

# THE GRANGE



THE GRANGE SOHE 2008



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1 the grange belgrave street  
coburg front view sep1996



h01297 the grange belgrave  
street coburg front view she  
project 2003



h01297 the grange belgrave  
street coburg kitchen she  
project 2003

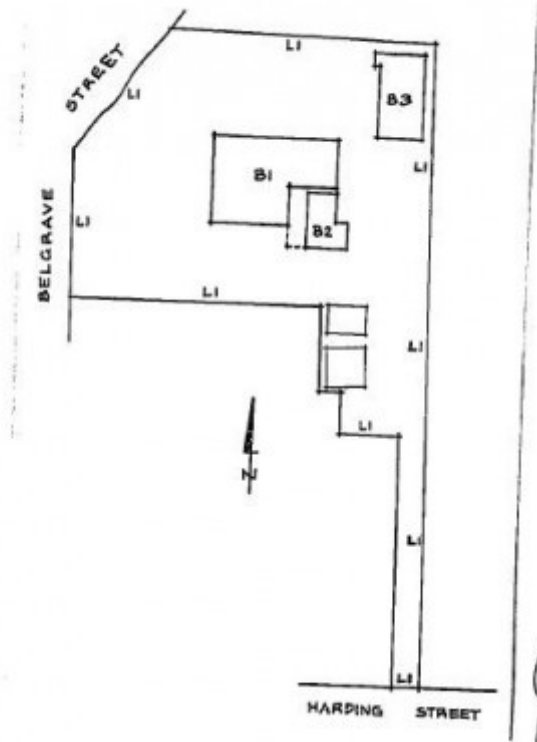


h01297 the grange belgrave  
street coburg side view she  
project 2003



h01297 the grange belgrave  
street coburg stables she  
project 2003

DIAGRAM NUMBER: 605468



h01297 plan h1297

## Location

39 BELGRAVE STREET COBURG, MORELAND CITY

## Municipality

MERRI-BEK CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H1297

## Heritage Overlay Numbers

HO20

## VHR Registration

October 9, 1974

## Heritage Listing

## Statement of Significance

Last updated on - May 13, 1999

Scots farmer, merchant and open-air Baptist preacher, Peter Virtue (b.1800) took possession of a five acre portion of land at Pentridge (later known as Coburg) in about 1839 in liquidation of a debt owed to him by another colonist. He built regular coursed rubble bluestone house with attic dormer windows, later known as The Grange, in c.1854 and resided there until his death in 1883. From 1918 until the 1970s the property was used as a home and dairy, firstly by RH Parker and after 1922 by the Sharpley family, who probably built the red brick dairy building at the rear during the inter-war years. MPJ Connell occupied the dairy in 1941 and remained there for the next thirty years.

The Grange is of historical and architectural importance to the State of Victoria.

The Grange is historically important as a rare example of an early rural property that was established during Melbourne's initial subdivision and settlement. The house, standing on a reasonably large remnant of its original farm allotment exemplifies the simple stone buildings constructed during the primal phase of the development of Pentridge, Victoria's first rural village. The Grange has continued to survive as a rural property for most of this century, and the house and later buildings can be read for their sequential changes as they relate to the history of their occupation and function.

The Grange dairy buildings are historically important for their rarity and intactness. They are representative of a phase in Melbourne's metropolitan history when small suburban dairies were a vital component of everyday life. The red brick dairy building, comprising cool room, distribution room and loading bay, the stables and manure heap, the milk cart drive at the rear of the property and the customer sideway access, demonstrate the functions and activities of a small, suburban milk distribution business.

The Grange has further historical significance for its association with Melbourne pioneer settler, John Virtue. A prominent figure in the early history of the Baptist Church in Victoria, Virtue was an ardent evangelist and was instrumental in the Early Closing Movement. He was also well known in the colony for his large mercantile business.

The house is architecturally notable as a colonial expression of early nineteenth century Scottish vernacular traditions.

## 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:**

### EXEMPTIONS FROM PERMITS:

#### INTERIOR DECORATIVE SCHEMES (House only)

Interior painting and wall-papering to walls and ceilings, provided the preparation work for painting / papering does not remove evidence of the building's original paint or other decorative scheme.

Removal of existing carpets / flexible floor coverings eg vinyl.

Installation of carpets and flexible floor coverings

Installation of curtain tracks, rods, blinds and other window dressings.

#### REFURBISHMENT OF BATHROOMS, TOILETS, KITCHENS

Refurbishment of bathroom /toilet / ensuites including removal of existing sanitary fixtures and associated piping, mirrors, and wall and floor coverings, and installation of new fixtures, and wall and floor coverings.

Removal of existing kitchen benches and fixtures (stoves, dishwashers etc.) and floor coverings and installation of new kitchen benches and fixtures, including associated plumbing and wiring.

#### INSTALLATION OF HEATING SERVICES

Installation of hydronic, or concealed radiant (Ceiling Foil Radiant Heating or under carpet heating) type heating, provided that the installation does not damage existing skirtings, architraves and the location of the heating unit (boiler etc) is concealed from view.

#### RE-WIRING

Re-wiring provided that all new wiring is fully concealed and any original light switches, pull cords, or GPO's are retained in-situ.

Note : If wiring is original to the building, timber conduits should be left in situ rather than removed.

#### HANGING OF PAINTINGS, MIRRORS, AND OTHER WALL-MOUNTED ART WORK

Installation of hooks, nails and other devices for the hanging of paintings, mirrors, and other wall-mounted works of art.

#### INSTALLATION OF INSULATION

Installation of bulk insulation to the roof space.

#### INSTALLATION OF SMOKE DETECTORS AND SECURITY ALARM SYSTEMS

#### REMOVAL OF EXTRANEIOUS EXTERNAL ITEMS

Removal of air-conditioners / pipework / wiring / antennae / aerials / and making good.

#### INSTALLATION OF DAMP-PROOF COURSES

Installation of damp-proofing by either injection method, or "grouted pocket" method.

#### SITE/GARDEN WORKS

Installation of watering systems.

PATHS, DRIVEWAYS/CARPARKING, PAVED AREAS

Laying of gravel/toppings/sand paths and driveways

Construction dates 1854,

Heritage Act Categories Registered place,

Hermes Number 4025

Property Number

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## Plaque Citation

The Grange was established as a rural property in the 1830s and the buildings demonstrate sequential occupation and function. The house (c.1854) is a fine example of the simple stone buildings of Victoria's first rural village, Pentridge.

## 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 1297 in the category described as a Heritage Place:

The Grange, 39 Belgrave Street, Coburg, Moreland City Council.

### EXTENT:

1. All of the buildings marked B1, B2 and B3 on Diagram 605468 held by the Executive Director of the Heritage Council.
2. All of the land marked L1 on Diagram 605468 held by the Executive Director of the Heritage Council, being part of the land described in Certificate of Title Volume 9358, Folio 351.

Dated 6 February 1997

RAY TONKIN

Executive Director

[*Victoria Government Gazette* No. G7 20 February 1997 p.409]

*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/>*