
Kennedy Street Precinct



Kennedy Street Precinct.JPG Kennedy Street Precinct (Johnson St)

Location

1-7 & 2-8 KENNEDY STREET, 1-19, 19A-35 JOHNSON STREET, 1-7 & 2-8 COLE STREET, and 1-7 & 2-10 HOLLICK STREET, RICHMOND, YARRA CITY

Municipality

YARRA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO325

Heritage Listing

Yarra City

Statement of Significance

Last updated on - January 1, 2014

What is significant?

The Kennedy Street precinct, comprising the houses constructed in the period from c.1928 to c.1937 at 1-19, 19A-35 Johnson St, 1-7 & 2-8 Cole St, 1-7 & 2-10 Hollick St, and 1-7 & 2-8 Kennedy St, is significant. The following buildings and features contribute to the significance of the precinct:

- The houses at 1-19, 19A-31 & 35 Johnson St; 1-7 & 2-8 Cole St, 1-7 & 2-10 Hollick St, and; 1-7 & 2-8 Kennedy St.

- The homogeneous interwar streetscapes created by the consistency of building forms (symmetrical single-fronted or asymmetrical double fronted bungalows with pitched gabled or hipped roofs prominent porch/verandahs supported on rendered brick piers facing the street, one storey wall heights), materials (walls of weatherboard with brick chimneys) Arts & Crafts detailing, and consistent front and side setbacks.
- The twentieth century subdivision pattern comprising detached houses on regular allotments with front garden setbacks.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel and the mature Ash (*Fraxinus sp.*) in Hollick and Kennedy streets.

Non-original alterations and additions to the Contributory houses listed above, the house at 33 Johnson Street and any other buildings constructed after World War II are not significant.

How it is significant?

The Kennedy Street precinct is of local historic and aesthetic significance to the City of Yarra.

Why it is significant?

The precinct is historically significant as a residential subdivision that provides tangible evidence of the final significant development phase in Richmond prior to World War II when the last of the major undeveloped areas were subdivided and built upon. The detached bungalow houses with front garden setbacks, the regular subdivision layout and the mature Ash trees set within grassed nature strips with bluestone kerb and channel are all typical of the 'garden suburb' character of interwar residential areas. The significance of the precinct is enhanced by its very high degree of intactness to the interwar period. (Criteria A & D)

It is aesthetically significant as a well-preserved interwar housing estate, which is notable for the very consistent streetscapes created by the use of standard house designs with subtle variations in form and detailing to create variety and interest. The mature Ash trees and traditional asphalt footpaths and bluestone kerb and channel enhance aesthetic qualities of the precinct. (Criteria D & E)

Heritage Study/Consultant	Yarra - Heritage Gaps Study: Review of remaining 17 heritage precincts from the 2009 Gaps report, Context Pty Ltd, 2013; Yarra - City of Yarra Heritage Review, Allom Lovell & Associates, 1998; Yarra - Richmond Conservation Study, John & Thurley O'Connor, Ros Coleman & Heather Wright, 1985; Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007; Yarra - City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates, 2007;
Construction dates	1929,
Other Names	Kennedy Street Precinct, Richmond,
Hermes Number	73441
Property Number	

Physical Description 1

The Kennedy Street precinct is a residential area comprising houses built on the 'Heart of Richmond' estate on the east side of Johnson Street between Victoria and Laity streets, and the 'dead end' streets that lead off Johnson: Hollick, Cole and Kennedy. As noted in the History, all of the houses were built in standard designs over a decade from 1928 to 1939, with most of the building occurring in a concentrated two-year period from 1929 to 1931. As a consequence the precinct has a very consistent and cohesive interwar residential character, which is enhanced in Hollick and Kennedy streets by mature Ash (*Fraxinus sp.*) trees.

The houses, all constructed of timber, are in the interwar bungalow style with Arts & Crafts detailing, predominantly double-fronted with a smaller number of single fronted types. The houses are in a range of standard designs with subtle variations in form and detailing to create variety and interest.

For the double fronted houses the basic types are the gable-fronted bungalow and the bungalow with hipped roof and projecting gable. The gable end usually features half timbering or shingling. There is usually one plain brick chimney.

Both types usually include a hip roofed porch verandah, which in the hip roof type is contiguous with the main roof and in the gable fronted type is separate, that (in most examples) extends across the projecting gable (exceptions include nos. 23, 25, 29, 31, 35 Johnson St). The verandah is supported on rendered columns and (in most examples) with a rendered and face brick balustrade. The columns are variously square, a combination of twisted and square, tapered on a square base, diamond on a square base, tuscan column on a square base, or stepped.

Windows to the projecting elevations are usually bow or half circle with a shingled 'skirt', other windows to the main elevation are side hung casements with toplights, arranged in triples.

The single fronted types (1 Johnson St, 2-10 Hollick St) have similar form with hip and gable roofs, a broad hipped porch and similar detailing.

There are some 'individual' designs: for example, the house designed to fit within the irregular shaped lot at the south corner of Hollick and Johnson streets (9 Johnson), which has the circular bay window set into the corner of the wall and a secondary porch at the side, and the simple hipped roof bungalow at 21 Johnson St.

In Kennedy Street the houses (built several years later) are all gable fronted, but have slightly different detailing. Instead of bow windows there are either three-sided bays, or box bays. Windows are double hung sash and some have leadlight or diamond pattern mullions to the upper sash.

The precinct as a whole has a high degree of intactness with only one Not Contributory house (33 Johnson). The integrity of the houses varies. Common alterations include enclosure of porches, and replacement of verandah columns.

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/>