
Shop



312 Pakington Street,
Newtown

Location

312 Pakington Street, NEWTOWN VIC 3220 - Property No 203901

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1948

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

Statement of Significance

The former newsagent's shop and dwelling at 312 Pakington Street, Newtown, have significance as one of the few remaining suburban cottage and shop complexes in Newtown built in the early 20th century. The Edwardian styled dwelling was constructed in 1907-08 and the former newsagent's shop was added in 1927. Although the dwelling has been compromised by the alterations (and the later alterations to the surviving verandah), the

significance of the places lies in its evolution into a combined dwelling and interwar shop complex. The shop initially served for several years as a local newsagency, first owned and operated by Ernest Dew. The shop and cottage are of moderate integrity and they appear to be in fair-good condition when viewed from the street

The former newsagent's shop and dwelling at 312 Pakington Street are architecturally significant at a LOCAL level (AHC D.2). The shop demonstrates original interwar design qualities that include the stepped, rendered brick parapet with flanking projecting parapet piers having concrete cappings, parapet signage panel, metal framed shopfront windows with highlights and the ingo with a door opening. The glazed shopfront tile surrounds also contribute to the significance of the building.

The significance of the place also lies in its evolution from dwelling to combined dwelling and shop. Although altered, the dwelling continues to demonstrate discernible Edwardian design qualities. These qualities include the hipped roof form that traverses the site and double hipped (M) roof forms and rear skillion wings. Other intact or appropriate qualities include the two face red brick chimneys with corbelled tops, modest eaves with paired timber brackets and diamond and rectangular panelling between, and the timber framed double hung windows.

The former newsagent's shop and dwelling at 312 Pakington Street, are historically significant at a LOCAL level (AHC A.4). The shop is a surviving legacy of suburban commercial development in Newtown during the interwar period, as well as having associations with residential development in Newtown in the early 20th century. Although built at different times (the dwelling was constructed in 1907-08 and the shop in 1927), the significance of the place lies in its evolutionary development with its combined residential and commercial function. The shop initially served for several years as a local newsagency, first owned and operated by Ernest Dew.

Overall, the former newsagent's shop and dwelling at 312 Pakington Street are of **LOCAL** significance.

Recommendations

Heritage Overlay Schedule Controls

External Paint Controls: No

Internal Alteration Controls: No

Tree Controls: No

Outbuildings and/or Fences: No

Extent of Heritage Overlay & Significance

The HO apply to the whole of the site.

Other Recommendations:

Opportunities are available to remove the introduced return verandah and to reinstate a verandah at the front with reconstructed timber Edwardian detailing. Opportunities are also available to remove the introduced brick fence and replace it with a timber fence with Edwardian detailing.

References

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

Geelong Waterworks and Sewerage Plan of Drainage NN5595 (1922 & 1927).

Heritage Study/Consultant	Greater Geelong - Newtown Heritage Study 2008 Vol 1-3, City of Greater Geelong, 2008;
Heritage Act Categories	Registered place,
Hermes Number	25689

Property Number

Physical Description 1

Description

The site at 212 Pakington Street, Newtown, is located at the north-east corner of Pakington and Clarendon Streets. At the front in the north-west corner of the site is a single storey interwar shop dominated by a stepped, rendered brick parapet with flanking projecting parapet piers having concrete cappings. Within the parapet is a signage panel. Below the parapet is an introduced cantilevering verandah.

Under the verandah is an early metal framed shopfront with highlights and an ingo to an early door opening. The aluminium framed and glazed door has been introduced. The glazed shopfront tile surrounds are also early.

The side (north) wall of the shop has introduced overpainting and signage.

At the rear of the shop is the Edwardian dwelling with its hipped roof form that traverses the site and double hipped (M) roof forms and rear skillion wings. These roof forms are clad in corrugated sheet metal. Two early face red brick chimneys with corbelled tops adorn the roofline. Modest overhangs with paired timber brackets and diamond and rectangular panelling between are features of the eaves. Other early features include the timber framed double hung windows.

It appears that the surviving portion of the original verandah has been replaced and/or recycled as part of the existing return verandah. It has modest eaves with exposed timber rafters and horizontal timber weatherboard wall cladding with an expressed corner timber post. The verandah is lit on the south side by what appears to be an early leadlight window, possibly recycled. There is a v-jointed timber door at the front. The front yard of the dwelling is obscured by an introduced high solid brick fence.

Integrity

Integrity

Moderate Integrity. The cantilevered verandah appears to have been introduced.

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/>