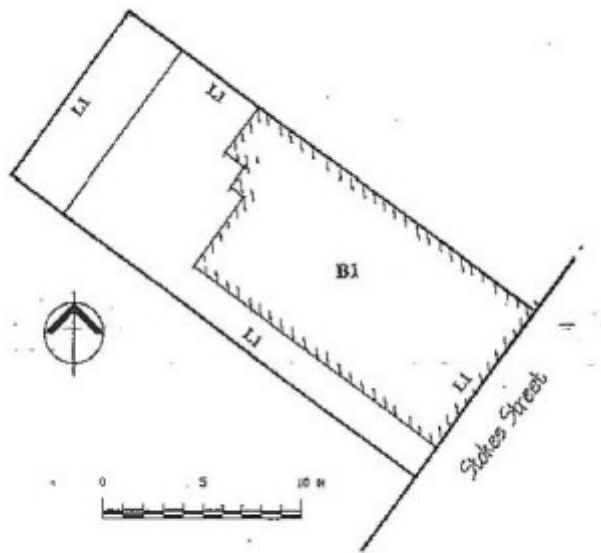


FORMER SHOP & RESIDENCE



FORMER SHOP SOHE 2008

1 former shop & residence Stokes Street Port Melbourne front view Nov 1998



H1789 H1789 plan

Location

175 STOKES STREET PORT MELBOURNE, PORT PHILLIP CITY

Municipality

PORT PHILLIP CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1789

Heritage Overlay Numbers

HO268

VHR Registration

June 17, 1999

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - April 7, 2021

What is significant?

The former shop and residence at 175 Stokes Street, Port Melbourne dates from 1863-64, when grocer Margaret Murray constructed a wooden shop of three rooms. The building gradually increased in size and by 1881 it comprised seven rooms. It is a two-storeyed, timber Victorian Free Classical style building, weatherboarded to the side and rear elevations. Built on the footpath line, the originally symmetrical double fronted front elevation has timber block fronting to resemble ashlar. The recessed central shop door is flanked by timber framed shop windows which retain 19th century sectional panelled shutters. Timber pilasters on each side of the shop windows support a plain entablature with moulded timber cornice at first floor level. There are two sash windows with single vertical glazing bar and moulded architraves to the upper level which are centred over the ground floor shop windows. The eaves to the hipped corrugated iron roof have paired timber brackets to the front.

How is it significant?

The former shop and residence is of architectural and historic significance to the state of Victoria.

Why is it significant?

The former shop and residence is architecturally and historically significant as a rare survivor of the once many timber-framed 19th century combined shops and residences built in Victoria. It is now one of only a few double-storey, timber-framed shops known to survive from this period in Victoria compared to the many extant 19th century brick shops. The exterior is remarkably intact and retains early fabric and 19th century window shutters with prices painted on the windows. The large shop interior retains some of its early details and shop fittings including counters and shelving.

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.
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.
3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.
4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

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 which 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 by either injection method or grouted pocket method.
- * Repair or replacement of boundary fences and gates with similar.
- * Erection of small, plain (not "period") outbuildings including sheds, aviaries, kennels, poultry sheds and the like provided that they are not visible from the front garden and provided that no new outbuilding is larger than 10 square metres in floor area or higher than 2.4 metres in height or closer to the registered buildings than 3.0 metres.
- * Regular garden maintenance.
- * Installation, removal or replacement of garden watering systems, provided the installation or replacement of the watering system/s do/does not cause short or long term moisture problems to the building.
- * Laying, removal or replacement of paving in the rear gardens and the courtyards.
- * Repair, removal or replacement of existing garden structures.

Interior

- * Minor repairs and maintenance which replace like with like.
- * Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.
- * Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings and decorative strapping.
- * Repair of plasterwork provided that all new work matches good adjacent work in style, detail and finish.
- * Installation, removal or replacement of carpets and/or flexible floor coverings, eg vinyl.
- * Installation, removal or replacement of curtain track, rods, blinds and other window dressings.

- * Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.
- * Refurbishment of bathrooms, toilets and or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.
- * Installation, removal or replacement of kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.
- * Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and provided that the location of the heating unit is concealed from view.
- * 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. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in-situ.
- * Installation, removal or replacement of bulk insulation in the roof space.
- * Installation, removal or replacements of smoke detectors.

Construction dates 1863,

Heritage Act Categories Registered place, Registered object integral to a registered place,

Hermes Number 5559

Property Number

History

Contextual History:

History of Place:

This former general store appears to date from as early as 1863-4, when grocer Margaret Murray constructed a wooden shop of three rooms. When the next owner Thomas McCann acquired the building in 1866 it had increased to four rooms. McCann increased the building to five rooms. By 1879-80 the building had been sold and was being rented by Benjamin Bellion, who along with his wife run a general store on the gold diggings near Castlemaine before retiring to Port Melbourne. The following year in 1880 Bellion purchased the building, when it was still described as a five roomed wood shop. The general store remained in the Bellion family for many years. Early in their ownership, in 1881, the building increased substantially in size to seven rooms. The exterior as it survives today is substantially as it was remodelled after the 1881 works. Some exterior works have been done by the current owner to the at the rear of the premises, a double door to the south-west elevation of the shop and conversion of the shedding on the north-west boundary to a retreat open to the garden. (Allom Lovell)

Plaque Citation

This rare surviving example of an early two-storey timber shop and residence began in 1863-4 as a three room grocer shop, and has been extended over the years. It retains its early shop windows and some interior fittings.

Assessment Against Criteria

Criterion A

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

Criterion B

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

175 Stokes Street, Port Melbourne is a rare surviving relatively intact double-storey timber-framed nineteenth century shop/residence.

Criterion C

The place or object's potential to educate, illustrate or provide further scientific investigation in relation to

Victoria's cultural heritage.

Criterion 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.

The building is typical of the many shops and residences built in the 19th century, although few timber buildings of this type survive.

Criterion 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.

Criterion F

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

Criterion G

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

Criterion H

Any other matter which the Council considers relevant to the determination of cultural heritage significance

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under section 46 that the Victorian Heritage Register is amended by including the Heritage Register Number 1789 in the category described as a Heritage Place and Heritage Object:

Former Shop and Residence, 175 Stokes Street, Port Melbourne, Port Phillip City Council.

EXTENT:

1. All the buildings known as the former Shop and Residence marked B1 on Diagram Number 608342 held by the Executive Director.
2. All the land marked L1 on Diagram Number 608342 held by the Executive Director being all the land described in Certificate of Title Volume 1233 Folio 447.
3. All the following specified objects: Shop counters located in B1; (one unit in original location and one other unit relocated elsewhere in building); Shop shelving located in B1.

Dated 3 June 1999.

RAY TONKIN

Executive Director

[Victoria Government Gazette G 24 17 June 1999 p.1422]

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/>