
Shop



331 Pakington Street,
Newtown

Location

331 Pakington Street, NEWTOWN VIC 3220 - Property No 203788

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1950

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

Statement of Significance

The former confectioner's shop at 331 Pakington Street, has significance as one of a small number of interwar shops in Newtown still serving a commercial purpose. Of moderate-high integrity from the front, the shop was built in 1928-29. It has long associations with James Alexander McDonald who operated his confectioner's shop from this location until at least the mid 20th century. The shop appears to be in fair-good condition when viewed

from the street.

The former confectioner's shop at 331 Pakington Street is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original interwar design qualities that include the stepped brick rectangular parapet with flanking clinker brick parapet piers and projecting concrete cappings, gabled roof form clad in corrugated profile sheet metal, and the stepped rectangular signage panel. Other intact or appropriate qualities include the projecting profile of the front verandah, metal framed shopfront windows with highlights, ingo with early timber framed and glazed door with highlight, and the glazed tile surrounds.

The former confectioner's shop at 331 Pakington Street, is historically significant at a LOCAL level (AHC A.4, H.1). It represents one of few remaining intact examples of suburban interwar commercial development in Newtown. Built in 1928-29, this building has particular associations with James Alexander McDonald who operated a confectioner's shop from this location until at least the mid 20th century.

Overall, the former confectioner's shop at 331 Pakington Street is of **LOCAL** significance.

Recommendations

Heritage Overlay Schedule Controls

External Paint Controls: Yes

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 black paint over the glazed tiles at the sides of the shopfront windows, and to replace the front verandah.

References

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

Geelong Waterworks and Sewerage Plan of Drainage N6481 (1928). N6481A (1995 & 2004).

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, 1938 & 1950.

D. Rowe, Authentic Heritage Services Pty Ltd, 'Belmont Heritage Report', vol.3, prepared for the City of Greater Geelong (peer reviewed by Wendy Jacobs), August 2008.

Merritt Family, Family of Previous Owners, Personal Comments, 29 May 2009

Heritage Act Categories Registered place,

Hermes Number 25735

Property Number

Physical Description 1

Description

The interwar shop at 331 Pakington Street is characterised by a stepped brick rectangular parapet having flanking clinker brick parapet piers and projecting concrete cappings. A stepped rectangular signage panel is located within the parapet. Behind the parapet is a single storey gabled roof form clad in corrugated sheet metal. A skillion post-supported verandah that projects over the footpath appears to have replaced an earlier verandah. Below the verandah are early metal framed shopfront windows with highlights and an ingo with early timber framed and glazed door with highlight. The glazed tile surrounds are also early.

The introduced associated brick dwelling forms the second storey addition to the building complex. It has gabled roof forms clad in corrugated sheet metal, brick chimneys and decorative gable infill (timber battening and cement sheet paneling).

Integrity

Integrity

Moderate-High Integrity. The verandah appears to have been introduced in 1995, replacing an earlier verandah.

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/>