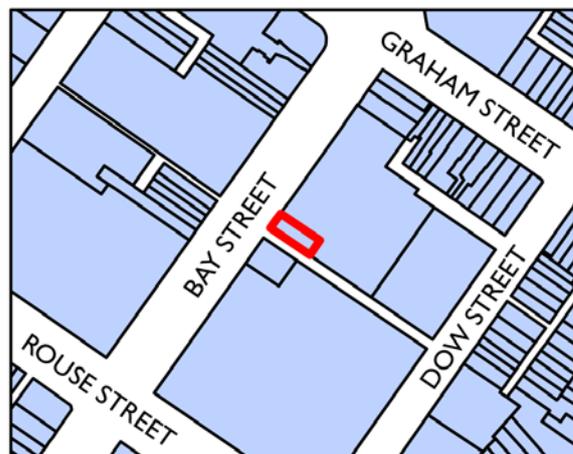


# City of Port Phillip Heritage Review

Identifier: Shop and Residence  
Formerly: Unknown

Citation No:  
**248**



**Address:** 98-100 Bay Street PORT MELBOURNE

Heritage Precinct Overlay: N/a

**Category:** Commercial

Heritage Overlay: HO486

**Constructed:** 1866

Graded as: Significant

**Designer:** Unknown

**Amendment:** C103

**Comment:** Updated citation

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## History

The land in Section 5 was included in the first subdivision of Sandridge, shown on a plan dated 1849. The name of the Crown Grantee, M Benjamin, is shown on this plan.<sup>i</sup> Allotments 4 and 5 of Section 5 were later subdivided by Mr Robert Byrne.<sup>ii</sup> Byrne still owned Allotment 4 in November 1865.<sup>iii</sup>

By November 1866, a four room brick shop had been erected on the land.<sup>iv</sup> It was erected during the same period as the Army and Navy Hotel which is on the same allotment, facing Dow Street. The shop was owned and occupied by a grocer, Mr Henry Edwards. Edwards had previously conducted his grocery business in a shop situated on Allotment 1, owned by a fellow grocer, William Kelly.<sup>v</sup> A photograph of the shop taken c. 1878/79 shows the building in its original condition (Figure 1). The front was built in brick (subsequently rendered) and had no verandah. Elegant arch headed shop windows were grouped to the right of the doors. These have since been replaced by double hung sash windows.

The building has been enlarged since it was first built and a cast iron posted verandah has been added. Alterations also took place in 1945 for Mrs Wellington.<sup>vi</sup> The extent and nature of these alterations are unclear. More recently, the building has been integrated into the Bianca residential development and this encloses the building to the rear (east) and to the north sides.

[Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979, revised and updated by Lovell Chen 2012].



Figure 1 Bay Street, Port Melbourne c. 1878-79. The subject property is at the centre of the image.  
Source: City of Port Phillip Historical Collection.

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## Thematic Context

98-100 Bay Street is a comparatively early commercial building within the context of the later nineteenth century consolidation of Bay Street as a commercial shopping strip.

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: Henry Edwards, Grocer.

CURRENT OWNER: [Text]

LOCAL/PRECINCT CHARACTER: Individual Character (Individual character different from adjacent)

AUTHENTICITY: 70% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL USE TYPE: Residence attached to shop

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Brick

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## Physical/Stylistic Description

98-100 Bay Street is a pair of two-storey former shop premises. The facade, now rendered with horizontal roughcast to the ground floor, appears originally to have been face brick. There is a simple cornice to the parapet and non-original urns. The first floor windows have moulded architraves, which are not original, and the decorative brackets set between the first floor windows have been added at a later date, thought to have been later in the nineteenth century. A photograph dating from c. 1878-79 shows the building

prior to the addition of these later elements. The ground floor sash windows have replaced the original wide shop windows with arched three-light frames. The doors appear to be in approximately the original locations, with the former northern doorway now infilled with modern frameless glazing, and the southern doorway fitted with a fully glazed pivot-hinged door, set below the possibly original timber-framed toplight. The building originally had no verandah, and the present-day verandah is wholly new, comprising reproduction cast iron posts, frieze and a curved profile verandah roof. This construction replaced an earlier skillion-profile verandah, which may have been of nineteenth century origins. The current verandah's frieze and cast iron patterning conforms to that seen on other buildings in Bay Street – the shops at 79-85 Bay Street opposite (q.v.) have the same cast iron frieze. The building retains its overpainted brick south elevation, adjoining Little Bay Street. Openings to this elevation have also been altered with a bricked-up doorway evident as well as a two-storey brick bay added to the rear of the building.

The building has been integrated into the Bianca residential development which encloses the building to the rear (east) and north sides.

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## Comparative Analysis

The simple Classical Revival design of 98-100 Bay Street is typical of shop design of the 1860s and 70s. Other early shops in Bay Street are 235-37 Bay Street (1869) and 397 Bay Street (probably before 1863) (q.v.). None of these buildings retain original shop fronts. Further afield, the row of four shops at 61-6 Errol Street, North Melbourne (1854-6) are among the earliest surviving two-storey shop fronts in Victoria, and retain a columned verandah over the footpath. The pair of shops at 99-101 Errol Street, North Melbourne (1863) retains an original timber shopfront.<sup>vii</sup> Relatively few shops built in the 1860s or earlier survive in Port Melbourne or elsewhere, the majority dating from the 1880s boom.

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## Assessment Against HERCON Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

*Criterion A - Importance to the course, or pattern, of the City of Port Phillip's cultural or natural history.*

The pair of shops at 98-100 Bay Street is of local historical significance. This relatively early building survives along with the adjacent former National Bank in an otherwise considerably altered area and provides evidence of the former centre of activity in Port Melbourne along the foreshore. It is historically important as an early precursor to the period of commercial consolidation in Bay Street which was associated with the economic boom of the 1880s and which forms a dominant element in the history of the thoroughfare.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.*

Not applicable.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.*

Not applicable.

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

While altered, the shops at 98-100 Bay Street are broadly representative of shop buildings of the 1860s and 1870s. The facade has been altered with the addition of the verandah and cast cement decorative elements

including the parapet urns and brackets to the first floor façade (probably of the late nineteenth century) however, it also retains typical original or early details including the placement of the first floor windows, unpainted brick chimney and hipped roof forms.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.*

Not applicable.

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## Significance

### *What is Significant?*

98-100 Bay Street is a two-storey pair of shops, constructed in the middle 1860s. Constructed of rendered brick, the building underwent some early alterations, undertaken later in the nineteenth century, and has more recently had a reproduction verandah added.

### *How is it Significant?*

The shop building to 98-100 Bay Street is of historical significance and architectural significance to the City of Port Phillip.

### *Why is it Significant?*

98 - 100 Bay Street is of local historical significance. This relatively early building survives along with the adjacent former National Bank in an otherwise considerably altered area and provides evidence of the former centre of activity in Port Melbourne along the foreshore. It is historically important as an early precursor to the period of commercial consolidation in Bay Street which was associated with the economic boom of the 1880s and which forms a dominant element in the history of the thoroughfare. While altered, the shops at 98-100 Bay Street are broadly representative of shop buildings of the 1860s and 1870s. The facade has been altered with the addition of the verandah and cast cement decorative elements including the parapet urns and brackets to the first floor façade (probably of the late nineteenth century) however, it also retains typical original or early details including the placement of the first floor windows, unpainted brick chimney and hipped roof forms.

## Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012.

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## Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

Paint controls are recommended.

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## References

### *General*

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979.

Allom Lovell and Associates, Port Melbourne Conservation Study Review, 1995.

Andrew Ward, City of Port Phillip Heritage Review, 1998.

### *Specific*

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- i Plan of Allotments marked at Sandridge in the Parish of South Melbourne, 1849. Lindsay Clark, Assist. Surveyor, July 1849.
- ii Vale Collection of plans held at La Trobe Library, State Library of Victoria, Vol. 7, p. 35.
- iii Port Melbourne rate book: November 1865, 1373.
- iv Port Melbourne rate book: November 1866, 1304.
- v Port Melbourne rate book: 1865.
- vi Port Melbourne City Council Building Permit Register.
- vii G Butler, *North and West Melbourne Conservation Study*, prepared for the Melbourne City Council, 1983, pp. 281, 285.