

Building:	House	Significance:	B
Address:	86 Kent Street, Richmond	Melway Map Ref:	2H C4
Building Type:	Residence	Construction Date:	1894?
Architect:	Unknown	Builder:	John Thomas?



Intactness:	Condition:
G[x] F[] P[]	G[x] F[] P[]

Existing Heritage Listings:	Recommended Heritage Listings:
Victorian Heritage Register []	Victorian Heritage Register []
Register of the National Estate []	Register of the National Estate [x]
National Trust []	Heritage Overlay Controls [x]

History

John Thomas, a building contractor, owned a stone and wooden house on this site from at least 1871, and before that, a 2 room wooden house. He is listed as the owner of a 7 room brick and wooden house, valued at £30, in 1879. The Rate Books continue to describe the house as such until 1895. That year, the house is described as a 7 room brick house, valued at £24; the owner is still John Thomas. By 1895, the occupier is Hugh McKinnon, and no owner is listed. From 1896 until at least 1904-05, the house was occupied by Michael Kennedy, and owned by Hooke(r) & Hill (or E V Hill), agents, of Hawthorn.¹

It is unclear from the Rate Books whether the 7 room brick house described in 1894 is a different structure from the 7 room brick and wooden house rated from 1879 until 1893, however the design of the house would support the claim that the house was rebuilt in brick in 1894.

Description

The house at 86 Kent Street, Richmond, is a single-storey symmetrical late Victorian rendered brick villa. The front elevation has a central door with side- and highlights flanked by single timber-framed double-hung sash windows. The house is relatively wide in plan, and has a transverse Dutch-gabled roof, clad in corrugated iron. The verandah has a hipped, skillion corrugated iron roof with bracketed eaves, turned timber posts, and a decorative cast iron frieze. There are two tall, unpainted rendered chimneys, each with moulded tops and incised decoration on their shafts.

The timber picket fence is not original.

Significance

The house at 86 Kent Street, Richmond, is of local architectural significance. It is a relatively intact example of a unusually composed late Victorian villa, which exhibits several unusual characteristics, including the wide plan with symmetrical facade, Dutch gable roof and highly detailed chimneys.

1 Richmond Rate Books, 1869, 1870, 1871, 1873, 1875, 1879, 1883, 1885, 1886, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1900, 1904-05, 1909-10. *Sands & McDougall Directory*, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930.