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## 148 Highett Street



148 Highett Street



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### Location

148 HIGHETT STREET RICHMOND - PROPERTY NUMBER 314290 AND 148 HIGHETT STREET RICHMOND, YARRA CITY

### Municipality

YARRA CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO340

### Heritage Listing

Yarra City

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### Statement of Significance

Last updated on -

#### What is significant?

The pair of houses at 148-150 Highett Street, Richmond, constructed for William Waring in 1870-71, is significant. The front section of both houses is single storey and constructed of coursed bluestone. The party wall is of brick and terminates in a parapet which projects above the ridge and roofline for fire separation. The single roof is a simple hipped structure clad with slate, with that at no.150 having been recently renewed. Projecting through the roof are two painted brick chimneys, one in each property. No.150 has a conventional timber-framed verandah with a cast iron frieze. The timber appears to have been replaced but the cast iron may be original. No.148 has a

reconstructed verandah with similar detailing. The shared roof of both has a concave profile and with a galvanised steel quad profile gutter which also matches that on the building proper. The verandah floors are concrete.

Non-original alterations and additions made to the rear of the houses are not significant.

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

The pair of houses at 148-50 Highett Street, Richmond, is of local architectural and historical significance to the City of Yarra.

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

The houses are historically and architecturally significant as rare examples of bluestone cottages, which are among a small number of houses in Richmond dating from the early 1870s. (Criteria A, B & D)

Heritage Study/Consultant	Yarra - Heritage Gaps Study: Review of remaining 17 heritage precincts from the 2009 Gaps report, Context Pty Ltd, 2013; Yarra - Richmond Conservation Study, John & Thurley O'Connor, Ros Coleman & Heather Wright, 1985; Yarra - City of Yarra Heritage Review, Allom Lovell & Associates, 1998; Yarra - City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates, 2007;
Construction dates	1871,
Other Names	House,
Hermes Number	103850
Property Number	

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## **Physical Description 1**

This is a pair of symmetrical, attached bluestone houses with hipped and slated main hipped roofs, an elegant concave roof timber-framed front verandah and an early cast-iron panelled verandah frieze. The facade windows are a six-pane double-hung sash type, the tall chimneys are carved stone. The front doors are panelled timber and the verandahs are divided with a vertical boarded partition. A red brick party wall divides each house above the roofline, presumably as an addition for a fire barrier.

A matching, but dominant, two-storey rear addition has been made to the pair and a Victorian-era style timber picket fence erected at the frontage. Some of the masonry has been painted.

*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/>*