
2 Wells Street



Wells Street Precinct



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Location

2 WELLS STREET RICHMOND, YARRA CITY

Municipality

YARRA CITY

Level of significance

Incl in HO area contributory

Heritage Overlay Numbers

HO459

Heritage Listing

Yarra City

Statement of Significance

Last updated on -

What is significant?

The Wells Street precinct, comprising the houses constructed in the period from c.1885 to c.1910, is significant. The following buildings and features contribute to the significance of the precinct:

- The houses at 2, 3, 4, 5 & 8 Wells Street.
- The overall consistency of building forms (pitched gabled or hipped roofs, one storey wall heights), materials and detailing (walls of weatherboard, brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- The nineteenth century subdivision pattern comprising regular allotments.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb.

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

How it is significant?

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

Why it is significant?

The Wells Street precinct is historically significant as an example of the 'unplanned' or 'ad-hoc' residential subdivisions that were created during the land boom of the late nineteenth century. Typically, it comprises a short, effectively 'dead-end' street containing houses built close to the street frontage. The significance of the precinct is enhanced by its rarity value as one of the few relatively intact surviving examples in Richmond. (Criteria A, B & D)

The Wells Street precinct is aesthetically significant as a visually cohesive late nineteenth residential area, which is notable for the strong sense of enclosure created by the narrow street with houses built on or close to the frontage. (Criterion E)

Heritage Study/Consultant	Yarra - Heritage Gaps Study: Review of remaining 17 heritage precincts from the 2009 Gaps report, Context Pty Ltd, 2013;
Construction dates	1885,
Hermes Number	197534
Property Number	

Physical Description 1

Wells Street is a short cul-de-sac leading off the north side of Baker Street. It contains five timber houses dating from the late nineteenth or early twentieth century.

The houses on the west side and No.3 date from the late nineteenth century. They are double fronted timber cottages with transverse gable roofs, two rooms deep, and front verandahs, all built to the street alignment. As originally constructed, the cottages had symmetrical facades with central front doors with toplights flanked by double-hung sash windows. Nos. 4 and 8 are the most intact - no.4 retains early two pane sash windows and both have reconstructed verandahs (no.8 may retain its original profile). At no.2 the windows have been replaced and the verandah replaced. At No.3 the original front door has been removed and the verandah reconstructed (although it may retain its original form). Visible additions include the carports to nos. 3 and 4.

The early twentieth century timber house at no.5 is asymmetrical in plan is relatively intact and has a hip roof with a projecting bay with half-timbering. It is also built very close to the street. Detailing such as paired eaves

brackets and 'cricket bat' mouldings illustrate the transition from the Victorian era. The front door has sidelights and highlights and the windows are tall, double-hung sash. There is one corbelled brick chimney.

The street has been remade in the twentieth century, but retains narrow asphalt footpaths and bluestone kerbing.

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/>