

PLACE	RESIDENTIAL SHOP (former)						
Address	40 Epsom Street SOUTH DUDLEY						
Study No	-	HO No	-	HPD No	-	Allotment No	92 (Section C)
LGA	Bass Coast	Ward	Hovell	Parish	Wonthaggi	County	Mornington

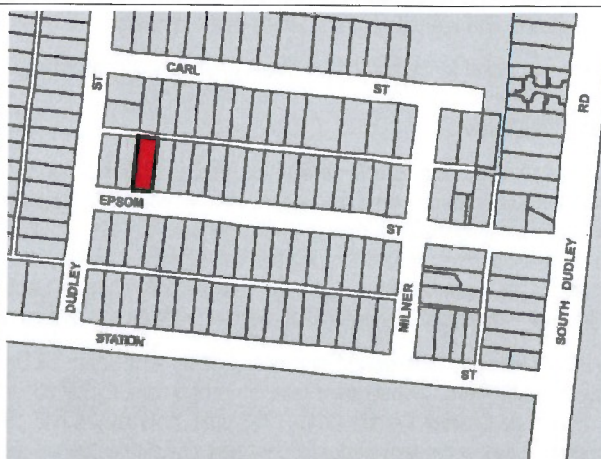


Image Date	17 July 2009	Extent of listing	Whole allotment			
Designer/architect	Unknown	Architectural style	Federation/Edwardian Period (1901-1918) Bungalow			
Builder/maker	Unknown	Commenced	1912	Completed	1912	
Her Act Category	Heritage place	Historic Theme/s	13.1 Building Towns (Small Towns)			
Her Item Group	Retail and Wholesale	Assessed by	S Reeves	Date	07/09/09	
Her Item Category	Shop	Reviewed by	-	Date	-	
Usage (2009)	Residence	Condition	Good	Intactness	Good	
Significance	Local	Recommendation	Include in VHR <input type="checkbox"/>	Include in RNE <input type="checkbox"/>	Include in HO <input type="checkbox"/>	<input checked="" type="checkbox"/>

Statement of Significance

What is Significant?

The former residential shop at 40 Epsom Street, South Dudley, is a single-storey double-fronted weatherboard building, with a projecting wing (former shopfront) built right to the street boundary. Erected in 1912 as the first retail outlet on the ambitious South Dudley residential estate, it remained the only shop in the area well into the post-war period.

How is it Significant?

The residential shop is of historic and aesthetic significance to the Shire of Bass Coast.

Why is it Significant?

Historically, the former residential shop is significant for associations with the initial settlement of South Dudley, a residential estate on Wonthaggi's northwestern fringe (*AHC Criterion A.4*). Developed by a syndicate with the intent of creating a satellite township, this ambitious project was only partly realised when the syndicate collapsed, and the estate did not fill out until after the War. The present building, built in 1912 as a general store, provides rare evidence of early commercial activity on the estate. With the nearby State Mine Hotel, it remained as one of only two commercial ventures in South Dudley, and the only retail outlet (*AHC Criterion B.2*).

Aesthetically, the former residential shop is significant as a distinctive element in a predominantly residential streetscape (*AHC Criterion E.1*). Although no longer in operation as a retail premises, it can still be readily interpreted as such by its projecting wing, built right to the street, and by the remnant post office box and bench seat on the nature strip. The multi-paned windows, with tinted glazing to the corners, are also a particularly striking element. The former shop remains an eye-catching element in a streetscape that is otherwise dominated by conventional private residences, either of contemporaneous date or more recent origin.

Physical Description

The former residential shop (now solely a residence) at 40 Epsom Street, South Dudley, is a single-storey double-fronted Edwardian timber building with a hipped roof clad in corrugated galvanised steel. The asymmetrical street frontage comprises a projecting gable-roofed bay to the left side (which extends right to the property line) and a recessed wing with a shallow skillion-roofed verandah on plain timber posts. The projecting bay has a contiguous pair of rectangular windows with timber-framed double-hung sashes, while the recessed wing has a canted bay window, similarly detailed. In both cases, the upper sashes of the windows are multi-paned, with red tinted glass panels to the corners.

The timber picket fence across the street boundary, incorporating a gateway with turned gateposts, is sympathetic to the era.

Historical Notes

The site at 40 Epsom Street, designated as Lot 92 of Section C, is recorded in the rate book for 1911-12 (dated October 1911) as vacant land owned by one E S Washington, with a Net Annual Value (NAV) of £2. The following year, in the rate book for 1912-13, the same property was rated as a "shop and dwelling" on Lot 92, still owned by Eliza Washington but with the increased NAV of £22. Subsequent editions reveal that Miss Washington remained there until at least 1921. Rate books provide no clues to the specific nature of the retail business, although, as the only shop in South Dudley, it was presumably a general store. Interestingly, Eliza Washington was originally identified in electoral rolls (in 1912) as a "boarding house proprietress".

By 1926, the shop was owned and occupied by Mrs Sarah McDonald, storekeeper, and directories reveal that she remained there until the mid-1940s. Subsequent resident/proprietors, identified in directories as "storekeeper & PO", included A J Brown (from 1947 to 1952) and Charles Waters (from 1953 until at least the mid-1960s). Although the property has since reverted entirely to private residential use, a modern pedestal post box and timber bench seat remain in front of the building to provide evidence of its former commercial function.

Comparisons

As the only retail premises in South Dudley, the former shop at 40 Epsom Street is unique in the immediate vicinity. Its nearest counterpart would be the former State Mine Hotel in nearby Station Street (built 1915), which was the only other commercial venture (albeit not strictly a retail outlet in the same sense) in the settlement.

More broadly, the former shop can be compared with other domestically-scaled commercial premises in some of the more remote settlements in the municipality. Examples include the former post office at Almurta (c.1914) and the former general store and post office at 145 Smythe Street, Corinella (c.1920s). These simple weatherboards buildings, which often resemble conventional private dwellings (and have invariably been thus converted) represent an interesting contrast to the more overtly shop-like retail premises such as the Kernot Store (c.1910) and the Glen Forbes General Store.

Recommended Management

The public post box and bench seat, which greatly assist in the interpretation of the building as a former shop, should be retained.

References

<i>Author</i>	<i>Title</i>	<i>Year</i>
Borough of Wonthaggi	Rate Books (held by Public Record Office)	Various
Sands & McDougall Pty Ltd	<i>Directory of Victoria</i>	Various