
SHOPS & DWELLINGS



Shops



Shops



Shops at 38-40 Victoria Road



image166

Location

38-40 VICTORIA ROAD, LOCH, SOUTH GIPPSLAND SHIRE

Municipality

SOUTH GIPPSLAND SHIRE

Level of significance

Rec for HO area contributory

Heritage Listing

South Gippsland Shire

Statement of Significance

Last updated on - December 19, 2022

What is significant?

The pair of commercial buildings at 38 Victoria Road, Loch, built in 1891, are significant. The Federation Carpenter style weatherboard buildings with gable ends have retained their original timber shopfronts and bracketed gable end frames. Other key features include:

- Ladder frame valance over the footpath
- Regular moulded mullions
- Sympathetic modern post verandah

Non-original alterations and additions, other than those specified above, are not significant.

How is it significant?

The shops at 38 Victoria Road, Loch are of historic and aesthetic significance to the South Gippsland Shire.

Why is it significant?

Historically, these commercial buildings were among the first erected in Loch when the town was first formed, having been built in 1891. They demonstrate the important first phase of commercial development in Loch following the opening of the South Eastern Railway in 1891. The decision to use an architect from the prominent Melbourne architectural firm Reed, Smart and Tappin, illustrates the belief early settlers had of the future success of the Loch. (Criterion A)

Aesthetically, these buildings are a superior example of the Federation Carpenter style within the South Gippsland Shire. Their unique style significantly contributes to the character of the town and Victoria Road. (Criterion E)

Heritage Study/Consultant	South Gippsland - South Gippsland Heritage Study, David Helms with Trevor Westmore, 2004;
Construction dates	1891, 1891, 1891,
Architect/Designer	Smart, Alfred C., Reed, Smart & Tappin,
Other Names	-, thematic,
Hermes Number	30879
Property Number	

Physical Description 1

The shops at 38-40 Victoria Road, Loch, are a double gable Federation weatherboard building with the double gable ends facing the street. A sympathetic recent post verandah with a ladder frame valance has been constructed over the footpath. The building is a notable element in the streetscape for its prominent bracketed gable end frames and original timber shopfronts with regular moulded mullions. Its good presentation and colour scheme adds further enhancement.

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/>