

---

## 75 Lord Street



Fraser St 75 631.JPG



Fraser St 75 St 630.JPG



RICHMOND FRASER STREET 75.jpg

---

### Location

75 LORD STREET RICHMOND, YARRA CITY

### Municipality

YARRA CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO434

### Heritage Listing

Yarra City

---

### Statement of Significance

Last updated on - July 6, 2023

#### What is significant?

The dwelling at 75 Fraser Street, Richmond, dates from 1889 and is a triple-fronted timber house with multiple hipped roof forms, and a canted bay on the south side of the frontage. The triple-fronted canted bay form, and the verandah which does not extend across to the bay, are part of the original design, albeit the current verandah has modern materials. The main windows are double-hung sashes, with those under the verandah having sidelights, as does the front door. The roof eaves are bracketed with pairs, with raised panels between each bracket. The

front (west) wall is timber-clad in an ashlar pattern; there is a masonry dividing wall with a vermiculated lug on the south side of the property; and chimneys are unpainted stucco-covered with moulded cornices. While individually significant, this place is also within the [Neptune Street Precinct](#).

### How is it significant?

The dwelling at 75 Fraser Street, Richmond, is of local historical and aesthetic/architectural significance.

### Why is it significant?

The dwelling at 75 Fraser Street, Richmond, is of local historical significance. It dates from 1889, is associated with the later development and consolidation of the eastern area of Richmond, and was also constructed at the end of a localised boom, whereby the number of houses in Richmond doubled in the decade of the 1880s. Unusually, Fraser Street had an earlier origin as Euphrasia Street in 1847, when several allotments were auctioned leading to some early building development on the street. The dwelling is also of local aesthetic/architectural significance. It is a substantially externally intact house, and singular in terms of the triple-fronted canted bay combination, which is unusual for more modest timber houses of this period. The free-standing masonry south wall, treated as a terrace divider with a vermiculated lug, is unusual. The window scale is also large for a canted bay dwelling of this period. Other elements of note include the pairs of bracketed roof eaves, separated by raised panels; the ashlar patterning to the timber cladding; and the unpainted stucco-covered chimneys with moulded cornices. The strong stepped form of the dwelling to Fraser Street enhances its presentation.

## Theme

### 6. Building towns cities and the garden state

Heritage Study/Consultant	Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007; Yarra - City of Yarra Heritage Gaps Study 2012 (Heritage Gaps Amendment two), Lovell Chen, 2012;
Hermes Number	173470
Property Number	

## Integrity

The property at 75 Fraser Street, Richmond, comprises a triple-fronted timber house with multiple hipped roof forms, and a canted bay on the south side of the frontage, protruding to the west. The verandah, which does not extend across to the canted bay, is in two sections with a timber frame and a new convex, corrugated, galvanised steel roof. The verandah may originally have had a lacework frieze. The MMBW plan (above) indicates that the triple-fronted form of the dwelling, and the accompanying verandah, are part of the original design. The main windows are all double-hung sashes; the windows under the verandah have sidelights, while the front door has two very narrow sidelights. The roof eaves are bracketed with pairs at outward angles, and raised panels between each bracket. The front (west) wall is timber-clad in an ashlar pattern that finishes just short of a masonry dividing wall with a vermiculated lug on the south side of the property. The chimneys are unpainted stucco-covered with moulded cornices. The north side wall is conventional weatherboard. A medium height timber picket fence, and gate, to the front boundary is of recent origin.

While the rear of the property was not inspected, the aerial image reproduced above indicates that there are non-original additions to the rear of the dwelling.

## Intactness

Good

*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/>*