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## TERRACE HOUSES



RICHMOND ABINGER STREET 23.jpg



23 & 25 Abinger St

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### Location

23 & 25 ABINGER STREET, RICHMOND VIC 3121 - Property No 194610

### 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 - August 25, 2015

#### What is significant?

The attached brick houses at 23 & 25 Abinger Street, constructed by Edwin Spencer in 1884, are significant. The houses are constructed of bi-chrome brick and share a simple rendered parapet (that may conceal an undivided roof, consistent with the pre-1886 build date) with a moulded cornice set between corbels. There are plinths on the top of the parapet that may have once supported urns or balloons. The elegant ogee profile verandahs with cast iron frieze are set between wing walls that have the same profile and are decorated with corbels and consoles. Windows are double hung sash with bluestone cills. The bi-chrome brickwork, is expressed as quoining

around the windows, doors and wall corners, with contrasting bands above the verandah and diaper patterns around the windows. Overall, the houses have a high degree of integrity and intactness.

Non-original alterations and additions to the houses are not significant.

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

The attached houses at 23 & 25 Abinger Street, Richmond are of local architectural and aesthetic significance to the City of Yarra.

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

The houses are significant as fine and well-detailed terrace houses constructed of bi-chrome brick with simple form and detailing that is characteristic of pre-Boom architecture. The use of bi-chrome brick was popular in the 1880s and these houses are notable for the high quality of the brickwork, particularly the bold patterning created by the quoining around the windows, doors and wall corners, with contrasting bands above the verandah and diaper patterns around the windows, which expresses the skill of the owner/builder, Edwin Spencer. (Criteria D & E)

#### **Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place within the Abinger Street Precinct.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

External paint controls.

Heritage Study/Consultant	Yarra - Heritage Gap Study: Review of Central Richmond 2014, Context P/L, 2014; Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;
Hermes Number	174456
Property Number	

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## **Physical Description 1**

This double storey bi-chromatic pair at nos. 23-25 Abinger Street shares a simple rendered parapet (that may conceal an undivided roof, consistent with the pre-1886 build date) with a moulded cornice set between corbels. There are plinths on the top of the parapet that may have once supported urns or balloons. The elegant ogee profile verandahs with cast iron frieze are set between wing walls that have the same profile and are decorated with corbels and consoles. Windows are double hung sash with bluestone cills. The bi-chrome brickwork, is expressed as quoining around the windows, doors and wall corners, with contrasting bands above the verandah and diaper patterns around the windows.

*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/>*