
48 Lincoln Street



Building Society Cottages



Building Society Cottages

Location

48 LINCOLN STREET RICHMOND, YARRA CITY

Municipality

YARRA CITY

Level of significance

Incl in HO area contributory

Heritage Overlay Numbers

HO453

Heritage Listing

Yarra City

Statement of Significance

Last updated on -

What is significant?

The Building Society Cottages precinct, which comprises the cottages, constructed by 1890 for the Metropolitan Permanent Building and Investment Society, at 48, 50 and 54-62 Lincoln Street, Richmond is significant. The houses are single fronted timber cottages of typical form with a hipped roof with a corbelled brick chimney, and a post supported convex verandah. The front walls are clad in Ashlar boards to imitate ruled masonry and other detailing typical of period includes the paired eaves brackets separated by 'cricket-bat' moulds. Notable detailing includes the distinctive moulded timber pilasters to the front windows and doors, the unusual toplights above the front doors with faceted and sawtooth detailing, the faceted and chamfered detailing to the roof and verandah

fascia. The houses are also slightly elevated, which increases their streetscape presence.

Non-original alterations and additions to the Contributory houses and the post-war house at No. 52 are not significant.

How it is significant?

The Building Society Cottages precinct is of local historic and architectural significance to the City of Yarra.

Why it is significant?

The precinct is historically significant as tangible evidence of the speculative housing constructed for building societies at the peak of the late nineteenth century boom and of the rapid development that was happening at that time in Richmond. (Criterion A)

The precinct is architecturally significant as a representative group of originally identical single-fronted late Victorian cottages. The typical form of the cottages, single fronted with hipped roof and post-supported verandah, is enhanced by the distinctive detailing to the windows, doors and fascia that sets them apart from other single fronted timber cottages of this era. (Criterion D)

The precinct is historically significant for its associations with the Metropolitan Permanent Building and Investment Society, which is demonstrated by the distinctive design features used on the houses constructed by the society. (Criterion H)

Heritage Study/Consultant	Yarra - Heritage Gaps Study: Review of remaining 17 heritage precincts from the 2009 Gaps report, Context Pty Ltd, 2013;
Construction dates	1889,
Other Names	Precinct,
Hermes Number	197533
Property Number	

Physical Description 1

This small precinct comprises the seven of the surviving 13 houses built by 1890 for the Metropolitan Permanent Building and Investment Society at 48, 50 and 54-62 Lincoln Street. The adjoining five houses constructed for the society at 49-55 and 59 Laity Street, are excluded from the precinct, as they are less intact. The post-war house at 52 Lincoln Street, which replaced one of the original cottages, is included in the precinct as a Not contributory place.

The houses are single fronted timber cottages of typical form with a hipped roof with a corbelled brick chimney, and a post supported convex verandah. The front walls are clad in Ashlar boards to imitate ruled masonry and other detailing typical of period includes the paired eaves brackets separated by 'cricket-bat' moulds. However, what sets these simple cottages apart from other similar examples is the detailing, which suggests the involvement of an architect. This detailing includes:

- . The distinctive moulded timber pilasters to the front windows and doors.
- . The unusual toplights above the front doors with faceted and sawtooth detailing.
- . The faceted and chamfered detailing to the roof and verandah fascia.

The houses are also slightly elevated, which increases their streetscape presence. The exception is 48 Lincoln Street, which may have been lowered. One house has been demolished and replaced with two-storey brick house at no.52.

The condition and integrity of the surviving houses varies. The most altered houses are nos. 48, 56 and 58. Changes include removal of chimneys and replacement of the timber verandah floor with concrete to nos. 56 and 58. No.58 retains timber verandah posts, but has 'hit and miss' brick balustrade, while the posts and balustrade to no.56 have been replaced with wrought iron and a brick wing wall constructed on the west end of the verandah. The verandah to no.48 has been replaced with a low skillion profile. There is a two-storey addition at the rear of no.50, but it is set well back and not highly visible.

The form of most of the other surviving verandahs is appropriate and some have been restored sympathetically using similar materials. None of the houses appear to have the original balustrade. It also appears that the verandahs originally had a cast-iron frieze, but most have been removed. The frieze at 54 Lincoln Street does not appear to be original.

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/>