
Hosie Street Precinct



Mary Street



Hosie Street east side



8 Hosie Street

Location

5-15 & 8 HOSIE STREET and 14-24 MARY STREET Richmond, YARRA CITY

Municipality

YARRA CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

Heritage Listing

Yarra City

Statement of Significance

Last updated on - September 1, 2015

What is significant?

The Hosie Street Precinct, comprising 5-15 & 8 Hosie Street and 14-24 Mary Street, Richmond is significant. This is a residential area comprising double-fronted Edwardian timber houses of two alternating types in Mary Street and the east side of Hosie Street, constructed by the same builder in 1912, as well as one other house of the same era on the west side of Hosie Street. Together they form distinctive streetscapes with a regular rhythm.

Contributory buildings have typically:

- Hipped roofs, either a low M-hip form or high hip with gablet and projecting gabled bay to the front,
- One storey wall heights,
- Weatherboard walls with bands of notched boards and dados of ashlar boards,
- Corrugated iron roofing,
- Chimneys of face brickwork with corbelled capping courses or a tapered roughcast render cap,
- Post-supported verandah elements with timber fretwork facing the street, and
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include public infrastructure, expressive of the Edwardian era such as bluestone kerbs and asphalt paved footpaths.

How it is significant?

The Hosie Street Precinct is of local historical and architectural/aesthetic significance to the City of Yarra.

Why it is significant?

Historically, the precinct provides tangible evidence of the housing boom of the early twentieth century in Richmond, when the expansion of manufacturing led to population growth and a demand for housing. In particular the precinct illustrates the prevalence of speculatively built developments erected in response to the overwhelming demand for housing, with all (but one) house constructed for a single developer. (Criterion A)

Architecturally, the precinct is representative of the speculative housing estates of the early twentieth century, mainly comprising terraces or rows of duplex and detached houses built either to identical design or with a certain amount of pleasing variety in details and forms. The houses within the precinct demonstrate the principal characteristics of Edwardian-era domestic architecture, particularly the high hipped roofs and half-timbered front gables of the asymmetrical houses, the timber fretwork, brackets and turned posts of the verandahs, casement windows with highlights, panelled doors with a segmental light, and red brick chimneys. (Criterion D)

Aesthetically, these double-fronted houses are distinguished by the care taken by the builder in varying the roof types, symmetrical and asymmetrical facades, chimney and window types, as well as the combination of three types of timber cladding used on each house (ashlar-board dado, weatherboards and a band of notched boards) make this a distinctive development with varied and interesting streetscapes. (Criterion E)

Heritage Study/Consultant	Yarra - Heritage Gap Study: Review of Central Richmond 2014, Context P/L, 2014;
Hermes Number	197806
Property Number	

Physical Description 1

This is a residential area comprising double-fronted Edwardian timber houses of two alternating basic types in Mary Street and the east side of Hosie Street, constructed by the same builder, as well as one other house of the same era on the west side of Hosie Street. Together they form distinctive streetscapes with a regular rhythm.

The houses in Mary Street and the east side of Hosie Street include an asymmetric type and a symmetric type. There are other details that are alternated between houses, including two distinct chimney types (corbelled red brick and red brick with a tapered roughcast render cap) and window types (pairs of narrow double-hung sashes or double and triple casements with highlights). All have the same Edwardian-type door: two panels below a segmentally arched light, with a sidelight and highlight. All facades are clad in an unusual combination of materials: an ashlar-board dado below square-edged weatherboards and an accent band of notched weatherboards. Finally, all houses had similar verandah details, including turned timber posts, ladder friezes and timber brackets.

There is five of the symmetrical houses type (18 & 22 Mary Street, 7, 11 & 15 Hosie Street). In their roof form and massing they are a continuation of the Victorian era, though their Edwardian built date is expressed in details such as the chimneys and timber verandah details. They all have simple hipped skillion verandah roofs. On Mary Street, these houses have paired double-hung sash windows on either side of the door. On Hosie Street, only one house follows this pattern (no. 11), while the other two have banks of triple casement windows.

The asymmetric type has a high hip roof with a gablet at the top. One exception is 14 Mary Street, which has a low-line M-hip roof paired with a projecting front gable. All front gables have faux half-timbering in one of two designs, set above a timber window hood. The asymmetrical houses all have casement windows (double and triple) with highlights. The verandah roofs vary between a skillion and shallow bullnose profile, both of which appear to be original.

The house at 8 Hosie Street is also an asymmetrical timber Edwardian house. It has weatherboard walls with a band of notched boards to look like shingles, intact verandah fretwork and turned timber posts, corbelled brick chimneys, a complex pattern of faux half-timbering to the front gable, and two types of windows (a pair of double-hung sashes beneath the verandah and triple casements plus highlights below a decorative hood).

The houses have undergone a range of minor changes, though are still very recognisable as a cohesive group. The alterations range from the removal of chimneys (5 & 11-15 Hosie Street), a recessive upper-storey extension (20 Mary Street), loss of verandah posts and frieze (22 Mary, & 11, 7 & 15 Hosie Street), replacement of windows with aluminium units (11 Hosie Street), replacement of door and surround (11 Hosie Street), covering of the weatherboards with vinyl cladding (22 Mary Street), and replacement of corrugated metal roofing with tiles (8 Hosie Street).

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/>