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# PLUMBER'S SHOP, DWELLING & SHED

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## Location

70-72 Bell Street, PENSHURST VIC 3289 - Property No 0022

## Municipality

SOUTHERN GRAMPIANS SHIRE

## Level of significance

Stage 2 study complete

## Heritage Listing

Southern Grampians Shire

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## Statement of Significance

Last updated on - December 15, 2003

### What is Significant?

The Plumber's Shop, dwelling and shed is located on the north-east corner of Bell and French Streets in the centre of the township of Peshurst. The shop and dwelling are combined with the shop front in the south-east corner of the site and the dwelling with its timber verandah slightly set back from the street frontage. The overall structure is timber framed and most of the walls are clad with weatherboards except for the west wall of the shop which is vertical corrugated iron. The shop and dwelling are of vernacular construction style, and retain an early colour scheme of deep cream and red which would probably date from the late 1920s. The shed at the rear is located in the north-west corner of the site. It is a simple timber framed building clad completely in corrugated iron. The land falls away substantially to the north-east and much of the site is devoted to a garden, of which there is some remnant plantings. It is not known what the site was used for prior to the house being built (prior to 1901), but the shop was constructed about 1905 by James Dingwell Walter, a plumber. The shop remained as a plumber's until about 1920, when it changed ownership. Later owners included William C. Ross, farmer, in 1930 and Clifford Ross, mechanic, in 1934. The shop, dwelling and shed retain a high degree of integrity throughout although in very poor condition.

### How is it significant?

The plumber's shop, dwelling and shed are of historical significance to the township of Peshurst and the Southern Grampians Shire.

### Why is it Significant?

The timber store and residence is of historical significance for its links to two important local families, the Walters (who were plumbers) and the Ross'. It is of further historical significance as a rare surviving example of an early twentieth century complex which provides an understanding of a past way of life in rural towns.

Heritage Study/Consultant	Southern Grampians - Southern Grampians Shire Heritage Study, Timothy Hubbard P/L, Annabel Neylon, 2002;
Construction dates	1900,
Heritage Act Categories	Registered place,
Other Names	TINSMITH'S SHOP, WALTER'S PLUMBERS, ROSS'S PLUMBER,
Hermes Number	23335
Property Number	

## Physical Conditions

Very poor condition physically but with a high archaeological potential.

## Physical Description 1

The shop and dwelling are combined with the shop front in the south-east corner of the site and the dwelling with its timber verandah slightly set back from the street frontage. The overall structure is timber framed and most of the walls are clad with weatherboards except for the west wall of the shop which is vertical corrugated iron. There are three double-hung sash windows in the west wall associated with the rooms behind the shop. The shop front is symmetrical about a recessed doorway. The windows are divided into several smaller panes. Display cases survive behind the windows. The roof of the shop is gabled and perpendicular to the street. The gable is filled with weatherboards without any elaboration. There is a simple timber post supported bullnose verandah across the footpath in front of the shop. The residence is to the side and further set back. It is also symmetrical about a timber front door. There are simple double hung sash windows on either side. The central hall has four main rooms opening off it and passes to a skillion verandah at the rear. The shed at the rear is located in the north-west corner of the site. It is a simple timber framed building clad completely in corrugated iron. The land falls away substantially to the north-east and much of the site is devoted to a garden, of which there is some remnant plantings.

The shop and dwelling retain an early colour scheme of deep cream and red which would probably date from the late 1920s.

## Historical Australian Themes

Theme 3: Developing local, regional and national economies

3.19 Marketing and Retailing

Theme 4: Building settlements, towns and cities

4.5 Making settlements to serve rural Australia

Theme 8 Developing Australia's cultural life

8.12 Living in and around Australian homes

8.14 Living in the country and rural settlements

## Usage/Former Usage

vacant

## Integrity

High degree of integrity throughout although in very poor condition.

## **Physical Description 2**

James Dingwell Ernest Walter, plumber and first owner of buildings

William Dingwell Ross, plumber and second owner of premises

William C. Ross, farmer and subsequent owner

Clifford Ross, mechanic and subsequent owner.

*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/>*