.

The shop at 72 Piper Street, on land also owned by Atwood were originally one storey and constructed in 1858 to a design by James Blakely, the brick second storey was added some time later.

Dobinson's Hall of Commerce, at No.74 Piper Street was built in 1859 to a design by William Douglas (who was also working on the Kyneton Hospital at this time). Dobinson's, a firm of drapers located elsewhere in Kyneton, moved in early 1860. This shop appears to be purpose built, its largely intact interior spaces were expressly created for a drapers store with plenty of natural light through the upstairs and ground floor windows. Originally there was a 2 storey void or atrium at the front of the shop, but this has since been infilled. The first storey front windows are particularly notable for their size and their ingenious single pivoting opening. The stone work used at both 70 and 74 were from one of the local quarries.

How is it significant?

The Shops at 68-74 Piper Street are architecturally and historically significant to the state of Victoria.

Why is it significant?

The shops are early (late 1850s) survivors of a 'row' or 'suite' of two storey shops. Although common in the city and inner city, for example the Crossley Buildings in Bourke Street (H435) or the many later examples such as the Emerald Hill Precinct H1136, there are few 19th century survivors in the regional towns.

The shops are of architectural significance as rare survivors of a type of building. The shops are important as purpose built retail shops and the architectural features that express this, particularly the large ground floor

display windows and the solid brick and stone construction. It is interesting to note that they also still function as retail spaces, although this was not true of their role throughout the 20th century.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible. General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. General Conditions: 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

Exterior

*Minor repairs and maintenance that replace like with like

*Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc. and making good.

*Installation or repair of damp-proofing

Interiors

*Minor repairs and maintenance which replace like with like.

*Installation, removal or replacement of carpets and/or flexible floor coverings.

*Refurbishment of toilets/kitchens including removal, installation of sanitary fixtures and associated mirrors, wall and floor coverings.

*Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ.

*Installation, removal or replacement of bulk installation in the roof space.

*Installation, removal or replacement of smoke detectors.

Construction dates	1850,
Architect/Designer	Douglas, William,
Heritage Act Categories	Registered place,
Other Names	PIPER STREET SHOPS, Francis and Perkins, Dobinson's,
Hermes Number	12444
Property Number	

Assessment Against Criteria

a. The historical importance, association with or relationship to Victoria's history of the place or object

This row of shops are of historic importance as a rare intact building type

b. The importance of a place or object in demonstrating rarity or uniqueness

This row of shops are rare country town survivors of a particular building type

c. The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage

n/a

d. The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as part of a class or type of places or objects

As a rare surviving building type these shops are representative of a once common building type. The retention in particular of the facades demonstrate a degree of integrity that is increasingly rare.

e. The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features

f. The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements

g. The importance of the place or object in demonstrating social or cultural associations

h. Any other matter which the Council deems relevant to the determination of cultural heritage significance

Extent of Registration

1. All of the buildings marked B1-B4 on Diagram 2039 held by the Executive Director

2. All of the land marked L1-L3 on Diagram 2039 held by the Executive Director being the land described in

Certificate of Title Volume 10077 Folio 142, Volume 9990 folio 817 and Volume 5705 folio 990.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>