

**RECOMMENDATION AND DETERMINATION ON A
NOMINATION TO THE VICTORIAN HERITAGE REGISTER**

NAME: RESIDENCE

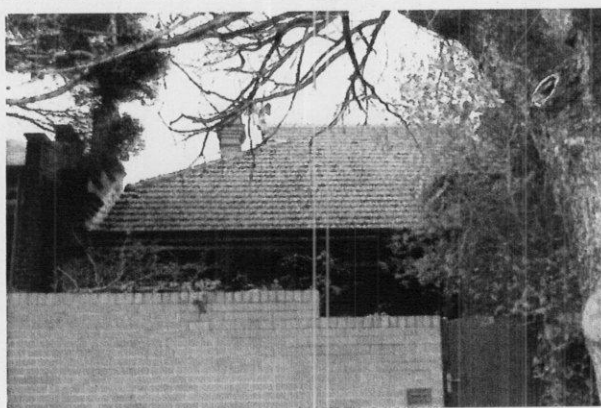
VHR NO: Not applicable

LOCATION: 29 CLIFTON STREET RICHMOND, Yarra City

CATEGORY: Not applicable

FILE NO: 606956

OFFICER/S REPORTING: Libby Blamey



RECOMMENDATION BY EXECUTIVE DIRECTOR

- That the Place or object NOT be included in the Heritage Register [Section 32(1)(b)]
- That the Place or object be referred to the relevant planning authority for inclusion in a planning scheme [Section 32(2)]

Manager
Heritage Assessments

Date

Executive Director

Date

REASON:

The residence at 29 Clifton Street, Richmond does not demonstrate sufficient cultural heritage significant to be added to the Victorian Heritage Register.

The house is an interesting example of a residence from the Federation period. It incorporates some features of the Queen Anne style which was popular in Victoria, however, it is not an outstanding example of a particular architectural style.

The Federation-era Queen Anne residences already listed on the Victorian Heritage Register are exceptional examples of the style. These include Auld Reekie, Parkville (H0483), Darnlee, Toorak (H1024), Myrniong, Hamilton (H1178) and Warra, Wangaratta (H0521). These residences demonstrate the key characteristics of Queen Anne style, whilst 29 Clifton Street does not adequately demonstrate the principal characteristics of the style to be considered of State significance on architectural grounds.

Though 29 Clifton Street is associated with the prominent builder, Clements Langford, this association is not of State significance, given the short period Langford lived at the residence. Examples of Langford buildings on the Register include The Herald & Weekly Times Building (H1147) and Vaucluse College, Richmond (H1927). Netley, Sorrento, the holiday retreat for the Langford family, was recommended not to be added to the Register in 1994 and is protected by the Mornington Peninsula Heritage Overlay (HO185).

It is recommended that 29 Clifton Street not be included in the Victorian Heritage Register. The current inclusion of the building in the heritage overlay of the Yarra City planning scheme within the Richmond Hill Precinct (HO332) is considered the appropriate level of protection.

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE:

The brick residence at 29 Clifton Street, Richmond, was constructed in c. 1913 and exhibits some elements of Federation Queen Anne design.

The single-storey house was built for the prominent builder, Clements Langford. After moving to Melbourne in 1868, Langford established a partnership with Robert Hutchison in 1881, having much success as a solo practitioner from 1886. He was responsible for buildings including the Herald and Weekly Times Building (H1147). Langford, his first wife and their eight children lived in a number of houses in the Richmond area, including another residence on Clifton Street. By 1919, however, Langford had moved from Richmond to a new residence in Camberwell with his second wife.

The residence at 29 Clifton Street is of red brick with timber verandah detailing and decorative timber strap work on the gable. The roof is steeply pitched and gabled, with terracotta tiling. The decorative roof cresting and cement eagle finials at either end are examples of the Queen Anne features on this Federation home.

The residence at 29 Clifton Street, Richmond is of local architectural significance as a

Victorian Heritage Register



Federation era house, with Queen Anne features.

The residence at 29 Clifton Street, Richmond is of local historical significance for its association with Clements Langford, the successful nineteenth century builder.
