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## Terrace house



RICHMOND KENT STREET  
35.jpg

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### Location

35 KENT STREET,, RICHMOND VIC 3121 - Property No 155445

### Municipality

YARRA CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO394

### Heritage Listing

Yarra City

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### Statement of Significance

Last updated on - January 1, 1870

#### What is significant?

Merchant, Alfred Hudson, was rated as the owner of this property from 1887 when improvements were carried out in the form of a brick house of 5 rooms with an annual valuation of £28, replacing a timber house with annual valuation of £14. He had purchased three allotments (109, 110, 111), each with a 30 feet frontage, from Henry Taylor's estate for £750 in 1887 and mortgaged them to the Victorian Mutual Building Society. He had also purchased part of the adjoining allotment 112 from Mary Ann Garbutt.

Hudson of Little Buckingham Street, Richmond, wine & spirit merchant, was the first official proprietor under Torrens from 1898, with tenants including Arthur Dunkinson, labourer; Alex Geddes, Bricklayer; Francis Mulder; Ann Geldon, widow; and Ann Dilton, another widow. Hudson was followed as owner by Mary Elizabeth White of 66 Riversdale Road, Hawthorn (widow of George White) in 1911 who leased the house to persons such as Edmund Davidson, tramway employee. The next owner was Alfred McNaughton of Willansby Avenue Brighton, builder from 1923.

Other owners included: Mervyn Herbert Jackson of Thompson Road, Carrum farmer; Elizabeth Georgina Jackson of State Street, Malvern; Lionel Herbert Bautree Webb of 80 Church Street, Brighton accountant; Ada Emily Woodside of 25 Macartney Street, Kew in the 1930s; owner-occupier Frederick Gordon Brown of 35 Kent Street, Richmond labourer in the 1950s; Evenbern Nominees Pty. Ltd. of 37 Queen Street Melbourne; and joint owners, Samuel Bryan & Benjamin Peter Crimmins of 2 Kinkora Rd., Hawthorn in 1996.

This double-storey, rendered terrace pair has a plain parapet, with Classical cornice mould and a shallow central pedimented raised entablature which conceals a hipped main roof. There is no dividing party wall in the roof, just a central chimney group. The upper level corners have heavy quoins that have been covered by the addition of the lower level verandah end wall.

There is an elegant concave form verandah with cast-iron valence and brackets at first and ground levels. The first-storey posts are turned in an Edwardian manner with plain timber slatted balustrading, but the first-storey window openings are arched with architrave-moulds which is uncommon. The ground level double-hung sash windows have moulded cement architraves but are rectangular. The doors also have moulded cement architraves which is also uncommon. The doors are four-panel with plain toplights. The upper level windows have been altered since the 1990s.

The verandah dividing walls at ground level have heavy vermiculated corbelled blocks set on scrolled brackets. The spearhead double palisade wrought and cast iron fence is rare, being early and in two different patterns: the fence stone plinth is shown on the MMBW Detail Plan. The verandah is paved with a diaper pattern grey and white stone tile.

The pair is set beside single storey row houses on the west and a pair on the east, with later development having replaced the other row houses to the east shown on the MMBW plan which once extended to a shop at the street corner.

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

The row house pair at 35-37 Kent Street, Richmond is historically and aesthetically significant (National Estate Register Criteria A4, E1) to the locality of Richmond and the City of Yarra.

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

The row houses at 35-37 Kent St, Richmond are significant to the locality of Richmond:

- for the distinctive details that provide evidence of the early construction, including the arched upper level window openings, the iron fence and restrained cement mouldings.

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

Construction dates 1887,

Other Names Row house,

Hermes Number 169745

Property Number

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## **Physical Description 1**

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*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/>*