

## FORMER VICTORIA STORE



Former 'Victoria Store,' pictured c. 1870, prior to additions (Source: City of Greater Bendigo).



Former 'Victoria Store' pictured in 1902. Note the expansion to the north and south (Source: City of Greater Bendigo).



West elevation of the former Victoria Store.



Detail of the west elevation.



Two storey structure at the rear of the property.

### Location

145-147 HIGH STREET, KANGAROO FLAT - PROPERTY NUMBERS 238051, 238061, 197461, GREATER BENDIGO CITY

### Municipality

GREATER BENDIGO CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO510

### Heritage Listing

## Statement of Significance

Last updated on - December 10, 2023

### What is significant?

The former 'Victoria Store' at 143-147 High Street, Kangaroo Flat, comprises a single-storey brick building at nos 143-147 High Street, which dates from 1870; and a two-storey brick building to the rear, which pre-dates 1902. The frontage of the former store has a surviving nineteenth century parapet and cornice with plain frieze and string course moulding. To the rear of no. 145 High Street is the largely externally intact two-storey brick building, on a narrow rectilinear plan, with a single ridge gable roof and gable ends. The shopfronts incorporate later elements of the interwar (1930s) and post-WWII (1950s and 1960s) periods. This fabric is of interest but is not as significant as the surviving nineteenth century fabric.

### How is it significant?

The former 'Victoria Store' at 143-147 High Street, Kangaroo Flat is of local historical and aesthetic/architectural significance.

### Why is it significant?

The historical significance (Criterion A) of the former 'Victoria Store' derives from the 1870 building's association with the early period of settlement at Kangaroo Flat. It supplanted an earlier 1861 store by the same owner, James Stevenson, and provided the local community with a range of goods, including ironmongery, clothing, millinery, boots and groceries. By 1872 the 'Victoria Store' was also recorded as operating as a hotel. The Stevenson family maintained its association with the premises until the 1940s, and the property has provided multiple functions over time, including use as a shop, hotel and residence.

Aesthetically and architecturally (Criterion E), the fabric of the property encompasses Kangaroo Flat development from the 1870s and later. The 1870 building frontage to High Street, although altered and extended, retains its parapet and cornice. The property is also distinguished through its association with the largely externally intact two-storey gabled building at the rear. This building, with its tight footprint and verticality, suggests the early Italianate proportioning of two-storeyed 1860s railway stations.

## Theme

### 5. Building Victoria's industries and workforce

Heritage Study/Consultant Greater Bendigo - Heritage Policy Citations Review, Lovell Chen P/L, 2011;

Construction dates 1870,

Hermes Number 184803

Property Number

---

## Physical Description 1

The Victoria Store comprises a single-storey brick building at nos 143-147 High Street, and a two-storey brick building at the rear. The High Street frontage of numbers 143-47 High Street has a simple stuccoed parapet and cornice with plain frieze, relieved by a single cyma recta string course moulding. The shopfronts were originally in

exposed face brick; nos 145-147 were later clad to door height level with square ceramic tiling, relieved by a strip of repeated art deco patterning. Although now overpainted, these appear interwar in their embossed outlines; the door furniture also appears to be from the 1930s. The shop front of no. 143 is also modified, with a chromium-plated trim window, possibly dating to the 1950s or '60s. The arched wall vents below the shop windows also appear to date to the interwar period, as do the square wall vents lower down. The non-original High Street awning is cantilevered, with a more recent fascia and a set of thin posts designed to make the awning read as a lean-to verandah.

To the rear of no. 145 High Street is a largely externally intact two-storey brick building, on a narrow rectilinear plan, with a timber skillion-roofed attachment (lean-to) and a single ridge gable roof and

gable coping treatment characteristic of the area. The roof is clad in corrugated galvanised steel; the two chimneys at the north end are in unpainted cream brick. The brick walling is overpainted. Its three east-facing windows are double-hung sashes, with cambered soffits and stone or rendered sills. There is a single similar window under the south gable. The lean-to windows are probably later, with timber reveals. A steel and timber framed fence with crimped steel sheet panels separates the two-storey building from the rear yard. The two-storey component (and perhaps its timber and weatherboard lean-to) may originally have been separate from the shop fronts but is now attached to the back of the shops.

The buildings appear to be in generally sound condition.

*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/>*