
Coles Paddock Estate Precinct

Location

RICHMOND, YARRA CITY

Municipality

YARRA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO363

Heritage Listing

Yarra City

Statement of Significance

Last updated on -

What is significant?

The Cole's Paddock Estate precinct, comprising Bennett, Davison, and Leslie streets, and parts of Buckingham and Victoria streets, Richmond is significant. Contributory elements include the Edwardian and interwar houses, having typically:

- pitched gabled and hipped roofs;
- detached siting but some attached;
- one storey with some two wall heights;
- painted weatherboard and red brick walls;
- corrugated iron and unglazed Marseilles pattern terra-cotta tile roofing;
- chimneys of matching face brickwork with corbelled capping courses;
- post-supported verandah or porch elements addressing the street; and
- less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Small front gardens, bordered by low front fences, typically of timber picket or wire fabric (interwar); and
- Public infrastructure, expressive of the Edwardian-era, such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths.

How is it significant?

Cole's Paddock Estate precinct is historically and aesthetically significant to the locality of Richmond and the City of Yarra.

Why is it significant?

The precinct is historically significant as a relatively homogenous Edwardian-era house group that expresses the growth in the City of Richmond that accompanied new industrial development after Federation. The precinct is one of the largest Edwardian-era house groups in the former City of Richmond. It is also significant as an expression of the long-lived Coles Paddock area that remained free of construction over a long period because of its use in combination with Thomas Cole's important Richmond nursery. (Criterion A)

The precinct is aesthetically significant for the groups of Edwardian-era and interwar residences with picturesque roof forms and distinctive verandah details. (Criterion E)

Heritage Study/Consultant Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;

Hermes Number 162826

Property Number

Physical Description 1

The Cole's Paddock Estate precinct is largely comprised of detached weatherboard or red brick clad Edwardian-era and interwar houses set out on three main north-south streets: Bennett, Leslie and Davison. The estate also includes house and shop lots in Victoria Street. Among these detached houses is some Edwardian-era house rows or pairs. Typically houses are designed in the Federation (see 1 Davison Street) or Californian Bungalow styles, with some houses showing the transition between the two styles (see 48 Bennett Street). Gomer Terrace is one example of a Victorian-era house row in the precinct close to Buckingham Street and just outside of the Cole's Paddock Estate's southern border but complementary to its character.

Typically, the streets have rear right-of-ways that provide access to privies located at the rear of each block despite the Edwardian-era origin of the development, after the connection of the MMBW sewer to the area in the 1890s. Among these houses is recent unrelated development, such as flat blocks, but these have been largely excluded from the precinct.

Key buildings in the precinct include the Edwardian-era houses at 36 Bennett Street (a well composed design with distinctive timber decoration including gable strapping, verandah fretwork and posts) and 8 Leslie Street, with their distinctive verandah form, including the uncommon crown verandah; 1 Davison Street with its distinctive verandah detailing (part of a significant Edwardian-era group, with similar timber verandah fretwork); 35 Davison Street with significant verandah and eaves details; and the large brick house at 16 Leslie Street with its twin gabled wings.

The public infrastructure is typical of the Edwardian-era, such as stone pitched lane paving, stone kerbs and channels, and asphalt paved footpaths.

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/>