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## HOUSE AND SHOP



89 Lucan Street



89-91 Lucan Street,  
residence on left & shop  
on right

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### Location

89-91 LUCAN STREET, BENDIGO, GREATER BENDIGO CITY

### Municipality

GREATER BENDIGO CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO902

### Heritage Listing

Greater Bendigo City

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### Statement of Significance

Last updated on - September 10, 2023

#### What is significant?

89-91 Lucan Street Bendigo comprising a combination of shop and house is significant. Significant components of the site include the 1880s residence and the remaining facade of the 1860s shop.

#### How is it significant?

89-91 Lucan Street Bendigo is of local historic and aesthetic significance to the City of Greater Bendigo.

### **Why is it significant?**

89-91 Lucan Street is historically significant for its ability to demonstrate the increasingly rare nineteenth century commercial elements of Lucan Street. Its association with Thomas Pritchard, proprietor of the Adelaide Brewery from 1879 is of interest, the brewery operating from nearby premises at 111 Lucan Street in the 1860s. (Criterion A)

The combination of the commercial premises from the mid 1860s and the residence, once quite common in the nineteenth and early twentieth century, but is now unusual, particularly in a city edge location. Both buildings are nineteenth century landmarks in Lucan Street. (Criterion G)

89-91 Lucan Street demonstrates a fine example of commercial premises and attached residence despite its loss of building fabric behind the facade. Whilst this demolition has impacted heavily on the integrity of the site, the facade remains as key landmark in Lucan Street. The house is important for its late nineteenth century architectural character comprising a triangular pediment with urns, box bay window, verandah with cast iron frieze and the decorative gable above the verandah. The facade of the shop is significant for the richly rendered detail of string coursing and garlands, the large windows with rendered surrounds, chimneys, quoining and the entry door with label mould. The mid-Victorian residence is considered individually significant, as is the facade of the late-Victorian era shopfront. This property, despite its partial demolition has a particularly fine ornamental facade that contributes to the street's character. The remaining elements of the shop's facade are quite intact. (Criterion E)

Heritage Study/Consultant	Greater Bendigo - White Hills & East Bendigo Heritage Study 2016, Context P/L, 2015;
Hermes Number	198326
Property Number	

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### **Physical Description 1**

Lucan Street leads north of the Bendigo city centre and is today characterised by a mix of different eras of development. The Anne Caudle Centre, part of Bendigo Health and formerly the Bendigo Benevolent Asylum dominates the street as a key historic place. Commercial premises at 105 and 89-91 Lucan Street are reminders of the earlier commercial function of the street.

The building comprises a mid nineteenth century shop and an attached residence of a late Victorian Edwardian transition style. The house is set back from the street frontage and has a triangular parapet with urns beneath which is a projecting gable feature with barge boards and a turned finial. Panels moulded into to the cement render form additional decoration to the facade. A box bay window projects in to the front verandah which is supported on timber posts with a cast iron frieze. A modern steel picket fence has been constructed across the frontage. The style and construction of the residence indicates that it is most likely to have been built some time in the 1880s, replacing an earlier building dated from the 1860s.

The shop has zero setback from the street frontage and comprises a decorative rendered facade with central door and a pair of large tri-partite windows with decorative surround mouldings. Above a string course a garland motif is repeated across the whole frontage, sitting beneath a semi-circular parapet above the front door. The wall surface render has quoining to the corners and the side wall is of painted brick. The doorway has a label moulding and slightly recessed door. There are two rendered chimneys with string courses (one with a terracotta chimney pot). The design of the shop appears to be an earlier construction than the house, with architectural features that indicate a construction date from the mid to late 1860s.

In 2014-15 substantial redevelopment has taken place to the property with the house remaining intact but only the facade of the shop remaining following demolition of the building behind it. The street presence of the facade is still strong despite its loss of integrity.

*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/>*