

400-402 Burnley Street



IMG_1331 400-402 Burnley St.JPG



IMG_1332 400- 402 Burnley St.JPG



IMG_1333 400 (Left) 402 (right) Burnley St.JPG



IMG_1334 400-402 Burnley St.JPG



P1280739 400 Burnley Street (rear).JPG



P1280740 400 Burnley Street (rear).JPG



P1280741 400 Burnley Street (rear).JPG



P1280742 400 Burnley Street (rear).JPG



P1280743 400 Burnley Street (rear).JPG



P1280744 400 Burnley Street (rear).JPG



P1280745 400 Burnley Street (rear).JPG

Location

400-402 BURNLEY STREET RICHMOND, YARRA CITY

Municipality

YARRA CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO474

Heritage Listing

Yarra City

Statement of Significance

Last updated on - June 26, 2023

What is significant?

The property at 400-402 Burnley Street, Richmond, dates from 1912, and comprises a pair of two storied Federation red brick shops with combined residences. No. 402 is the larger of the two, with both building components matching in terms of design. The buildings have transverse gable roof forms, and rear roof pitches concealed by brick parapet walls to form asymmetrical side gables. On the east facade to Burnley Street, both buildings are walled in exposed face brick with two oriel gabled bays to the first floors. The bays and the transverse gable roofs are clad in terracotta tiles; the expressed central and side walls are topped by stepped moulded brackets with orbs; and the gables to the bays are half-timbered with roughcast stucco, crown four-light bay windows, and have apron panels clad in roughcast stucco. The ground floor shopfronts are also original or early.

How is it significant?

The property at 400-402 Burnley Street, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?

The property at 400-402 Burnley Street, Richmond, dates from 1912, and is of local historical significance. It is associated with the later development of eastern Richmond, in an area of Burnley Street, near the junction with Swan Street, which had developed by the early twentieth century into an established retail precinct. The property is also of local aesthetic/architectural significance. It is a well preserved and substantially externally intact example of a Federation two-storey combined residence and shop, in exposed face brick. It is distinguished by the transverse gable roof form, the prominent oriel gabled bays to the first floors, the substantially intact ground floor shopfronts, and the asymmetrical side gable evident on the south elevation which was increasingly common in early twentieth century shop design. Other elements of note include the roof decoration, brackets with orbs, half-timbered gables to the oriel bays, and the oriel apron panels clad in roughcast stucco.

Theme

5. Building Victoria's industries and workforce

Heritage Study/Consultant	Yarra - Heritage Gap Study: Review of Central Richmond 2014, Context P/L, 2014; 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	175884
Property Number	

Physical Description 1

Peterson Statement of Significance -A double-storey Edwardian shop pair, particularly intact and with sympathetic recent works. Of local architectural significance. formerly part proposed Burnley St Heritage Overlay Area, now part existing .

Integrity

The property at 400-402 Burnley Street, Richmond, dates from 1912, and comprises a pair of two storied Federation red brick shops with combined residences. No. 402 is the larger of the two, with a wider front to Burnley Street, although both building components are matching in terms of design, and are attached by a central party wall. Both buildings have transverse gable roof forms pitched to the depth of the first rooms. Beyond this to the rear (west) the roofs are pitched and clad in steel, although concealed by brick parapet walls to the north and south elevations, forming asymmetrical side gables. On the east facade to Burnley Street, both buildings are walled in exposed face brick with two oriel gabled bays on the first floor. The bays and the transverse gable roofs are clad in terracotta tiles in the Marseilles pattern, with terracotta horn gable finials and an unusual looped ridge capping. The expressed central and side walls are topped by stepped moulded brackets with orbs. The gables to the bays are half-timbered with roughcast stucco, and crown two four-light bay windows with an unusual fanlight pattern of two broad strip fanlights for each bay. The oriel corbels comprise apron panels clad in roughcast stucco. The ground floor shopfronts are original or early, including the window framing, with fanlights and recessed entrances. The shop dividers are fronted by mirrors above tile level. The apron and side pier tiling is later, as are the window pairs to each side of the southern first floor oriel bay; the brickwork below them has also been overpainted. The verandah frieze appears to be more recent but in general keeping with the original style. The brickwork on the southern wall, to Beissel Street, is overpainted in sections. The first floor side windows on 402 appear original, but there is a cluster of later windows around the aluminum flue extending from the ground floor. There have been alterations to the rear of the shops, where a brick-paved courtyard opens off Beissel Street. Part of the rear wall at ground level has been overpainted and the brick bagged. A wing wall in exposed face brick separates 402 from 400 at this point, and 400 has no rear verandah at its upper level.

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/>