

**PLACE NAME** Uxbridge House **LEVEL:** B  
**ADDRESS** M.E. Beaumont Pastrycooks P/L  
 19 Sharp Street (East cnr Westcott St)  
**AREA** 4 **DATE/PERSON** 12.5/RP **NEG:** 2.30, 31, & 32



**DATES** Construction: 1870  
**USE** Present Use: Bakery  
 Original Use: Bakery & residence  
 Alterations?: Painted; Ground floor verandah valence replaced & verandah cast-iron corner post missing

**FORM** Detached  
 Double storey  
 Double fronted  
**STYLE** Early Vic

**DESCRIPTION** (I = Intact A = Altered \* = significant)  
**ROOF** I Slate  
**WALLS** I Brick  
**ROOF FORM** I Chimneys  
 \* Parapet

**VERANDAH** I Form  
 \* Decoration  
**FENESTRATION** A Doors  
 A Windows- Gnd Floor  
 I Windows- 1st Floor  
**FINISHES**

**INTERIOR**  
**GARDEN & SETTING** I Outbuildings  
**OTHER COMMENTS**

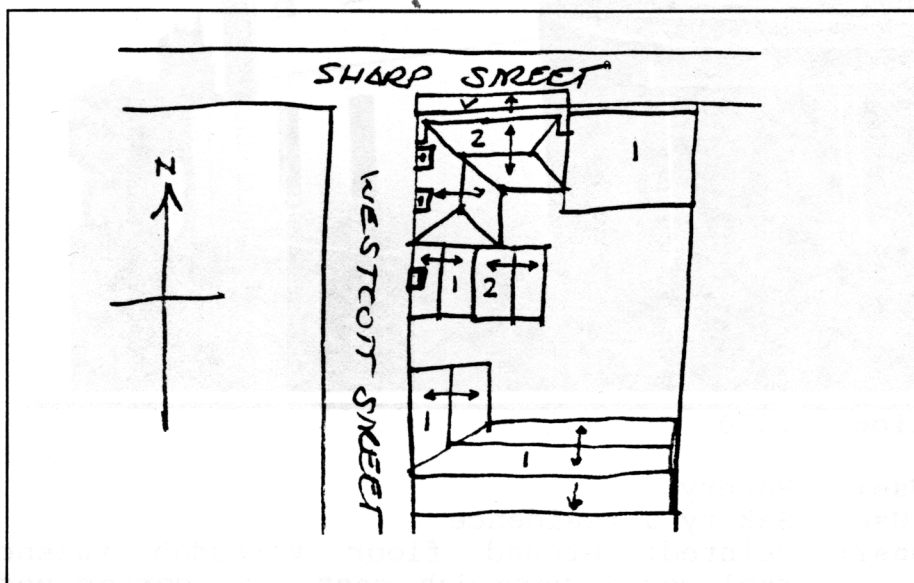
**CONDITION & INTEGRITY** Condition: Good  
 Integrity: Minor modif  
**THREATS**

## DESCRIPTION

A double-fronted, double-storied, brick Early Victorian bakery, with a hip-roof behind its parapet. The ground floor verandah extends across the pavement, whilst the first floor verandah is recessed with brick wing-walls. There is a very fine cast-iron lace valence, brackets, balustrade and slender posts in pairs.

First floor windows are pairs, with segmented heads and quoins. Wing-wall ends are decorated with lions at first floor and roof level, on bracketted consoles and with pawn-shaped finials.

These wall-ends are expressed in the parapet and support balloons. The cornice continues over the semi-circular name panel, which has its own pawn-shaped finial and is supported by scroll-brackets. There is a timber former kitchen at the rear and various outbuildings.



## HISTORY

This building, which stands on the corner of Sharp and Westcott Streets, has been associated with the baking trade for more than a century. Indeed there has been a bakery in Sharp Street since the 1850s<sup>436</sup>. The present two storey brick building, now known a "Uxbridge House" and occupied by M. E. Beaumont Pastrycooks Pty Ltd, most probably dates from 1870 or earlier. In 1870 Henry Hampton, baker, was the owner/occupier of a brick building of four rooms, shop, bakehouse and garden, NAV forty pounds<sup>437</sup>. As early as 1861 Hampton was listed as the owner/occupier of a two roomed house and shop of wood, store, stable etc - and garden, NAV thirty pounds<sup>438</sup>. However, from 1862 until 1869, Hampton's property was recorded simply as a house or a dwelling, which makes it difficult to determine whether the shop/residence was constructed prior to 1870<sup>439</sup>. From 1871 it was described as a baker's shop and dwelling<sup>440</sup>.

In 1885 another baker, Frederick James Drayton, became the occupier of the baker's shop and dwelling in Sharp Street, still owned by

436. Gladys Seaton, Model Borough, City of Newtown, 1983, p. 103.

437. Newtown rate book 1870-71, South Ward, No 982.

438. Ibid 1861-62 No 1104.

439. Ibid 1862 No 1112; 1868-69 No 982.

440. Ibid 1871-72 No 982.

Hampton<sup>441</sup>. However, by 1890 Drayton was the new owner<sup>442</sup>. Frederick James Drayton, jun., baker, was recorded as the owner/occupier in 1911 of the brick shop and dwelling at 17 Sharp Street (the earlier numbering)<sup>443</sup> and was there until at least 1919<sup>444</sup>. Two other bakers were associated with the building in the 1920s and 1930s. Albert E. Stevens was its owner/occupier in 1927<sup>445</sup>, but by 1935 was letting it to John Shaw, baker<sup>446</sup>. It is still a bakery.

### SIGNIFICANCE

This building, constructed in 1870 or earlier, on the corner of Sharp and Westcott Streets, has regional historical significance for its associations with the baking trade for more than a century. The present building stands on the site of an earlier 1850s timber bakehouse and was owned and occupied in the 1870s by Henry Hampton, baker, when it was rated as a baker's shop and dwelling. Frederick James Drayton, baker, was the occupier in 1885 and by 1895 it was owned by Drayton and occupied by James Drayton Jnr., baker. Bakers have been associated with the building over a long period, the current owners/occupiers being M. E. Beaumont Pastry Cooks P/L. It also has regional architectural significance as an intact Early Victorian commercial and industrial complex of domestic scale. It is rare in Victoria that a nineteenth century building retains intact its iron double-storey verandah on the kerb line, over the footpath. It has some fine and interesting elements, particularly the fine cast-iron lace, valence and brackets and the slender verandah posts, as well as the parapet decoration.

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### RECOMMENDATIONS

Existing Listings      NONE

Recommend'ns          RNE                    LPS  
   Area 4  
   Place

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- 441. Ibid 1885-86 No 982.
  - 442. Ibid 1890-91 No 1065.
  - 443. Ibid 1911-12 No 1365.
  - 444. Ibid 1919-20 No 1530.
  - 445. Ibid 1927 No 1864.
  - 446. Ibid 1935 No 1925.