

## Shops; 71-75 High Street, BERWICK



Front facade of the Shop facing High Street



Extract from 1863 cartographic map of the township of Berwick, showing Lyall Road and the location of the Shops at 71-75 High Street, outlined in red. Source: State Library of Victoria. 1863. Town and suburban lots of Berwick. Digitised map. State Library



View west down High Street capturing the facade of Jan's Tea House and Shopping Centre at 71-75 High Street, c.1940s. Source: Aussie mobs. 2020. Jan's Tea House and Shopping Centre, Berwick, Victoria- 1940s. Digitised photograph. Flickr (website).



Facade of the shops at 71-75 High Street. Source: City of Berwick. September 1994 Tudor shops, High Street Berwick. Digitised photograph. Picture Victoria (website).

### Location

71-75 High Street, BERWICK, Casey City

### Municipality

CASEY CITY

### Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO85

## Heritage Listing

Casey City

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### Statement of Significance

Last updated on - August 15, 2024

#### What is significant?

The building located at 71-75 High Street containing three adjoining shops with residential accommodation above, is significant. Later extensions to the rear of the property are not original and do not contribute to the significance of the place.

#### How is it significant?

The building is of local historical and aesthetic significance to the City of Casey.

#### Why is it significant?

The group of Tudoresque English Revival shops are considered historically significant to the City of Berwick as a notable group of shops demonstrating the economic prosperity of Berwick during their time of construction in the 1920s. The property was built as an investment by Sir Sidney Sewell of Roads End, Beaumont Road, a notable Berwick resident of the period. (Criterion A)

The Shops at 71-75 High Street are of aesthetic significance, with the upper levels designed in a Tudoresque English Revival style. The building is a good example of the 1920s design interest in English vernacular architecture, expressed through a red brick lower level with the upper level clad in dark vertical timbers and red brick chimneys externally expressed on the western, eastern and northern sides. The ground level is comprised of three interwar metal framed shopfronts with recessed doorways. The four small Tudoresque gables located above the shops have paired contrasting windows with picturesque six-paned upper sashes and intact flowerboxes below the sills. (Criterion E)

Heritage Study/Consultant	Casey - Casey Heritage Study, Context Pty Ltd, 2004; Casey - Heritage of the City of Berwick, Context Pty Ltd, 1993;
Construction dates	1921,
Hermes Number	63020
Property Number	

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### Physical Description 1

This group of three shops with accommodation on the second storey has characteristics of Tudor style Inter-War Old English Revival architecture. The building is a good example of the 1920s design interest in English vernacular architecture, with a red brick lower level with dark vertical timber cladding on the upper level with contrasting white window frames. The building has three externally expressed red brick chimneys on the western, eastern and northern faces. Four small Tudoresque gables are located above the shops with paired windows, separated by contrasting pale yellow gutter downpipes. The windows are picturesque six-paned upper sashes with intact flowerboxes below the sills. The second storey slightly overhangs the lower, with exposed rafters highlighted in white. Original iron signage hardware remains, with the three hangers projecting from the upper

level.

The ground level is comprised of three interwar metal framed shopfronts with recessed doorways. The three shop frontages have a basic continuity, with highlight windows intact, single sheet glazing and only minor differences in entry treatment. Two laneways run down the eastern and western sides of the building from High Street to access the rear and upper areas. The laneways are demarcated by half height brick walls with simple stepped brick details that protrude to match the overhang of the upper level.

### **Alterations and Additions**

- Small extensions to the rear of the property are non-original. These additions are visibly differentiated by corrugated roofing.
- Rear hard and softscaping are not original to the property.
- Some windows of the shopfronts have been altered.
- All signage is new.
- Power conduit and lighting on the front facade is new.

The Shops at 71-75 High Street are of high integrity, with minor alterations to the shop windows. The building is in moderate condition, with significant timber fading and paint flaking on the upper levels.

Please note: assessment has not been undertaken when preparing this citation to ascertain the lawfulness of any alterations or additions listed above.

### **Limitations**

1. Access to all heritage places was limited to visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

*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/>*