

Name	Former Liverpool Store	Reference in 1998 Marong Study	KF03
Address	10 Lockwood Road, Kangaroo Flat	Map reference	VicRoads 613 M3
Building type	Premises of the Y Service Club (YMCA)	Survey date	June 2010 (external inspection only)
Date of construction	Believed to have been built in the 1860s	Recommendation	Include in the Schedule to the Heritage Overlay
Significance	The former Liverpool Store is of local historical, aesthetic/architectural and social significance.		



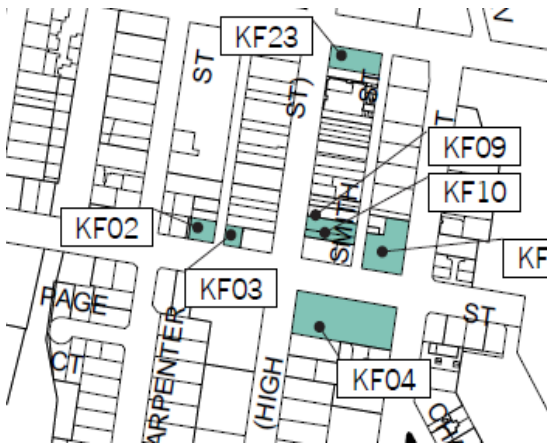
Left: The former 'Liverpool Store' complex included a timber shop to High Street, now demolished. Note the unpainted east wall of the subject building at upper left of image (dated 1870s). (Source: Courtesy Peter Bimpson, City of Greater Bendigo). Right: South elevation (Lockwood Road) of the former Liverpool Store, c. 1990s (Source: National Library of Australia).



Left: South and east elevations. Right: Rear elevation; note lantern roof.



Left: East elevation, note angled brick course, evidence of a pre-existing structure in this location. Right: Aerial view, 2010 (Source: City of Greater Bendigo).



Proposed Heritage Overlay map, with the subject site shown as KF03.

Intactness ✓ Good Fair Poor

History

The double-height brick former store located in Kangaroo Flat's historic commercial core is believed to have been built during the 1860s, at which time the population of the township was approximately 1,200.¹ The former store was built as the centrepiece of W Roger's 'Liverpool Store' complex, which included a post office and a single-storey timber shop, with gable ends and street verandah, acting as the retail outlet for the store.² The timber shop addressed High Street, with a low-scale rear wing which abutted the east elevation of the existing building (see 'Curnow and Anderson' picture, c. 1870s, page 1). It is also possible that the former post office or a residence abutted the north end of the east elevation of the subject building. The former store is the only surviving component of the complex.

The premises passed from Roger to H Algier and then to Curnow and Anderson, grocers, ironmongers and produce dealers, in the 1870s. It was later occupied by Earl's bakery, and in 1907-08 by F Lapsley for his Corn Store.³ In the mid 1930s Mr Jeffery, who was to become one of Bendigo's most prominent bakers, purchased the property. It was subsequently used as the YMCA hall. The property is now the premises of the Y Service Club, which supports the YMCA and the community.

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

- 5.3: Marketing and retailing
- 5.8: Working

Description & Integrity

The former Liverpool Store is a double-height brick building located at the south-east corner of Lockwood Road and Dunlop Lane in Kangaroo Flat, with no setback to Lockwood Road. The property was not inspected internally; references to internal elements in the following are from the previous survey carried out in 1998.⁴

The former store has a square plan and is built on a sandstone base. The break fronted and trabeated front (south) elevation, addressing Lockwood Road, is divided into three bays with a cornice and parapet carried on pilasters. The parapet has a central pediment moulding supported on each side by half ogee cornices. The central entry has a flat head surmounted by a round arch filled in by a recent metal fanlight with slender radial framing. The entry doors are also recent, in four leaves with plate-glass windows and a kick-bar one quarter the way up. The entry, which may have originally been a vehicle entry, is flanked in each bay by a single window, bricked up but possibly always having been blind. The bays are divided by pilasters which break up through the main cornice and rise across the parapet. These have deep indentations (recessed panels) that rise through the parapet. The side and

end walls are windowless. With the exception of the rear, all elevations are overpainted. The roof is a four-sided hip, with steel cladding and a proportionally large, similarly hipped and clad central lantern extending over about half the roof area.

A bricked-up door opening at the south end of the east elevation may have provided a connection to the former timber shop that formed part of the original Liverpool Store complex. An embedded angled brick course is evident at the north end of the east elevation, indicating that a gable roofed structure pre-existed the former Liverpool Store in this location.

Inside (as of 1998), the floor is subdivided into a central section with aisles divided by timber posts supporting a complicated system of ties and struts to carry the roof.

The side yard to the building's immediate east is paved in concrete, and the Lockwood Road paving is a mixture of cement with inset brick paving at the Dunlop Lane corner.

Comparative Analysis

Stores of this type, with a parapet, central vehicle-sized entry and symmetrical flanking bays, are found throughout Victoria, including in Melbourne suburbs. The form was also used for market buildings as at Castlemaine (1861-2).⁵ Later, with simpler roof forms, the basic form was reworked in early motor garages such as Hawthorn Motors at Glenferrie (1912). The narrow pilaster indentations are rarer elements, although a related indented brick surfacing can be seen in hotel piers and parapets around the Geelong waterfront area. These stores also had formal similarities to institutional halls, including the Temperance Hall in View Street, Bendigo, with the frontage treatment by James Blair (c. 1895).⁶ The street entry to Bendigo's former Fuse Factory is also similar in principle.⁷

Assessment Against Criteria

Amended Heritage Victoria Criteria

Criterion A: Importance to the course, or pattern, of the City of Greater Bendigo's cultural history.

The former Liverpool Store (built c. 1860s) at the south-east corner of Lockwood Road and Dunlop Lane, Kangaroo Flat, and located in the town's historic commercial core, is historically significant. The former commercial building dates to the earliest phase of settlement at Kangaroo Flat; it is also the only surviving element of the former 'Liverpool Store' complex, which is also believed to date to the 1860s, and included a timber shop addressing High Street, and a post office.

Criterion B: Possession of uncommon, rare or endangered aspects of the City the of Greater Bendigo's cultural history.

The former Liverpool Store, as a two-storey brick structure dating to the 1860s, is a rare surviving building of its type in the former Shire of Marong, and offers evidence of an historic commercial operation.

Criterion C: Potential to yield information that will contribute to an understanding of the City of Greater Bendigo's cultural history.

N/A

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places or objects.

N/A

Criterion E: Importance in exhibiting particular aesthetic characteristics in the context of the municipality.

The former Liverpool Store is of aesthetic/architectural significance. Its double-height and robust presence to the street, as well as the trabeated and substantially intact south elevation, give the

property a high degree of prominence in its context. The brick building, which is among the most substantial (non religious) buildings in Kangaroo Flat, also emphasises the historic importance of the former commercial (Liverpool Store) operation. Elements of note include the roof lantern, and in relation to the facade the pedimented parapet, evidence of the former vehicle entry, symmetrical flanking bays, and pilaster indentations.

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

N/A

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

The former Liverpool Store is of social significance in the local context, for its present use as premises of the Y Service Club, which supports the YMCA and the community, and for its historic use as retail premises. The social value of the property is enhanced by its large scale and prominence at the south end of Kangaroo Flat's main retail strip.

Criterion H: Special association with life or works of a person, or group of persons, of importance in the City of Greater Bendigo's history.

N/A

Statement of Significance

What is significant?

The former Liverpool Store is a double-height brick building located at the south-east corner of Lockwood Road and Dunlop Lane in Kangaroo Flat. It was built in the 1860s as the centrepiece of W Roger's 'Liverpool Store' complex, which included a post office and a single-storey timber shop, with gable ends and street verandah, acting as the retail outlet for the store. The extant brick building has a square plan and is built on a sandstone base. The break fronted and trabeated front (south) elevation, addressing Lockwood Road, is divided into three bays with a cornice and parapet carried on pilasters. A bricked-up door opening at the south end of the east elevation may have provided a connection to the former timber shop that formed part of the original Liverpool Store complex. An embedded angled brick course is evident at the north end of the east elevation, indicating that a gable roofed structure pre-existed the former Liverpool Store in this location.

How is it significant?

The former Liverpool Store is of local historical, aesthetic/architectural and social significance.

Why is it significant?

The former Liverpool Store (c. 1860s) is historically significant (Criterion A) as a former commercial building which dates to the earliest phase of settlement at Kangaroo Flat. It is also the only surviving element of the former 'Liverpool Store' complex, which is also believed to date to the 1860s, and included a timber shop addressing High Street, and a post office. The building is additionally a relatively rare surviving building of its type in the Marong area, offering evidence of an historic commercial operation (Criterion B). The former Liverpool Store is of local social significance (Criterion G), for its present use as premises of the Y Service Club, which supports the YMCA and the community, and for its historic use as retail premises. The social value of the property is enhanced by its large scale and prominence at the south end of Kangaroo Flat's main retail strip.

The former 'Liverpool Store' is also of aesthetic/architectural significance (Criterion E). Its double-height and robust presence to the street, as well as the trabeated and substantially intact south elevation, give the property a high degree of prominence in its context. The brick building, which is

among the most substantial (non religious) buildings in Kangaroo Flat, also emphasises the historic importance of the former commercial (Liverpool Store) operation.

Recommendations

The property is recommended for inclusion in the Schedule to the Heritage Overlay of the City of Greater Bendigo Planning Scheme. The extent of the Overlay is indicated in the above map, and extends to the title boundary. However, the focus of significance is on the 1860s brick building, and particularly its roof lantern, the pedimented parapet, symmetrical flanking bays and pilaster indentations. In preference, the external paintwork should be removed, and the original face brick presentation of the building returned. The advice of a heritage practitioner should be sought prior to undertaking these latter works. Further research is also required in order to clarify the original form and treatment of the large central opening to the facade.

External Paint Colours	No
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

Identified By

Andrew Ward, 1998.

References

Mike Butcher and Gill Flanders, *Bendigo Historic Buildings*, National Trust of Australia (Vic), 1987.

David Horsfall (ed), *Kangaroo Flat, A History, Gold, Goats and Peppercorns*, Back To Committee, 1993.

Andrew Ward *et al*, City of Greater Bendigo Heritage Study (Marong) Study Area, Stage 2, 1998.

Specific:

¹ F F Bailliere, *Victorian Gazetteer and Road Guide*, 1865, Melbourne, p. 200.

² David Horsfall (ed), *Kangaroo Flat, A History, Gold, Goats and Peppercorns*, Back To Committee, 1993, pp. 40-48.

³ Sands and McDougall, *Bendigo, Suburban, and District Directory for 1907-08*, cited in 'YMCA' citation, Andrew Ward *et al*, City of Greater Geelong Heritage Study (Marong) Study Area, Stage 2, 1998.

⁴ 'YMCA' citation, Andrew Ward *et al*, City of Greater Geelong Heritage Study (Marong) Study Area, Stage 2, 1998.

⁵ *The Heritage of Australia*, Macmillan, Melbourne, 1981, pp. 3, and 151-53, though Castlemaine Market had a more complex plan, a portico and flanking towers.

⁶ Mike Butcher and Gill Flanders, *Bendigo: Tour Guide of Historic Buildings*, National Trust of Victoria, Bendigo, 1987, p. 15.

⁷ *The Heritage of Australia*, Macmillan, Melbourne, 1981, p. 3/148.