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# HOUSE



IMG\_1312 291 Burnley St.JPG



RICHMOND BURNLEY STREET 291.jpg

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## Location

291 BURNLEY STREET, RICHMOND VIC 3121 - Property No 167015

## Municipality

YARRA CITY

## Level of significance

Recommended for Heritage Overlay

## Heritage Overlay Numbers

## Heritage Listing

Yarra City

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## Statement of Significance

Last updated on -

*What is significant?*

The properties at nos 289-293, Burnley Street, Richmond, were constructed in 1911-12, and comprise a large free-standing brick house and a pair of smaller semi-detached, single fronted brick cottages of the Federation period. The dwellings are in exposed face brick with painted cement dressings, with the exception of no. 291 that has been overpainted. The large house at no. 289 Burnley Street has a tall hipped roof clad in corrugated galvanised steel, with a projecting north gabled wing with a breakfront above the main window, and circular coffer

detailing to the upper gable. The verandah frieze is arched and the verandah roof is integral with the main roof. The paired smaller houses at nos 291-293 Burnley Street have gable roof forms clad in corrugated galvanised steel, with broken hip roofs where the front entries are set back. Both feature gabled verandah bays with two-stepped gables; gridded 'Japanese' friezes; paired, square-cut verandah posts; and three-sash box-frame windows.

#### *How is it significant?*

The properties at nos 289-293, Burnley Street, Richmond, are of local historical and aesthetic/architectural significance.

#### *Why is it significant?*

The properties at nos 289-293, Burnley Street, Richmond, constructed in 1911-12, are of local historical significance. The dwellings are associated with the later development of eastern Richmond, in an area of Burnley Street which was also slow to develop. The larger house at no. 289 is indicative of the historical desirability of constructing larger dwellings on main road frontages; while the smaller dwellings provide evidence of worker's housing in Richmond in the early twentieth century. The latter dwellings are also associated with Eleazer Lesser, who acquired and developed a number of properties in Richmond in this period, including other similar residential developments in Bell Street, Dickens Street and Lord Street. The properties at nos 289-293, Burnley Street are also of local aesthetic/architectural significance, and substantially externally intact examples of Federation houses. While nos 291-293 are comparatively modest, they are distinguished by their detailing and prominent gabled verandahs; elements of note including the gridded Japanese-flavoured verandah friezes; paired verandah posts with floral cut-out post spandrels; painted cement dressings; and three-light front windows in box frames over apron sills. The dwelling at 289 Burnley Street is distinguished by its larger size and strong presence to Burnley Street, including the large north gabled wing with breakfront and circular coffer detailing. The generous sweep of the verandah arches also emphasises the comparatively large scale of the dwelling in the Burnley Street context.

## **Theme**

### 6. Building towns cities and the garden state

Heritage Study/Consultant	Yarra - City of Yarra Heritage Gaps Study 2012 (Heritage Gaps Amendment two), Lovell Chen, 2012; Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;
Hermes Number	169649
Property Number	

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## **Integrity**

The properties at nos 289-293 on the east side of Burnley Street, constructed in 1911-12, comprise a large free-standing brick house and a pair of smaller semi-detached, single fronted brick cottages of the Federation period. The large house at no. 289 Burnley Street has a tall hipped roof clad in corrugated galvanised steel, with a projecting north gabled wing marked by a breakfront above the main window; this in turn is punctuated by circular coffers. The verandah frieze is arched with newel spandrels, and the verandah has a roof which is integral with the main roof. The chimney is of exposed face brick, with its upper necking corbelled out in brick courses. The north side elevation has a set of windows with a shared hood, bracketed on diagonal struts and vertical newels. The aerial image above indicates there are substantial additions to the rear (east) of this dwelling.

The paired houses at nos 291-293 Burnley Street have gable roof forms clad in corrugated galvanised steel with hipped east ends and broken hip roofs where the front entries are set back. Both feature gabled verandah bays with two-stepped gables; gridded 'Japanese' friezes; paired, square-cut verandah posts; and three-sash box-frame windows.

The house fronts are in exposed face brick with painted cement dressings with the exception of no. 291 that has been overpainted. The gable patterning in timber and roughcast stucco is intact on all three houses, as are the verandah friezes, their paired posts, their verandah frieze brackets and their floral cut-out post spandrels. All the properties have non-original fences, with garden setbacks behind.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*