
Highett Street Precinct



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Location

HIGHETT STREET, BANK STREET, and BOSISTO STREET, RICHMOND, YARRA CITY

Municipality

YARRA CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO457

Heritage Listing

Yarra City

Statement of Significance

Last updated on -

What is significant?

The Highett Street precinct, comprising parts of Highett Street, Bank Street, and Bosisto Street, is significant. The following buildings and features contribute to the significance of the precinct:

- The houses at 114-18, 122-30, 134-36, 148-52, 160-62 & 143, 149-55, 185-97 Highett St; 6 & 8 Bank St, and 1, 3, 6, 7 & 9 Bosisto St.
- The overall consistency of building forms (pitched gabled or hipped roofs, one storey wall heights), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- The nineteenth century subdivision pattern comprising regular allotments served by rear bluestone laneways.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel.

The following buildings are Individually Significant to the precinct: 193-197 Highett Street, HO227 - 6 Bosisto Street, and HO340 and HO341 - 148-150 Highett Street.

Non-original alterations and additions to the Contributory buildings listed above, and other houses and buildings are not significant.

How it is significant?

The Highett Street precinct is of local historic significance to the City of Yarra.

Why it is significant?

The precinct is historically significant as tangible evidence of the first phase of residential development in Richmond from mid to late Victorian era, and the second phase of development in the early twentieth century when the remaining larger nineteenth century estates began to be subdivided and developed. While the precinct predominantly contains houses associated with the development boom of the 1880s to early 1890s it is notable for containing rare examples of pre-1870 houses that demonstrate the early development of Richmond. (Criteria A & B)

The precinct is an enclave that is characteristic of the residential areas in Richmond that largely developed prior to World War I and comprises housing that is expressive of the two key development areas in the nineteenth and early twentieth centuries. Overall, the intactness of the building stock to the period prior to World War I is very high. (Criterion D)

Heritage Study/Consultant	Yarra - Heritage Gaps Study: Review of remaining 17 heritage precincts from the 2009 Gaps report, Context Pty Ltd, 2013; Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;
Construction dates	1855,
Hermes Number	162835
Property Number	

Physical Description 1

The Highett Street precinct is a residential area, which includes properties on the north and south sides of Highett Street, generally extending from Church Street to Thomas Street, and parts of Bank and Bosisto streets north of Cameron Street.

As with most other heritage precincts in Richmond the development themes revolve around strong a Victorian-era residential core matched here by a discreet section of Edwardian-era development as visually related infill, allowing the area to be largely built-up by the start of World War I.

The Victorian era houses include:

. Cottages from the early to mid-Victorian era, which include the stone house at 6 Bosisto St and the attached stone houses at 148-50 Highett St (please refer to the individual citations for a detailed description of these houses). Another early house is 1 Bosisto Street, which has a distinctive high-hipped roof, twin window bays and concave form verandah (a similar house directly opposite at No.2 was demolished c.2012).

. Double-fronted timber cottages with transverse gable or hip roofs - e.g., 6 Bank St (which has a triple-gable form), 134 Highett St (the projecting hip is a later addition), 160 (M-hip roof) and 162 Highett St (single gable).

. Houses from the mid to late Victorian-era include 193-197 Highett Street, which is a characteristic Italianate single-storey, single-fronted polychrome brick terrace, but with uncommon double-storey rear wings, the very intact attached pair at 185-87 Highett Street and the intact asymmetrical villa at no. 189 Highett Street and the altered house at no.152. The two-storey Italianate style polychrome brick pair at 112-114 provides a contrast to the otherwise single-storey scale of the precinct.

On the north side of Highett Street west of Bromham Terrace is a group of houses built in the first decade of the twentieth century. The early twentieth century houses at 149-55 Highett Street are well-preserved examples of the detached villa form that illustrates the transition of from the Victorian styles into the Federation and Edwardian period. This is particularly illustrated by the Italianate influences shown in nos. 149 and 153, but with the simplified decoration of the Federation period. The house at no.143, constructed at the same time as this group, is in the Queen Anne style.

Other early twentieth century houses include the attached pair at nos. 116-18, and the asymmetrical house at No.136.

The plane trees that line either side of Highett Street were planted in the late twentieth century. They have amenity value, but are not significant.

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/>