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# TERRACE HOUSE



26 Park Ave., Richmond



RICHMOND PARK AVENUE  
26.jpg

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## Location

26 PARK AVENUE,, RICHMOND VIC 3121 - Property No 173140

## Municipality

YARRA CITY

## Level of significance

Rec for HO area indiv sig

## Heritage Overlay Numbers

## Heritage Listing

Yarra City

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## Statement of Significance

Last updated on -

### *What is significant?*

The properties at 22, 24 and 26 Park Avenue, Richmond date from c.1890 and form a terrace row of three attached single storey brick Victorian dwellings, elevated on the west side of Park Avenue. The dwellings have hipped roof forms, stuccoed chimneys with moulded cornices, and polychrome brick patterning to the principal facades (red and cream for the dividers, umber and cream for the eave aprons). The verandahs have deep cast iron friezes. The dwellings also have scroll-topped brick dividing fences running out to large piers with moulded cornices and domes on the front boundary.

### *How is it significant?*

The terrace row at 22, 24 and 26 Park Avenue, Richmond, is of local historical and aesthetic/architectural significance.

### *Why is it significant?*

The terrace row at 22, 24 and 26 Park Avenue, Richmond, is of local historical significance. The dwellings date from c.1890, and are the earliest buildings in Park Avenue. The street did not appear on maps until 1888 but came to be regarded as a desirable location opposite Richmond Park. The dwellings are also located in the eastern area of Richmond near the Yarra River, which was not developed until the later nineteenth century, unlike areas in the north and west of the suburb.

The terrace row is also of local aesthetic/architectural significance, with the dwellings being substantially intact to their main (front) portions, and distinguished by the imposing divider fences, fronted by large and prominent piers with domes and moulded cornices. The large scale of these elements is echoed in the unusually deep verandah friezes and the massive bluestone bases on which the houses sit. These elements combine to make the terrace row unusual among single-storey and otherwise modest-sized terraces in the City of Yarra and elsewhere.

## **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	173632
Property Number	

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## **Intactness**

Good

## **Integrity**

The properties at 22, 24 and 26 Park Avenue, Richmond form a terrace row of three attached single storey brick Victorian dwellings, elevated on the west side of Park Avenue. All three dwellings have hipped roof forms originally clad in slate. Aerial photographs show most of the roof is now steel decking although the slate cladding remains on the east and west ends and the southern side of No. 26. All three have stuccoed chimneys with moulded cornices although a neck moulding on no.22 is missing, and the other two chimneys have been overpainted. The brick patterning to the east facades of the dwellings is polychrome (red and cream for the dividers, umber and cream for the eave aprons). The verandah roofs are clad in corrugated galvanised steel and the cast iron frieze lacework is intact. The front windows are double hung sashes with narrow side lights. The doors frames also have narrow side lights but the doors may be later. All three dwellings have scroll-topped brick dividing fences running out to large piers with moulded cornices and domes on the front boundary. The cast-iron fences and bluestone footing all appear intact, as do the verandah kerbing and entry steps to each. No. 26 has extended the verandah outwards, into a brick-sided terrace in its front setting, although this is screened to a degree by foliage. No.24 reveals the original base of coursed ashlar bluestone with cellar doors let into the fronts.

*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/>*