

<b>Name</b>	Former Morgans's Store	<b>Reference in 1998 Marong Study</b>	R05
<b>Address</b>	54 Inglewood Street, Raywood	<b>Map reference</b>	VicRoads 44 E2
<b>Building type</b>	Private residence (former stores)	<b>Survey date</b>	June and August 2010
<b>Date of construction</b>	1920s	<b>Recommendation</b>	Include in the Schedule to the Heritage Overlay
<b>Significance</b>	The former Morgan's Store is of local historical, social and aesthetic/architectural significance.		



Left: North and west elevations of the former store (pair of shops). Right: North and east elevations.



Left: Shopfronts, note two doors and signage ('Confectionary' and 'Soft Drinks') to upper windows. Right: Aerial view, 2010 (Source: City Greater Bendigo).



Proposed Heritage Overlay map, with the subject site shown as R05.<sup>1</sup>

**Intactness**      ✓ Good      Fair      Poor

## History

The pair of timber shops with rear quarters at 54 Inglewood Street, directly to the east of the former Town Hall (R12), was erected by Bill Morgan during the 1920s.<sup>2</sup> Morgan had previously owned the 'Higgie's Fancy Goods' store on the opposite side of Inglewood Street (R06). Subsequent owners of the shops at 54 Inglewood Street were the Wodetski family, Frank and Mary Scarce and Stuart McGregor, for approximately 40 years from the 1960s.<sup>3</sup> In 2005, the property was acquired by the present owners and adapted to a private residence.<sup>4</sup>

## Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

- 5.3: Marketing and retailing
- 5.8: Working

## Description & Integrity

The property at 54 Inglewood Street, Raywood comprises a 1920s single-storey parapeted timber building, with two former stores to the street frontage, beneath a verandah over the footpath, and premises to the rear. The property was inspected externally, but excluding outbuildings to the rear. References to the interior in the following are based on the previous survey carried out in 1998,<sup>5</sup> and correspondence from the present owners.<sup>6</sup>

The shop frontage is asymmetrically arranged and comprises two entrances. To the east is a recessed entry with a pair of door leafs flanked by display windows and surmounted by a fanlight, and to the west is a single door leaf flush with the display windows. The display windows have large square panes divided by timber glazing bars. Two upper lights display the lettering 'Confectionery' and 'Soft Drinks'. These are recent and sympathetic replacements of original windows, with the works undertaken by the present owners.<sup>7</sup> There is pressed metal sheeting to the stall boards. The high stepped parapet also has a sheet metal lining. All roof areas, including the pitched roof of the main house and the skillion roofs of the simply-detailed timber posted verandah and a small addition to the east, are clad with corrugated galvanised sheet steel. There is a brick chimney to the east. The side walls, and presumably the rear, are weatherboard. All external areas are painted a neutral pale colour, with the window frames in a light blue. In 1998 it was noted that the wall linings to the easternmost shop were intact, along with the counter and scales. The scales have been removed, and the counters are in storage. There is an open/garden area at the rear of the property, accessed from McKay Street.

The property appears to be in generally sound condition.

## Comparative Analysis

To the extent of the symmetrical stepped parapet and timber-posted verandah, the property at 54 Inglewood Street, Raywood, is similar to many single-storey shops constructed all over Victoria, from the later nineteenth century through to the 1920s, albeit utilising a variety of frontage forms and materials. Many surviving examples are also of brick or masonry construction. The asymmetrically arranged shop front for this building, with two entrances, was presumably a response to the particular programmatic requirements of the original retail businesses. The presentation of the shops and building to the street, including the generous verandah over the public footpath, is also consistent with numerous historic shop buildings, and commercial streetscapes, in Victorian goldfields towns.

## 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 Morgan's Store, with dual shops and rear quarters at 54 Inglewood Street, Raywood, built in the 1920s, is of historical significance. The shops, which closed in c.2005, were among the last-surviving retail premises in Raywood, and operated for over 80 years. The property's location near

the intersection of Inglewood Street and the Bendigo-Pyramid Road, and adjacent to the Town Hall, also recalls the historic centre of the township.

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

N/A

*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.*

The former Morgan's Store, at 54 Inglewood Street, Raywood, displays some of the principal characteristics of retail buildings constructed in Victoria during the early twentieth century. These include its prominent main street siting, the zero setback and generous verandah over the public footpath, which are typical of numerous historic shop buildings, and commercial streetscapes, in Victorian goldfields towns.

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

The former Morgan's Store, at 54 Inglewood Street, Raywood, is of aesthetic/architectural significance as a substantially externally intact early twentieth century retail building in the township. The high stepped parapet and deep verandah are particularly expressive of the building's retail origins. Other elements of note include the asymmetrically arranged shop frontage with dual entrances, one of which is recessed; the display windows with large square panes; and stall boards with pressed metal sheeting. The property is additionally prominently sited next to the former Town Hall (R12).

*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 Morgan's Store, at 54 Inglewood Street, Raywood, is of social significance as a store which was used for its original purpose from the 1920s to 2005. The social significance of the building is enhanced by its large scale and prominent siting in Raywood's historic town centre.

*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 property at 54 Inglewood Street, Raywood comprises a 1920s single-storey parapeted timber building, with two former stores to the street frontage, beneath a timber-posted verandah over the footpath, and premises to the rear. The parapet has a high stepped form and the shop frontage is asymmetrical, with two entrances, and large display windows divided by timber glazing bars. The significant components include the 1920s building, the two stores and premises to the rear.

*How is it significant?*

The 1920s former Morgan's Store, with dual shops and rear quarters at 54 Inglewood Street, Raywood, is of local historical, social and aesthetic/architectural significance.

*Why is it significant?*

The former Morgan's Store is historically significant (Criterion A) for being among the last-surviving retail premises in Raywood, which operated for over 80 years before closing in c.2005. The property's location near the intersection of Inglewood Street and the Bendigo-Pyramid Road, and adjacent to the Town Hall, also recalls the historic centre of the township. The property is of social significance (Criterion G) as a store which was used for its original purpose from the 1920s to 2005. The social significance of the building is enhanced by its large scale and prominent siting in Raywood's historic town centre. The former store is also of aesthetic/architectural significance (Criterion E) as a substantially externally intact early twentieth century retail building in the township. The prominent main street siting of the property, and the presentation of the shops and building to the street, including the zero setback and generous verandah over the public footpath, are typical of numerous historic shop buildings, and commercial streetscapes, in Victorian goldfields towns (Criterion D). The high stepped parapet and deep verandah are particularly expressive of the building's retail origins. Other elements of note include the asymmetrically arranged shop frontage with dual entrances, one of which is recessed, the display windows with large square panes; and stall boards with pressed metal sheeting.

**Recommendations**

The subject property is recommended for inclusion in the Schedule to the Greater Bendigo Heritage Overlay. The extent of the Overlay is illustrated in the above map, although the focus of significance is on the 1920s building incorporating the two stores and premises to the rear. The outbuildings to the rear were not inspected.

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**

Ken Arnold, *Bendigo its Environs, The Way it Was*, Volume 1, Crown Castleton Publishers, 2003.

Marie H Manning (ed), *Back-To Raywood and District Souvenir Booklet*, 1973.

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

*Specific:*

- 1 Changed map from *Heritage Policy Citations Review, 2011*. November 2011.
- 2 Marie H Manning (ed), *Back-To Raywood and District Souvenir Booklet*, 1973, pp. 5-6; and  
'McGregor's Store' citation, Andrew Ward *et al*, City of Greater Bendigo Heritage Study  
(Marong) Study Area, Stage 2, 1998.
- 3 'McGregor's Store' citation, Andrew Ward *et al*, City of Greater Bendigo Heritage Study  
(Marong) Study Area, Stage 2, 1998.
- 4 Pers comm, Prue Hawkey, Bendigo City Council and present owners, 19 July 2010.
- 5 'McGregor's Store' citation, Andrew Ward *et al*, City of Greater Bendigo Heritage Study  
(Marong) Study Area, Stage 2, 1998.
- 6 Pers comm, Prue Hawkey, Bendigo City Council and present owners, 19 July 2010.
- 7 Pers comm, Prue Hawkey, Bendigo City Council and present owners, 19 July 2010.