
VICTORIAN DUPLEXES



Victorian duplexes 59-85
Gardner Street Richmond



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Location

59-85 GARDNER STREET, RICHMOND, YARRA CITY

Municipality

YARRA CITY

Level of significance

Rec for HO area indiv sig

Heritage Overlay Numbers

HO456

Heritage Listing

Yarra City

Statement of Significance

Last updated on -

What is significant?

The row of seven duplexes at 59-85 Gardner Street, Richmond. The duplexes were constructed for Dr James Rose in 1886-87, and he sold them on to Dr Charles Jones in 1888.

The duplexes are constructed of timber with ashlar-look boards to the front (except for the weatherboard Nos. 59-61). Each duplex has an iron-clad, M-hipped roof with rendered chimneys without an expressed party wall. Each duplex shares a convex-roof verandah with a fine timber screen dividing the occupancies.

How it is significant?

The duplexes are of local historical and architectural significance to the City of Yarra.

Why it is significant?

The duplexes are of historical significance as a tangible illustration of the earliest phase of development in this part of Richmond, which was only wholly subdivided by 1888. It also illustrates the important role of property developers in providing workers housing in Richmond. (Criterion A)

The duplexes are of architectural significance as an unusually large development of Victorian duplexes, whose extent makes them a local landmark. The duplexes also provide a good representation of timber Victorian dwellings, which typical features such as ashlar-look boarding, convex verandah roofs and M-hipped roofs with rendered chimney stacks. The curved partition between verandahs is of particular note. The roof form of the duplexes, with no visible party wall, is typical form in Richmond of this era, illustrating its distinct character from the City of Melbourne. (Criteria E & D)

Heritage Study/Consultant	Yarra - Heritage Gaps Study: Review of remaining 17 heritage precincts from the 2009 Gaps report, Context Pty Ltd, 2013;
Construction dates	1886,
Hermes Number	197535
Property Number	

Physical Description 1

The duplexes at 59-85 Gardner Street, Richmond, are a row of seven identical weatherboard buildings. Each is expressed as a single, double-fronted, block-fronted house, and the shared M-hip roof has no party wall. The houses have front walls clad in ashlar-look timber boards, except for Nos. 59-61, which have weatherboards. The roofs are clad in corrugated iron, with rendered chimneys topped with a moulded cornice. Each duplex shares a continuous, hipped-roof front verandah with a slight convex profile. The verandah is divided between the two occupancies by a timber screen with an ogee curve at the top. Above the verandah is a cornice of paired timber brackets and cricket-bat mouldings. Windows are large double-hung sashes with narrow double-hung sidelights.

The pair at Nos. 75-77 retains attractive interwar wire front fences and gates.

Alterations include the removal of chimneys (Nos. 63, 67-69, 71-73, 77, 81-83), altered front windows (Nos. 61, 65), and replacement of most verandah posts (Nos. 63 and 83 appear to have the original timber columns, and No. 63 has its original cast-iron frieze and brackets and front door).

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/>