
TERRACE HOUSES



RICHMOND KENT STREET
37.jpg

Location

35-37 KENT STREET,, RICHMOND VIC 3121 - Property No 155450

Municipality

YARRA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO394

Heritage Listing

Yarra City

Statement of Significance

Last updated on - January 1, 1870

What is significant?

The house pair at 35-37 Kent Street, Richmond is significant to the extent of the nineteenth century fabric. Built in 1887 for owner Alfred Hudson, the pair of double-storey terraced houses are rendered, with a plain parapet and Classical cornice mould and a shallow central pedimented raised entablature, which conceals a hipped main roof. The upper levels have heavy quoins at the corners. There is an elegant concave verandah with cast-iron valence at first-floor level, and brackets at first and ground levels. The first-storey window openings are arched with

architrave-moulds, and the doors also have moulded cement architraves, all of which is uncommon. There is a simple spearhead double palisade wrought and cast iron fence at No. 35.

Non-original alterations and additions to the houses, including the sympathetic reproduction fence at no.37 are not significant.

How is it significant?

The house pair at 35-37 Kent Street, Richmond is architecturally and aesthetically significant to the locality of Richmond and the City of Yarra.

Why is it significant?

The house pair at 35-37 Kent St, Richmond is architecturally and aesthetically significant (Criteria D & E) as a characteristic pair of late Victorian era terrace house, which are notable for the distinctive including the arched upper level window openings, the iron fence to No. 35 and restrained cement mouldings.

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| Heritage Study/Consultant | Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007; |
| Construction dates | 1887, |
| Other Names | Row house, |
| Hermes Number | 169747 |
| Property Number | |

Physical Description 1

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.

There is an elegant concave form verandah at first-floor level 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. The first-storey window openings are arched with architrave-moulds, which is uncommon, while the ground level two-over-two double-hung sash windows have moulded cement architraves but are rectangular. The windows sashes at No 35 appear to be reproductions. 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. At the first floor level, the verandahs are divided by a timber panel.

There is a simple spearhead double palisade wrought and cast iron fence at No. 35, and a sympathetic reproduction at No 37. The fence stone plinth is shown on the MMBW Detail Plan. The verandahs were paved with a diaper pattern of grey and white stone tiles, but these have been replaced by modern white tiles at No. 35 and are reportedly modern white and black ceramic tiles at No. 37 (this could not be confirmed as the floor was covered with plywood in Dec. 2012).

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/>