
Shop & Dwelling

Location

313 Pakington Street, NEWTOWN VIC 3220 - Property No 337686

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1949

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

Statement of Significance

The dwelling and shop at 313 Pakington Street, have significance as one of the few remaining suburban cottage and shop complexes in Newtown built in the 19th and early 20th centuries. The dwelling has significance as a representative example of a rudimentary Victorian style, built in the c.1870s. The shop was added in 1935-36 as a confectionary store and has subtle interwar Art Deco detailing on the parapet. The dwelling and shop are of moderate integrity and appear to be in fair-good condition when viewed from the street.

The dwelling at 313 Pakington Street is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original design qualities of a rudimentary Victorian style. These qualities include gable roof form that traverses the site, together the early concave verandah that projects towards the street frontage. Other intact or appropriate qualities include the modest scale, single storey height, symmetrical composition, corrugated sheet metal roof cladding, brick wall construction (but not the overpainting), brick chimney, central front doorway with four paneled timber door, flanking timber framed 12 paned double hung windows, and the cast iron verandah valances and brackets. The attached Pepper Corn tree (*Schinus molle*) is also rare and significant.

The attached shop at 313 Pakington Street is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original design qualities of an interwar style with subtle Art Deco detailing. These qualities include rectangular parapet having stepped cappings and a central stepped rectangular and curvilinear motif, and the

projecting parapet piers, together with the shopfronts with the central ingo having angled timber framed and glazed doors and transoms above, and the flanking metal framed shopfronts with highlights. Other intact or appropriate qualities include the skillion roof form clad in corrugated profile sheet metal, cantilever profile verandah, brick wall construction, and the glazed tile surrounds to the shopfronts (but not the overpainting).

The dwelling and shop at 313 Pakington Street, are historically significant at a LOCAL level (AHC A.4). The shop is a surviving legacy of suburban commercial development in Newtown in during the interwar period, while the dwelling has associations with residential development in Newtown in the second half of the 19th century. Although built at different times (the dwelling appears to have been constructed in the c.1870s and the shop in 1935-36), the significance of the place lies in its evolutionary development.

Overall, the dwelling and shop at 313 Pakington Street are of **LOCAL** significance.

Recommendations

Heritage Overlay Schedule Controls

External Paint Controls: No

Internal Alteration Controls: No

Tree Controls: Yes - Pepper Corn Tree

Outbuildings and/or Fences: No

Extent of Heritage Overlay & Significance

The HO apply to the whole of the site.

Other Recommendations:

Opportunities may be available to remove the introduced overpainting to the cottage and shop by approved chemical method.

References

City of Newtown and Chilwell Rate Books 1860-1950, digital copies on CD, Geelong Heritage Centre.

Geelong Waterworks and Sewerage Trust Field Book Plan 135-030, c.1912.

Geelong Waterworks and Sewerage Trust Plan of Drainage N4670 (1936).

Context Pty Ltd with R. Peterson, B. Stafford & C. Kellaway, 'City of Newtown Urban Conservation Study', prepared for the City of Newtown, vol.3, 1991.

R. Peterson & D. Catrice, 'Newtown Urban Conservation Study C Citations', prepared for the City of Newtown, vol.5a, 1996.

Sands and McDougall's Directories, 1914, 1938 & 1950.

Hermes Number 118268

Property Number

Integrity

Integrity

Moderate Integrity. The glazed tile shopfront surrounds have been painted over. The brick dwelling has also been painted and the north wall rebuilt.

Physical Conditions

Condition

Good.

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/>