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## 18 Park Avenue



IMG\_1353 18 Park Ave.JPG



IMG\_1354 18 Park Ave.JPG



IMG\_1357 18 Park Ave.JPG



RICHMOND PARK AVENUE  
18.jpg

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### Location

18 PARK AVENUE RICHMOND, YARRA CITY

### Municipality

YARRA CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO438

### Heritage Listing

Yarra City

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## Statement of Significance

Last updated on -

### *What is significant?*

The property at 18 Park Avenue, Richmond, dates from 1903 and is an elevated single-storey and single-fronted rendered brick dwelling with verandah, notable for its stylistic referencing to earlier Melbourne Boom style architecture. The building has a hipped roof clad in galvanised corrugated steel, punctuated by two original stuccoed chimneys with moulded cornices, and a high and prominent pedimented parapet. The name panel has a roughcast finish and 'Howrose' moulded in a distinctive lettering. The verandah, with lace frieze, has a moulded balustrade in an unusual lattice pattern. The dwelling is elevated above the street and there are three steps down to footpath at the northern end of the verandah.

### *How is it significant?*

The property at 18 Park Avenue, Richmond, is of local historical and aesthetic/architectural significance.

### *Why is it significant?*

The property at 18 Park Avenue is of local historical significance. It was built in 1903, in a desirable location opposite Richmond Park, and in the eastern area of Richmond near the Yarra River, which was not developed until the later nineteenth century. Park Avenue itself did not appear on maps until 1888, with the earliest buildings on the street dating from c.1890.

The property is also of local aesthetic/architectural significance. The dwelling is substantially intact to its main (front portion), and is unusual for its use in the early twentieth century of apparently earlier (1880s) Boom style detailing. This is evident in the crisp, intricate and intact parapet, the front wall detailing, the distinctive verandah balustrade, and the narrow sidelights to the main front window and door. However, other elements of the design, including the cursive script in the naming panel and the use of roughcast stucco, are more consistent with a house of 1903. The house is also significant for the high level of parapet detail which is unusual in Richmond, and for the incised front wall panels which are more common in Sydney. The architectural detailing, which is also finely executed, may have been the work of the first owner, plasterer Henry Harding.

## 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	173613
Property Number	

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## Physical Description 1

The property at 18 Park Avenue, Richmond, of 1903 is an elevated single-storey and single-fronted rendered brick dwelling with verandah, notable for its stylistic referencing (and detailing) associated with earlier Victorian Boom style architecture in Melbourne. The building has a hipped roof clad in galvanised corrugated steel, punctuated by two stuccoed chimneys with moulded cornices and decorative panels on their stacks, and a high and prominent pedimented parapet. An earlier kitchen chimney to the rear of the cottage, shown on the aerial photograph taken c.1925-36, has been removed as the house was extended to the rear. The rendered facade to Park Street has a double hung window with side lights flanked by moulded panels with scored floral patterning. The prominent parapet comprises a cornice with regularly spaced brackets, interspersed with small octofoil bosses. The cornice above is a set of small breakfronts with scroll gables and scalloped lower bases, three

panels divided by four piers with panels set in each face. These alternate between the usual vermiculation and a more unusual roughcast stucco. There is also a roughcast finish to the main name panel where 'Howrose' is moulded in a distinctive lettering. The name panel is capped by a flourish with two scroll consoles supporting a miniature cartouche; two larger consoles flank the name panel at its base. There may have originally been finials, although these are not shown in the early aerial view of this house c.1925-36. The verandah, with lace frieze, has a moulded balustrade in an unusual lattice pattern.

The dwelling is elevated above the street and there are three steps down to footpath at the northern end of the verandah. There is a small front garden enclosed by a non-original steel palisade fence and gate. A two storey garage with a mansard roof clad in corrugated steel, and of recent construction, is sited to the rear boundary.

## **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/>*