
STATION STREET SHOP AND DWELLING

Location

STATION STREET CARRUM - PROPERTY NUMBER 506-507, KINGSTON CITY

Municipality

KINGSTON CITY

Level of significance

Heritage Inventory Site

Heritage Inventory (HI) Number

H7921-0133

Heritage Listing

Victorian Heritage Inventory

Statement of Significance

Last updated on - May 10, 2023

What is significant?

The extant historic shop and dwelling constructed c.1908 to 1914, and any additional archaeological features and deposits that may be preserved within the property boundaries (506-507 Station Street, Carrum) that are associated primarily with the historic ownership and occupation of the land.

How is it significant?

The site is of historical and archaeological significance at a local level.

Why is it significant?

The site is historically significant as it: Demonstrates key historic phases of Carrum's history – the sub-division of the former Carrum swamp lands; the development of the township of Carrum; and establishment and operation of commercial business (grocery, butchers) during the early-twentieth century; and is historically associated with a number of early residents of the Township of Carrum including members of the Rigby family and Walter Black.

The site has archaeological significance for its potential to contain historical archaeological features, deposits and artefacts associated with the use and occupation of the site as a commercial business (grocery and butcher) and domestic residence – primarily during the historic ownership and occupation of the land during the period c.1908 to c.1930.

Interpretation of Site	(See Supporting documentation for additional details) With consideration given to the established land use history (Section 4.0); and the interpretation of the historic archaeological deposit identified during CHMP testing (Section 5.0) it is evident that the potential for significant historic archaeological features and/or deposits to be preserved within the study area varies, in summary: • It is likely that any significant archaeological deposits and/or features located at the site will be preserved beneath non-significant (post c.1950) deposits, likely at a depth =0.4m below the current surface level. • There is negligible to low potential for previously unidentified archaeological structures of high archaeological significance to be preserved within the western portion of the study area (i.e., within the footprint of the extant shop/dwelling and concrete slab in the northwest of the yard area). • There is a moderate potential for archaeological structures/of low to moderate significance to be preserved within the rear yard area (central and southwest); including, timber footings associated with pre-1914 and pre-1956 buildings identified from historic research as having been located in the rear yard of the property. • There is high potential for additional artefact-bearing deposits of moderate significance to be located in the immediate vicinity of TP1.
Hermes Number	209626
Property Number	

History

Note: References in text to Tables, Figures, Maps relate to the supporting document submitted with this site card. Land encompassing the site (506-507, Station Street Carrum) was located on the western border of the former Carrum swamp lands – within Crown Allotment (CA) 101, Parish of Lyndhurst – and is depicted in historic maps dating 1866 to 1871 as vacant land. Crown Allotment 101 (an area of ~281 acres) was first purchased in 1875 by James Nixon, a ‘tailors’ cutter’ from Melbourne (DLS 1959; SOV 1875; Figure 3). In 1881, Nixon advertised the property for sale as partially fenced land, suitable for grazing, and with a six (6) roomed weather board house and a six stall stable (The Age, 07 May 1880, p.4). The precise location of these house and stable is unknown and given the size of the property at that time it is not possible to determine if these structures were located within or in the immediate vicinity of the study area. However, the date range of the artefacts recovered from the site during CHMP testing (i.e., post-dating c.1900; see Section 5.3) suggests that the identified archaeological deposit is not associated with the 1881 farmhouse/stable. A later sale advertisement of 1893 describes the land as being suitable farming and subdivision into smaller farming properties (The Age, 21 Aug. 1893, p. 2). During the 1880s and 1890s, the ownership of CA 101 changed hands a number of times, and for the majority of this time period the land was owned by building societies or banks (see Table 2). The Commercial Bank of Australia foreclosed on a mortgage held on the land in 1897, and in that year the land was acquired by William Henry Breen of Cheltenham. Breen subdivided the original CA 101 and from 1899 progressively sold off allotments within the subdivision (SOV 1881, 1883a, 1883b, 1885 and 1893). Lot 37 on plan LP4108 (a land area of ~9.91 acres) encompassing the study area was purchased by Sarah Jane Rigby in 1904. By 1907, two of Sarah’s sons (Alfred James Rigby and Hugh Rigby) had purchased lots to the immediate north and east of Sarah’s allotment. Following Sarah’s death in 1907, James and Hugh inherited her land holdings, including the study area (SOV 1904; Table 2; Figure 4). In 1908, the Rigby brothers subdivided Lot 37 to create a series of smaller allotments fronting present-day Station Street, and the approximate boundaries of 506-507, Station Street, Carrum were created at this time. In 1912, the lot encompassing the study area was purchased by Walter Henry Arthur Black – a ‘Grocer’s Manager’, from Carrum (SOV 1904 and 1912; Figure 5). It is likely that the construction of the current extant shop post-dates the Rigby Brothers 1908 subdivision, and was either constructed by the Rigbys during their ownership period or by Walter Black shortly after he acquired the land in 1912. In 1914, Black advertised a two-storey shop and dwelling in Station Street, Carrum for lease – presumably the extant shop at 506-507 Station Street (Moorabbin News, Dec. 1914, p. 6). As discussed above, although the precise date that the extant shop was constructed is unknown, secondary sources suggest that the architectural style of the building dates to the ‘early twentieth’ century (Bryce Raworth P/L 2001, see Appendix A supporting document). A construction date c.1908 to 1914 – as indicated by land ownership detailed in Table 2, and discussed above – corresponds to the date suggested by the buildings architectural style. In 1922, the property was offered for sale, with a detailed

description of buildings extant at that time; illustrating that the main building consisted of a residence and shop, and that an additional timber building was located in the rear yard (In order to understand the likely date and potential historic associations of the archaeological deposit identified during CHMP testing (see Section 5.0, Supporting document) a review of primary and secondary source material has been undertaken to determine the occupation and land use history of the study area (506 to 507, Station Street, Carrum). The result of this research is presented below. Land encompassing the study area was located on the western border of the former Carrum swamp lands – within Crown Allotment (CA) 101, Parish of Lyndhurst – and is depicted in historic maps dating 1866 to 1871 as vacant land. Crown Allotment 101 (an area of ~281 acres) was first purchased in 1875 by James Nixon, a ‘tailors’ cutter’ from Melbourne (DLS 1959; SOV 1875; Figure 3). In 1881, Nixon advertised the property for sale as partially fenced land, suitable for grazing, and with a six (6) roomed weather board house and a six stall stable (The Age, 07 May 1880, p.4). The precise location of these house and stable is unknown and given the size of the property at that time it is not possible to determine if these structures were located within or in the immediate vicinity of the study area. However, the date range of the artefacts recovered from the site during CHMP testing (i.e., post-dating c.1900; see Section 5.3 supporting document) suggests that the identified archaeological deposit is not associated with the 1881 farmhouse/stable. A later sale advertisement of 1893 describes the land as being suitable farming and subdivision into smaller farming properties (The Age, 21 Aug. 1893, p. 2). During the 1880s and 1890s, the ownership of CA 101 changed hands a number of times, and for the majority of this time period the land was owned by building societies or banks (see Table 2). The Commercial Bank of Australia foreclosed on a mortgage held on the land in 1897, and in that year the land was acquired by William Henry Breen of Cheltenham. Breen subdivided the original CA 101 and from 1899 progressively sold off allotments within the subdivision (SOV 1881, 1883a, 1883b, 1885 and 1893). Lot 37 on plan LP4108 (a land area of ~9.91 acres) encompassing the study area was purchased by Sarah Jane Rigby in 1904. By 1907, two of Sarah’s sons (Alfred James Rigby and Hugh Rigby) had purchased lots to the immediate north and east of Sarah’s allotment. Following Sarah’s death in 1907, James and Hugh inherited her land holdings, including the study area (SOV 1904; Table 2; Figure 4). In 1908, the Rigby brothers subdivided Lot 37 to create a series of smaller allotments fronting present-day Station Street, and the approximate boundaries of 506-507, Station Street, Carrum were created at this time. In 1912, the lot encompassing the study area was purchased by Walter Henry Arthur Black – a ‘Grocer’s Manager’, from Carrum (SOV 1904 and 1912; Figure 5). It is likely that the construction of the current extant shop post-dates the Rigby Brothers 1908 subdivision, and was either constructed by the Rigbys during their ownership period or by Walter Black shortly after he acquired the land in 1912. In 1914, Black advertised a two-storey shop and dwelling in Station Street, Carrum for lease – presumably the extant shop at 506-507 Station Street (Moorabbin News, Dec. 1914, p. 6). As discussed above, although the precise date that the extant shop was constructed is unknown, secondary sources suggest that the architectural style of the building dates to the ‘early twentieth’ century (Bryce Raworth P/L 2001, see Appendix A of supporting document). A construction date c.1908 to 1914 – as indicated by land ownership detailed in Table 2, and discussed above – corresponds to the date suggested by the buildings architectural style. In 1922, the property was offered for sale, with a detailed description of buildings extant at that time; illustrating that the main building consisted of a residence and shop, and that an additional timber building was located in the rear yard (Frankston and Somerville Standard, 03 February, 1922, p. 2). Between 1922 and 1950, the land was purchased by a number of individuals who operated a variety of commercial business from the extant shop including: Victor Mossentor - Storekeeper (1929-1933); Burt Reynolds – butcher (1944-1946); Peter Wade – greengrocer (1946-1947); and Arthur Reuben – butcher (1947-1949). Ownership of the property reverted to members of the Rigby family (Hugh and Ruth Rigby) several times during this period, from 1922 to 1929 and from 1933 to 1944 (see Table 2; Map 3). The Rigbys owned a number of properties at Carrum during this period, and although they may have occupied the store during their ownership period, it is also possible that they leased it out as a commercial property during their ownership period. It is likely that the buildings within the property boundaries continued to function both as a residential and a commercial premises during this period. A review of aerial imagery dating 1939 (Map 3) illustrates the location of structures/features extant at that time: • The main building (shop/residence; Structure A) fronting Station Street (west); • A square building in the rear yard (Structure B) – presumably the timber buildings described in the 1922 sale advertisement (central); • A likely detached building immediately southeast of the main shop/residence (Structure C) • Trees/garden area and possible fencing in the rear yard (central) • Trees and grassed land (east) A review of aerial imagery dating 1944 to present (Map 4 to Map 9) indicates that: • By 1956, the timber building in rear yard area (Structure B) had been demolished/removed and land to the rear of the extant buildings and several mature trees in the remainder of the property appears as grassed land. • The detached building (Structure C) southeast of the shop/residence appears to have been removed between 1956 and 1979. • Between 1979 and 1984, no significant landform modifications are evidenced in aerial imagery reviewed during this assessment. • A number of modifications to the rear yard area of the property are evidence in aerial imagery dating 1984 to 2022 – including: Construction and subsequent removal of internal property fencing; Construction of a paved area/concrete slab to the rear of the shop/residence; Gravel surfacing of the rear yard area. Between 1922 and 1950, the land was purchased by

a number of individuals who operated a variety of commercial business from the extant shop including: Victor Mossentor - Storekeeper (1929-1933); Burt Reynolds – butcher (1944-1946); Peter Wade – greengrocer (1946-1947); and Arthur Reuben – butcher (1947-1949). Ownership of the property reverted to members of the Rigby family (Hugh and Ruth Rigby) several times during this period, from 1922 to 1929 and from 1933 to 1944 (see Table 2; Map 3). The Rigsbys owned a number of properties at Carrum during this period, and although they may have occupied the store during their ownership period, it is also possible that they leased it out as a commercial property during their ownership period. It is likely that the buildings within the property boundaries continued to function both as a residential and a commercial premises during this period. A review of aerial imagery dating 1939 (Map 3) illustrates the location of structures/features extant at that time: • The main building (shop/residence; Structure A) fronting Station Street (west); • A square building in the rear yard (Structure B) – presumably the timber buildings described in the 1922 sale advertisement (central); • A likely detached building immediately southeast of the main shop/residence (Structure C) • Trees/garden area and possible fencing in the rear yard (central) • Trees and grassed land (east) A review of aerial imagery dating 1944 to present (Map 4 to Map 9) indicates that: • By 1956, the timber building in rear yard area (Structure B) had been demolished/removed and land to the rear of the extant buildings and several mature trees in the remainder of the property appears as grassed land. • The detached building (Structure C) southeast of the shop/residence appears to have been removed between 1956 and 1979. • Between 1979 and 1984, no significant landform modifications are evidenced in aerial imagery reviewed during this assessment. • A number of modifications to the rear yard area of the property are evidence in aerial imagery dating 1984 to 2022 – including: Construction and subsequent removal of internal property fencing; Construction of a paved area/concrete slab to the rear of the shop/residence; Gravel surfacing of the rear yard area.

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/>