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## HOUSE GROUP



The houses viewed from the south (no. 91 at far right)



The houses viewed from the north (no. 85 at far right)

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### Location

85-91 LORD STREET, RICHMOND, YARRA CITY

### Municipality

YARRA CITY

### Level of significance

Recommended for Heritage Overlay

### Heritage Overlay Numbers

### Heritage Listing

Yarra City

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### Statement of Significance

Last updated on - August 25, 2015

#### What is significant?

The row of Edwardian timber cottages at 85-91 Lord Street, Richmond, is significant. The cottages were constructed in 1906 as rental properties for a local manufacturer, Adam McLellan. They are gable-fronted and clad in a combination of ashlar timber boards and scalloped weatherboards that emulate shingles. Verandahs have a shallow bullnose profile.

The timber picket fences of consistent height provide an attractive setting for the cottages. The simple fence to no. 85 may be early and thus a contributory element.

The modern front fences and non-original alterations and additions to the cottages are not significant.

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

The row of cottages at 85-91 Lord Street, Richmond is of local historic and architectural/aesthetic significance to the City of Yarra.

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

Historically, the row of cottages illustrates the second major period of development in Richmond, that of the Edwardian period. In particular they illustrate the prevalence of speculatively built developments, mainly comprising terraces and rows of duplex and detached houses built either to identical design or with a certain amount of pleasing variety in details and forms. (Criterion A)

Architecturally, the cottages demonstrate a transition between typical Victorian and Edwardian-era features. While their gable-fronted form, decorative trusswork, timber verandah posts and the flattened cast-iron frieze and bracket patterns are typical of the Edwardian era, the rendered and corniced chimneys, ornamentation of the brick end walls (vermiculation and classical scrolled console), and double-hung windows with sidelights were all common in the 19th century. (Criterion D)

Aesthetically, while simple in form, the cottages are distinguished by the cast-iron verandah friezes that are delicate variations on a theme, the carefully detailed ashlar-board cladding, the pointed-arched lights to the front doors, and the unusually high level of intactness of the verandah details. (Criterion E)

Heritage Study/Consultant	Yarra - Heritage Gap Study: Review of Central Richmond 2014, Context P/L, 2014; Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;
Other Names	Edwardian-era house group,
Hermes Number	176273
Property Number	

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## **Physical Description 1**

distinctive Edwardian-era group; see other similar in street; part extension of proposed Edinburgh St Heritage Overlay Area

The row at 85-91 Lord Street, Richmond, comprise four detached gable-fronted timber cottages each with a brick wall on its south side, in keeping with the Richmond building by-law introduced in 1886.

While the gable-fronted form and built date are Edwardian, as is typical for the early years of the century the cottages retain a number of features considered Victorian. These include the rendered and corniced chimneys, vermiculated decoration and cast console to the brick end walls, and double-hung windows with sidelights.

For small, speculatively built houses, the cottages have a wide array of decorative flourishes. These include the unusually fine ashlar boards with rounded edges to each 'stone', notched weatherboards (emulating shingles) in the gables set behind one of two patterns of decorative timber trusswork, the four-panelled doors with a pointed-arch window at the top (as well as a highlight), and especially the verandah details. The verandahs have a shallow bullnose profile, butted against the brick end wall on the south side and a hip on the north. The verandah beams are decorated with an applied scallop decoration, and are supported on turned timber posts. Nos. 85 and 91 have a baluster-design cast-iron frieze, while no. 87 has a snowflake pattern and no. 89 has a herringbone pattern, all in a flattened form popular in the early years of the 20th century. All houses have identical pierced verandah brackets with turned drops.

Unusually for Richmond, all houses retain intact verandah posts and cast-iron friezes and brackets, though only no. 85 retains the timber capitals to the posts. Other alterations include partial over-painting of some brick end walls, and the replacement of the front window with an aluminium unit to no. 89.

*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/>*