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## 48 Lyndhurst Street



RICHMOND LYNDHURST  
STREET 48.jpg



1.jpg

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### Location

48 LYNDHURST STREET RICHMOND, YARRA CITY

### Municipality

YARRA CITY

### Level of significance

Incl in HO area indiv sig

### Heritage Overlay Numbers

HO471

### Heritage Listing

Yarra City

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### Statement of Significance

Last updated on - August 31, 2015

What is significant?

*Lyndhurst Terrace*, constructed in 1874, at 40-50 Lyndhurst Street, Richmond is significant. It is comprised of two groups of three houses, each built of bi-chrome brick on bluestone foundations with a shared, low-pitched hip roof with no visible party walls, typical of terrace rows built before the 1886 building regulations. The bi-chrome brick is expressed as quoining around the doors and windows, and as in diaper patterns below the windows, and also

under the eaves between cream eaves brackets. The bi-chrome brick chimneys have rendered caps with moulded cornices. Nos. 40 & 42 retain what appear to be the original four panel front doors, while nos. 42 and 48 appear to have the original leadlight toplights above the door.

Non-original alterations and additions including the front verandahs and wing walls are not significant.

How is it significant?

*Lyndhurst Terrace* at 40-50 Lyndhurst Street, Richmond is of local historic and architectural significance to the City of Yarra.

Why is it significant?

*Lyndhurst Terrace* is associated with the residential development of Richmond in the 1870s. Built in 1874, it is one of the oldest terrace rows in Richmond. The majority of the surviving nineteenth century houses in Richmond date from 1880-1899 and surviving houses, particularly terrace rows, from the 1870s or earlier are comparatively rare. Although altered, the 1870s construction date is demonstrated by the low pitched shared roofs (shared roofs are typical of terraces constructed in Richmond prior to the adoption of municipal building regulations in 1886), and bi-chrome brickwork with restrained ornamentation including no stucco detailing, which distinguish terrace rows of the 1870s from those built from the mid 1880s to early 1900s. (Criteria A & D)

Heritage Study/Consultant	Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007; Yarra - Heritage Gap Study: Review of Central Richmond 2014, Context P/L, 2014;
Hermes Number	175031
Property Number	

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## Physical Description 1

*Lyndhurst Terrace*, built by 1874, is comprised of two groups of three houses, each built of bi-chrome brick on bluestone foundations with a shared, low-pitched hip roof with no visible party walls, typical of terrace rows built before the 1886 building regulations. The bi-chrome brick is expressed as quoining around the doors and windows, and as in diaper patterns below the windows, and also under the eaves between cream eaves brackets. The bi-chrome brick chimneys have rendered caps with moulded cornices. Nos. 40 & 42 retain what appear to be the original four panel front doors, while nos. 42 and 48 appear to have the original leadlight toplights above the door.

The major visible change is the addition of front verandahs with separating wing walls, which are not shown on the MMBW plan of 1897. Other changes include removal of chimneys (nos. 44 & 46), replacement of front doors (nos. 44-50), replacement of slate roofing (no.50, and rear of roofs to other houses), replacement of front windows (nos. 44 and 50), and overpainting of face brick (no. 44).

*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/>*