
Lincoln Street Precinct



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Lincoln Street Precinct - 82
Lincoln Street



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Location

51-81 & 80-92 LINCOLN STREET, and 26 & 28 JOHNSON STREET, RICHMOND, YARRA CITY

Municipality

YARRA CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO458

Heritage Listing

Yarra City

Statement of Significance

Last updated on -

What is significant?

The Lincoln Street precinct, comprising the houses and one former shop and residence constructed in the period from c.1885 to c.1925 at 51-81 & 80-92 Lincoln Street and 26 & 28 Johnson St, is significant. The following buildings and features contribute to the significance of the precinct:

- The houses at 53-67, 71, 77-81 & 80-90 Lincoln Street and 26 & 28 Johnson St.
- The former shop and residence at 92 Lincoln Street.

- The overall consistency of building forms (pitched gabled or hipped roofs, one storey wall heights), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- Taviuni Terrace, which is notable within the precinct as a large terrace with Victorian 'boom era' detailing and an original iron palisade.
- The nineteenth century subdivision pattern comprising regular allotments.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel.

Non-original alterations and additions to the Contributory buildings listed above, and other houses and buildings are not significant.

How it is significant?

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

Why it is significant?

It is historically significant as a well-preserved example of a residential area that demonstrates two important phases in the development of Richmond during the late nineteenth and early twentieth centuries. It is notable for including a number of houses dating from c.1880, which are among the earliest in this part of Richmond, where development occurred somewhat later. It is also notable for Taviuni Terrace, which is representative of the large terrace rows that were constructed during the land boom. The former corner shop demonstrates show local shops within walking distance served small neighbourhood areas in the nineteenth and early twentieth centuries. (Criteria A)

The Lincoln Street precinct demonstrates the principal characteristics of residential precincts in Richmond that were largely developed prior to World War I and are comprised of predominantly Victorian era housing, supplemented by Edwardian infill, with commercial buildings on corner sites. Overall, the intactness of the building stock to the period prior to World War I is very high and creates visually cohesive and consistent streetscapes that are complemented by traditional public realm materials such as asphalt footpaths and bluestone kerb and channel. (Criterion D)

Heritage Study/Consultant	Yarra - Heritage Gaps Study: Review of remaining 17 heritage precincts from the 2009 Gaps report, Context Pty Ltd, 2013; Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;
Construction dates	1875,
Hermes Number	162839
Property Number	

Physical Description 1

The Lincoln Street precinct is a residential area comprising the houses at 51-81 & 80-92 Lincoln Street and 26 & 28 Johnson Street.

As with most other heritage precincts in Richmond the development themes revolve around strong a Victorian-era residential core matched here by Edwardian-era development as visually related infill, allowing the area to be largely built-up by the start of World War I.

The Victorian era houses are all in timber and include one gable-fronted cottage (67 Lincoln) and several double fronted houses (71, 80, 82, 88 & 90 Lincoln) with hipped or gabled roofs and some retaining rendered or brick chimneys. The altered double fronted cottages at nos. 71, 80 and 88 have a transverse gable roof that appears to be two (rather than the usual one) rooms deep and appear to be work of the same builder. No.71 has been

sympathetically restored, no.80 has non-original tiles on the roof and an altered verandah but retains original windows with a multi-paned upper sash, and no.88 is the least intact, but retains what appears to be an original carved bargeboard on the east side gable. Similar houses are found in this area in the Wells Street precinct, off Baker Street. No.90 has a typical symmetrical form with a M-hipped roof, while and use of Ashlar boards (to imitate a stucco wall finish) and the asymmetrical form of the house at no.82 demonstrates the Italianate influence.

Of note within the precinct is 'Taviuni Terrace', a row of seven houses with rich ornamentation such as cast iron frieze (some altered or removed), and stucco decoration to parapets and end walls including scrolls, masks, consoles and urns and tripartite windows that characterises the late Victorian 'boom' era style. The parapet features a moulded cornice and raised central pediments to each house with the central and end houses featuring more elaborate pediments flanked by moulded pillars and consoles and topped with a half circle inset with a clam and surmounted by an acroterion. It is also notable for retaining a rare iron palisade front fence to all houses. The terrace, overall, has a moderate degree of integrity. The cast iron verandah frieze has been removed or altered, and windows to 61, 63 & 65 have been replaced

Another notable Victorian-era house is the asymmetrical Gothic-style villa at 86 Lincoln Street with its distinctive carved barge and ogee verandah form. The adjoining house at no.84, which has been altered, has identical form and presumably had similar detailing.

The other Victorian-era building is the former grocer's shop and residence at the corner of Lincoln and Johnson streets. Although altered, it demonstrates its former use by its form and siting on the street boundaries with a hipped roof and a splayed corner, and retains some original details such as the rendered chimney and bluestone foundations.

The early Edwardian houses carry on the block-fronted form of the Victorian houses, with a transition to turned timber verandah posts and red-brick chimneys. They include small, gable-fronted cottages, and double-fronted, asymmetrical houses of a substantial size. Gables are decorated with scalloped weatherboards, half-timbering or ornamental trusswork. They include:

- . The altered single fronted timber cottages with hipped roofs at 75 & 77 Lincoln Street.
- . The relatively intact double fronted timber house with an M-hipped roof at 79 Lincoln Street, which demonstrates the transition from the Victorian style through its symmetrical form, M-hipped roof and eaves brackets. The Federation era is illustrated by the corbelled brick, rather than rendered, chimneys.
- . The timber house with a hipped roof at 81 Lincoln Street. This relatively intact simple symmetrical house has a front door with toplight flanked by simple double-hung sash windows. The skillion verandah has timber fretwork detailing. There is one corbelled brick chimney with terracotta pots.
- . The asymmetrical timber houses at 26 and 28 Johnson Street. Both are relatively intact and of similar design (with mirror-image layouts) each has a hipped roof (no.26 with gablets) and a projecting gable with half-timbering. No.26 demonstrates the transition from the Victorian era through the use of Ashlar boards, tripartite windows and cast iron decoration, while no.28 is made more distinctively Edwardian by the triple side-hung casement windows with toplights, and timber fretwork to the verandah. Both have corbelled brick chimneys.

The integrity of the houses varies, although some are relatively intact as noted above. Common alterations include replacement of windows, removal of chimneys and alterations to verandahs.

Apart from Taviuni Terrace, none of the front fences are original. However, they are uniformly low and many are sympathetic to the house style. Both Lincoln and Johnson streets have traditional bluestone kerb and channel and asphalt footpaths.

The late inter-war house at no.69 and the c.1970s house at no.73 are Not Contributory.

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/>