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# House



RICHMOND LORD STREET  
162.jpg

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## Location

162 LORD STREET, RICHMOND VIC 3121 - Property No 200555

## 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 160-166 Lord Street, Richmond are a row of four adjoining single storey Federation brick cottages, with hipped roof forms clad in corrugated galvanised steel, and gabled front bays with verandahs. The single bay verandahs each screen a three-light box-framed window; the front doors are set well back to the side of each house.

### **How is it significant?**

The properties at 160-166 Lord Street, Richmond, are of local historical and aesthetic/architectural significance.

### **Why is it significant?**

The properties are of historical significance, as a substantially externally intact collection of four Federation brick cottages which date from 1911-12, and provide evidence of worker's housing in Richmond in the early twentieth century. The dwellings are associated with Eleazer Lesser, who acquired and developed a number of properties in Richmond in this period, including similar residential developments in Lord Street, Dickens Street and Burnley Street.

The dwellings are also of aesthetic/architectural significance. They represent a variant on Federation house architecture, and while comparatively modest in size, are distinguished by their detailing and prominent gabled verandahs. Elements of note include the gridded Japanese-flavoured verandah friezes; paired verandah posts with floral cut-out post spandrels; painted cement dressings; three-light front windows in box frames over apron sills; and chimney stacks.

## **Theme**

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

Heritage Study/Consultant	Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007; Yarra - City of Yarra Heritage Gaps Study 2012 (Heritage Gaps Amendment two), Lovell Chen, 2012;
Hermes Number	173396
Property Number	

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## **Intactness**

Good

## **Integrity**

The properties at 160-166 Lord Street, Richmond date from 1911-1912 and are a row of four adjoining single-storey Federation brick cottages on the west side of the street.

The cottages have hipped roof forms clad in corrugated galvanised steel over the main sections of the houses, and gabled front bays and verandahs. The east facades to Lord Street are of exposed face brick with painted cement-dressed flat string courses. The front wall and front door vestibule to no. 160 has been overpainted. All have distinctive single bay verandahs and timber verandah posts with fretwork friezes and half-timbered gables, screening a three-light box-framed window. The timber bargeboard and verandah posts to no.166 are painted in a dark maroon shade in contrast with the green paint to the timberwork on the other cottages.

All four front window frames are original, being three-light hinged casements set out from the front walls as bay windows with brick apron sills. The gable detailing on all four is intact, as are the spandrels between the verandah posts and the gridded Japanese-flavoured upper verandah friezes. All of the cottages have brick front chimneys with bowed necks in roughcast stucco and tall terracotta pots. All have less decorative red brick chimneys towards the rear. The front chimney to No. 17 has been overpainted. There are also later differences in fencing and front yard treatments.

The rears of the properties were not inspected.

*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/>*