

HERITAGE PLACE

NAME OF PLACE: LLEWELYN'S BUILDINGS

ADDRESS/LOCATION OF PLACE: McBride Avenue WONTHAGGI

STUDY NUMBER: 517

HERITAGE OVERLAY NUMBER: HO163

LOCAL GOVERNMENT AREA: Bass Coast Shire

PARISH: PARISH OF WONTHAGGI

SIGNIFICANCE RATING: Local



Llewelyn's Buildings, McBrides Avenue, Wonthaggi

Image Date: March 2002

EXTENT OF LISTING:

Whole allotment.

LLEWELYN'S BUILDINGS

Heritage Overlay No **HO163**
PropertyNo
File Number
Heritage Study No **517**
Heritage Grading

HPD Number **111** HI Number VHR Number
Other Names/s
Precinct Group Number
Extra Files

Location **McBride Avenue WONTHAGGI**
PARISH OF WONTHAGGI COUNTY OF MORNINGTON
WONTHAGGI (T)
Planning Authority **Ward Hovell**

Access Description

Map Number **0** Map Scale **1:100000** Latitude Longitude
UMG Zone Easting Northing

Location Validity Spatial Accuracy

Extent of Listing

Whole allotment.

Published Extent of Listing

Significance **Local**

Statement of Significance

Llewelyn's Buildings, McBride Avenue, Wonthaggi, is of local historical and aesthetic significance. Erected in c.1910, it demonstrates the growth of Wonthaggi as a regional centre following the opening of the State Coal Mine in 1909. The site is aesthetically significant as a representative and largely intact example of an Edwardian shop building.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

AHC A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

AHC E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

Date Assessed **13/08/2004** Assessed By **F Woodhouse**

Comparisons

Rare Assessment

Intact Assessment

Good

Include in VHR Include in RNE Include in Local Planning Scheme No Recommendations for Inclusions

Recommended Management

Retain unpainted finish to brickwork

Investigate original external paint colours when due for a repaint. A uniform external paint scheme should be maintain regardless of individual tenancies.

Reconstruct missing original shopfront elements

New signage should be keep to a minimum

Heritage Act Categories

Heritage place

Heritage Item Groups

Commercial

Heritage Item Categories

Commercial Office/Building

Title Details

Physical Description

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Llewelyn's Buildings, McBride Avenue Wonthaggi, is a double-storey building with a red-brick facade divided into bays by capped brick pilasters. Each bay has an arched, rendered parapet with a moulded string course. With the exception of the round arched windows to the centre bays, first floor windows are square headed timber-framed double-hung sashes. The shop at 70 McBride Avenue has retained its original metal framed shopfront and splayed entrance with hexagonal terracotta mosaic floor tiles bearing the words 'LLEWELYN & WILSON'. The sliding door is non-original. The adjacent shopfronts have been substantially altered and there is a modern cantilevered steel awning. The bay at the end of the Wait Street frontage contains a panelled timber door with a round arched fanlight. The pilasters either side of the door have original glazed ceramic tiles. The bays at the east half of the Wait street frontage have been infilled and fitted with non-original windows.

Physical Condition and/or Archaeological Potential

Good

Usage Shops.

Associated People

Historical Notes

Wonthaggi was established as a mining town in 1909 to supply the Victorian Railways with black coal, and thus make Victoria independent of the privately owned New South Wales coalfields, the previous source of coal for the railways. The decision to proceed with mining coal from the Powlett Coalfield was prompted by the coal miners in New South Wales strike in 1909. When established, the coal was worked by the State Coal Mine from the Dudley and Kirrak Basins. The township of Wonthaggi is located on a ridge between the two basins. Initially the miners lived in a tent city; by 1910 the Government had laid out a model township. By 1921 Wonthaggi had a population of 5,000, making it one of the largest towns in Gippsland at the time. Wonthaggi's population peaked at around 12,000 in the mid-1920s when the mine was at its operational peak. The township was divided into commercial and residential areas. Its infrastructure provided for housing, water, churches, schools, and other social facilities.

These shops and offices are located on land originally allotments 8-10 in Section 5 in the Township of Wonthaggi. Business partners Llewelyn and Wilson erected this building in c.1910, using bricks manufactured by the State Coal Mine. Llewelyn and Wilson are listed in commercial directories as drapers trading at Wonthaggi from 1911. The building was sold to the Pease family in 1924, who ran a Manchester, men and ladies wear, furniture and floor covering store. From 1960 it was leased out as three separate shops. The upstairs area has variously been used as a venue for dances, card nights, a nursing bay during an influenza epidemic and classrooms. In 1987 the building was purchased by the Foon family. It is currently occupied by South Gippsland Photographics.

Historic Themes

Thematic Environmental History

13.1 Larger Centres: Wonthaggi, the site of the former State Coal Mine, was established to supply coal to the Victorian Railways and eventually other industries. Today it is a flourishing town and the largest shopping centre in South Gippsland. Wonthaggi's commercial area includes an extensive range of shops. As a tourist destination, the area supports hotels, motels, caravan parks and accommodation for holiday rentals. Nearby attractions include Cape Paterson and its fine surf beaches and the adjoining Bunurong Marine Park. The State Coal Mine and Mining Museum, now a tourist attraction, is managed by Parks Victoria.

Listings

References

Author	Title	Year	Shelf	Location
Department of Lands and Survey	Parish Plan of Township of Wonthaggi, Parish of Wonthaggi, County of Mornington			
John Bordignon, pers comm.		2004		
John M Coghlan	The State Coal Mine and Wonthaggi 1909-1968	1979		
Sands & McDougalls	Sands & McDougalls Commercial Directories	1910		
		-20		
T.J. Gannon (ed.)	Wonthaggi and District, Past and Present	1934		

Conservation Plans

Owner Type

Section 32 Recommendation

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Precinct

Group Number

Extra Files

Owners/Occupants/Managers

Other Notes

Application Detail

Adviser Comments

Planning Scheme Amendments

Overlay Controls

Planning Scheme Schedule

External Paint Controls? Yes

Included in Vic Heritage Register? No

Internal Alteration Controls? No

Prohibited uses may be permitted? Yes

Tree Controls? No

Name of incorporated plan No

Outbuildings/fences not exempt? No

Aboriginal Heritage Place? No