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# WALTERS FACTORY COMPLEX (FORMER)



RICHMOND HODDLE  
STREET 27.jpg

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## Location

27-29 HODDLE STREET, RICHMOND VIC 3121 - Property No 141340

## Municipality

YARRA CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO390

## Heritage Listing

Yarra City

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## Statement of Significance

Last updated on - January 1, 1900

### What is significant?

The Walters' complex (house, warehouse and stable) at 27-29 Hoddle Street, Richmond is significant to the extent of the pre-1912 buildings.

Built for Richard Walters in stages, the two-storey Edwardian red brick house at No. 27 has a pair of rectangular oriel windows on the first floor and recessed arcaded porch below. No. 29 is a warehouse (rendered) with a

parapet and central double-door entrance. A red brick stable and store room are located to the rear, fronting Little Hoddle Street.

Non-original alterations and additions to the buildings are not significant.

#### **How is it significant?**

The Walters' complex (house, warehouse and stable) at 27-29 Hoddle Street, Richmond is historically and aesthetically significant to the locality of Richmond and the City of Yarra.

#### **Why is it significant?**

The Walters' complex at 27-29 Hoddle St, Richmond is architecturally and aesthetically significant (Criteria D & E):

- . for the skilful architectural design of the well-preserved house facade, with its unusual massing and detailing.
- . for the distinctive details of the warehouse facade, suggesting an architect design for what is otherwise typically austere architectural treatment elsewhere in Richmond.

The Walters' complex at 27-29 Hoddle St, Richmond is historically significant (Criterion A):

- . as, in part, a highly preserved residence that, by its attachment to the adjoining warehouse, illustrates well the typical juxta-positioning of business and residential uses before land-use planning and the deliberate separation of incompatible uses.

as, in part, a well preserved warehouse and stables buildings that, by its siting near Hoddle and Victoria Streets, expresses well the transport and storage business carried on by the Walters family.

Heritage Study/Consultant Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;

Construction dates 1901,

Other Names House, factory/workshop and stable, or Bakehouse Studio,

Hermes Number 167642

Property Number

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## **Physical Description 1**

### **House, 27 Hoddle Street**

This unusual two-storey, red brick Edwardian residential building has a corrugated iron clad gambrel roof, with the gablet set well back and the main hipped roof extended between boundary wing-walls. All windows (except first storey centre) have triple casement frames with highlights, segmental arched heads and moulded brick cills. Brickwork is dyed red, with brick paint. The first-storey facade is set out in three-bays and is symmetrical: side bays have rectangular oriel windows with gablet roofs, supported on triple brick corbels. At ground-level, the first bay has a ripple iron clad skillion hood supported on timber brackets. The other ground level facade bays are set back behind an arcaded porch. The porch arches are Florentine in style, with round heads inscribed by voussoirs in the form of a Gothic relieving arch. The verandah is paved with diamond pattern quarry tiles and the path also. The entry has side and toplights. On the left side there was once (1980s-90s) a ripple-iron fence and an old sign "Storage, Town & Country Removals. JA3676" over an earlier sign.

### **Warehouse and stables, 29 Hoddle Street**

Like the adjoining house at 27 Hoddle St, this parapeted and rendered factory/warehouse has a gambrel form corrugated iron clad roof, with the gablet set well back and clad with weatherboard. The parapet has a central segmental arch and a dentilated cornice set between corbels that hang out over the footpath. The only opening is a central segmentally arched door with multi-pane glazing to the toplight and ledged and braced double timber

doors below. The side parapets step up to follow the roofline with vermiculated end panels at the top level.

At the rear of both warehouse at 29 and residence at 27 there is a large stable and store in the form of red brick wings, with a large segmental arched carriage or wagon entry in the south bay and a pedestrian doorway in the north. The southern stable bay has loft doors and cathead beams over each. The sign 'R Walters Motor Vans for Hire' and 'R Walters Carrier Furniture Stores' are fading on the upper level: this sign has been recorded by the 'Our Fading Past' website.

*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/>*