

ADDITIONAL
INFORMATION

H0355
MAP 1

Victorian Heritage Register



Inclusion of a place or object in the Heritage Register pursuant to Section 32 (1)(a) of the **Heritage Act 1995**

VICTORIAN HERITAGE REGISTER NUMBER: H206
NAME: RICHMOND HOUSE
LOCATION: 56 AVOCA STREET SOUTH YARRA
LOCAL GOVERNMENT AREA: Stonnington City
CATEGORY: Heritage place
DATE REGISTERED: 11/10/2001
FILE NO: 603388



HERMES ID: 1071
HERITAGE REGISTER NUMBER: H206
NAME: RICHMOND HOUSE

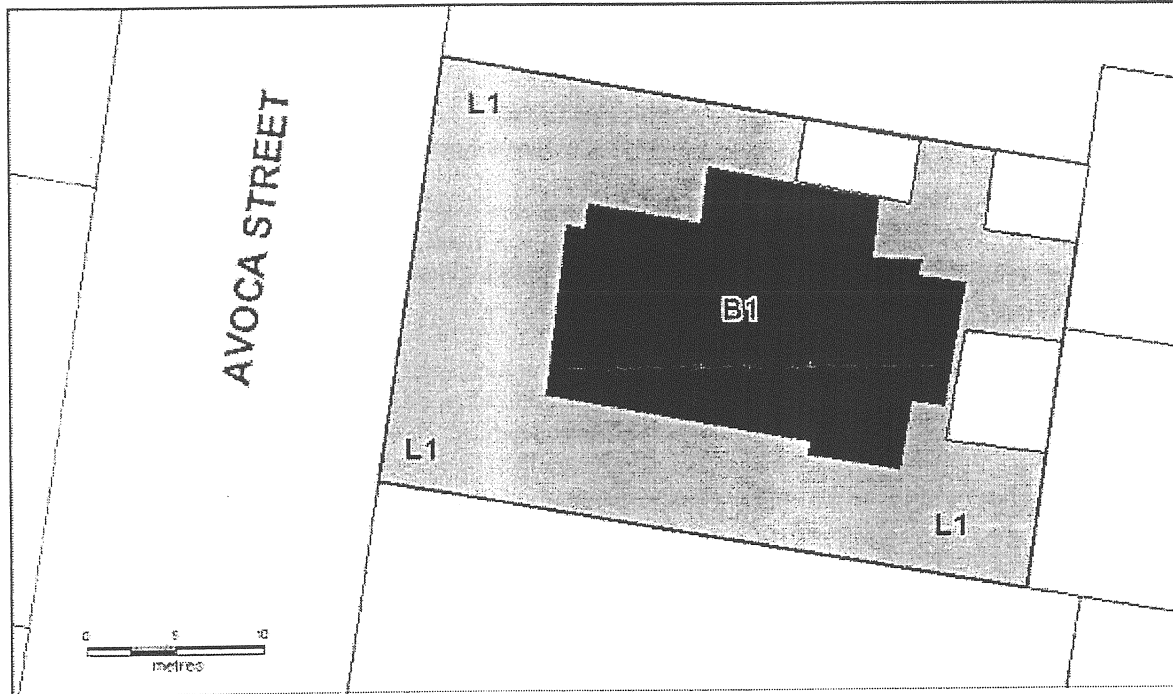
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EXTENT: 1.All the building marked as follows on Diagram 603388 held by the Executive Director: B1 House
2. All the land described in Certificate of Title Vol 8455 Fol 793 marked L1 on Diagram 603388 held by the Executive Director



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STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE:

What is significant?

Richmond House stands on land alienated from the Crown in 1840. In June 1840 Crown grantee E J Brewster paid £30 per acre for lot no 2 in Prahran, totalling just over 22 acres. From 1856 this lot was closely subdivided.

Richmond House (originally known as Pately then Lindisfarne) was erected in 1858-9 for Edward Wheelock, a Melbourne importer of American stoves and hardware. The six room, two-storey brick and stucco town house with single storey verandah was extended in 1861 and again in 1868 for G W Selby, merchant and bonded storeowner.

The architect of this transitional Italianate style house is unknown. Richmond House is representative of an identifiable suburban town house group erected in the decade 1855 - 65 in the South Yarra area. The style is unusual in Melbourne being clearly derived from earlier colonial architectural traditions enhanced with the popular and modish Italianate grammar of the post gold rush era in Melbourne. The building survives in a recognisably intact form and compared with similar buildings in the same region, is of relatively high integrity.

For nearly forty years from the early 1960s Lady Kathleen Clarke owned Richmond House. The Clarkes made their own alterations, including truncating the verandah by the extension of the entrance porch. The simple verandah originally almost encircled the house.

How is it significant?

Richmond House is of architectural and historical significance to the State of Victoria.

Why is it significant?

Richmond House is architecturally significant as an example of an 1850s upper middle class detached urban house in a transitional Italianate architectural style. The house fuses the Colonial Georgian style to Italianate features. Richmond House is notable for the fine proportions of the facades, fenestration and shutters and simple planning. The arrangement of the main entrance to the side, a common enough element in Italianate styling, is more unusual for an 1850s house.

Richmond House is historically significant as an important reminder of the early history of subdivision and development in the Prahran and South Yarra area. Avoca Street is situated in the first area sold in Prahran in the 1840s. Initially a few large houses were built, but their grounds were extensively subdivided from the mid 1850s. Richmond House was one of these subdivision houses and is a valuable 19th century element in an area that now contains substantial numbers of houses and flats from the inter-war and post-war periods.

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PERMIT POLICY:

The purpose of the permit exemptions is to allow works that do not impact on the significance of the place to occur without the need for a permit. Repairs and maintenance which replace like materials with like are permit exempt.

The Conservation Plan for Richmond House (December 2000) by David Bick should form the basis for allowing changes to the fabric and plan. Whilst not a complete Conservation Management Plan, this report was prepared in response to a permit application in 2000 for significant alterations to the property. Any future proposed alterations should take account of the comments on pp 6-16 of the Conservation Plan.

Documentary evidence suggests that the surviving ground floor chandelier may be part of the original house. Until proven otherwise, a permit will be required to remove this item.

The rear outbuildings, maids quarters and garage are not significant and do not require a permit for demolition.

PERMIT EXEMPTIONS:

General Conditions:

1. All alterations are to be planned and carried out in a manner that prevents damage to the fabric of the registered place or object.
2. Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible.
3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.
4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.
5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

- * Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, signage, antennae, aerials etc. and making good,
- * Interior decoration to the main rooms which involves painting, papering and fitted floor finishes based on evidence discovered by physical and photographic research but no works which require the removal of joinery, plasterwork and structure.
- * Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.
- * Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings and decorative strapping.
- * Installation, removal or replacement of carpets and/or flexible floor coverings.
- * Installation, removal or replacement of curtain track, rods, blinds and other window dressings.
- * Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.
- * Refurbishment of bathrooms, toilets and or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.
- * Installation, removal or replacement of kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.
- * Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any

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original light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in-situ.

- * Installation, removal or replacement of bulk insulation in the roof space.
- * Installation, removal or replacement of smoke detectors.
- * Installation, removal or replacement of security locks to doors and windows.