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# Barkly Gardens Precinct, Richmond



Barkly Gardens Precinct -  
James Street.JPG

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## Location

RICHMOND, YARRA CITY

## Municipality

YARRA CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO308

## Heritage Listing

Yarra City

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## Statement of Significance

Last updated on - January 1, 2014

### What is significant?

The Barkly Gardens precinct, comprising 21-41 & 20-36 Amsterdam St, 1 & 5-17 Barkly Ave, 17-69, 79-83, 101-167 & 28, 30, 38-86, 114-148, 154, 164-186 Brighton St, 2-22 Burgess St, 227-283 Coppin St, 3-41 & 4-38 Cotter St, 1 & 3 Durham St, 9-11 Goodwin St, 3-17 & 4-22 James St, 12-36 Lesney St, 1-15 Madden Gve, 208-242, 248-254 & 266-320 Mary St, 2-18 & 40-60 Rooney St, 3-11, 4-12 & 16 Rose St, 1-11 Shamrock St and 14-18 & 25-45 Yorkshire St and Barkly Gardens reserve is significant. The following buildings and features contribute to the significance of the precinct:

- The buildings constructed from c.1855 to c.1925, as shown on the precinct map.
- The overall consistency of building forms (pitched gabled or hipped roofs, one storey wall heights with a smaller amount of two storey dwellings), 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).
- The nineteenth/early twentieth form and layout of the Barkly Gardens and the surviving mature plantings of Oaks (*Quercus sp.*) and Peppers (*Schinus molle*).
- The nineteenth century subdivision pattern comprising regular allotments served by rear bluestone laneways.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel.

The following buildings are Individually Significant to the precinct: 49-55 and 167 Brighton Street; 2 Burgess Street; 235 & 245 Coppin Street; 11-15, 14 & 22 James Street; 24, 28 & 30 Lesney Street; 230 & 240 Mary Street; 2, 7 & 11 Rose Street; as well as HO231 - 30 Brighton Street, HO232 - 164-166 Brighton Street, and HO273 - 36 Lesney Street.

Non-original alterations and additions to the Contributory or Individually Significant buildings shown on the precinct map, post-World War II plantings and buildings in Barkly Gardens, and other post-World War II houses and buildings are not significant.

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

The Barkly Gardens precinct is of local historic and aesthetic significance to the City of Yarra.

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

The precinct is historically significant as tangible evidence of important phases in the residential development of Richmond from the mid-nineteenth century to the interwar period from the earliest settlement through the late Victorian boom, and to the final phase of recovery and infill development during the early twentieth century. The presence of some former shops and a hotel demonstrates how local neighbourhoods were self-contained with commercial and social amenities usually within walking distance. The significance of the precinct is enhanced by the presence of rare early houses, including some that date prior to 1855, which are clustered in and around Lesney, James and Mary streets. It is also notable for the very narrow streets or laneways containing small cottages, once relatively common but now increasingly rare in Richmond. (Criteria A & B)

The precinct is significant as an enclave that is characteristic of the residential areas in Richmond that largely developed prior to World War II and comprise predominantly Victorian era housing, supplemented by Edwardian and interwar infill, which is complemented by traditional streetscape materials such as asphalt footpaths, bluestone kerb and channel and bluestone laneways. Overall, the intactness of the building stock to the period prior to World War II is very high. (Criterion D)

The precinct also demonstrates other characteristics of nineteenth century subdivisions such as regular allotment pattern served by rear laneways. The distinctive pattern of rear laneways, some of generous width, in the section west of Barkly Gardens that was part of the c.1853 subdivision is of particular note. The development of Barkly Gardens as a central garden square (it was originally known as Barkly Square), which is flanked on two sides by housing follows English traditions of residential garden square planning is also of note as the only example of this type in Richmond. (Criterion D)

Barkly Gardens (originally known as Barkly Square) has aesthetic importance as a traditional nineteenth century English garden square, which enhances the setting of the houses in the adjoining street, which in Coppin Street were designed to face toward the square and have generous garden setbacks that enhance the visual connection. Barkly Gardens is also socially significant as a park that has been enjoyed by the local community for over 140 years. (Criteria E & G)

Heritage Study/Consultant	Yarra - Heritage Gaps Study: Review of remaining 17 heritage precincts from the 2009 Gaps report, Context Pty Ltd, 2013; Yarra - City of Yarra Heritage Review, Allom Lovell & Associates, 1998; Yarra - Richmond Conservation Study, John & Thurley O'Connor, Ros Coleman & Heather Wright, 1985; Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007; Yarra - City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates, 2007;
Construction dates	1850,
Other Names	Barkly Gardens Precinct, Richmond,
Hermes Number	73424
Property Number	

## Physical Description 1

The Barkly Gardens precinct is a residential area surrounding the Barkly Gardens, which comprises houses predominantly from the nineteenth century, with a small amount of Edwardian and inter-war houses. It can be broadly divided into three sections:

- North of Richmond Primary School
- South of Richmond Primary School
- East of Barkly Gardens

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 and with inter-war as visually related infill, allowing the area to be largely built-up by the start of World War II.

Victorian era housing is almost all timber, and much of it is rows of identical single-fronted cottages, plus some double-fronted examples - both block-fronted and asymmetrical. There are also several small groupings of single-storey rendered terraces, and a few double-fronted rendered Victorian houses with decorative parapets, many of them Individually Significant. Many of the duplexes or terrace rows lack an expressed party wall or fire-wall divisions between houses and house roofs, as Richmond lay beyond the control of the Melbourne Building Act.

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. Later Edwardian houses in the precinct are a mix of timber and face brick. They include a number of duplexes, large and small, gable-fronted cottages, and double-fronted, asymmetrical houses of a substantial size. Gables are decorated with scalloped weatherboards, half-timbering or ornamental trusswork.

There is a smaller number of interwar buildings in the precinct, mainly Arts & Crafts and California Bungalows.

### *North of Richmond Primary School*

This includes the northern section of Brighton and Mary streets and streets to the north of Richmond Primary School: Barkly Ave; Davis St; Goodwin St; James St; Lesney St; Little James St; Little Rose St; Rose St, and Shamrock St.

As this was the first area to be developed it contains some of the earliest houses, including some that date to c.1855 (refer to History). Several are constructed of local bluestone and some may be prefabricated. They are:

- The gable-fronted bluestone houses at 13-15 James Street, which are a rare and example of the Gothic influence.
- The timber house and stables at 36 Lesney Street. This house contains rare features such as the half-round spouting of the east window bay, early brass window furniture, and the shiplap board cladding, which suggests

that the original building was an imported, pre-fabricated one.

- The simple weatherboard cottage with hipped roof at 30 Lesney Street and the adjoining similar house at 28 Lesney Street.
- The stone and brick house at 230 Mary Street.
- The house with walls of ruled render at 11 Rose St. This has a distinctive 'broken' hip roof extending to form the return verandah, and a later projecting gable.

Other early houses probably dating from prior to 1870 include the c.1864 two-storey house with rendered bluestone facade at 14 James Street, the house at 22 James Street (cnr. Mary St, which has rare detailing such as the shiplap boards and French doors that suggest it may be prefabricated), and the house constructed of stone with a double-hipped slate roof at 240 Mary Street.

The majority of the balance of the housing dates from the late Victorian period and comprises single or double-fronted cottages and houses constructed of timber or brick with small or no front or side setbacks. Of note is the very small cottage of unusual form with a side entrance and return verandah at 11 James Street. Another distinctive feature of this section is the housing in very narrow streets such as Shamrock and Goodwin.

There are three terrace rows including 6-12 James Street (which has a less common transverse gable roof), and two examples in Brighton Street at nos. 38-42 and 82-86: the former has a simple parapet with a single central pediment; while each house in the latter example has its own curved pediment flanked by consoles and other stucco detailing such as urns.

Most Victorian houses were originally single storey - apart from the example cited above exceptions include the former Minister's residence at 30 Brighton Street (A good example of the Italianate style), the terrace pair at 57-59 Brighton St, the house at 24 Lesney Street, and the house at 2 Rose St. With the notable exception of 30 Brighton Street, these houses have a terrace form with wing walls and cast iron detailing to the verandahs: 57-59 Brighton and 2 Rose are rendered with the roof concealed behind a parapet with a simple corner, and 2 Rose also has a central pediment; 24 Lesney Street is of bi-chromatic brick and retains early stables at the rear.

The other two-storey building is the former Gardener's Arms Hotel, which is typically built to the street with a splayed corner entrance and a two-storey verandah to the Brighton Street elevation.

This section also contains some Federation, Edwardian and interwar houses. The Edwardian houses include fine Queen Anne style villa at 3 Rose Street, and the semi-detached gable-fronted cottages at 63-7 Brighton Street.

The interwar houses dating from the 1920s include gable-fronted bungalows in Mary Street at nos. 226 (a less-common attic style), 234 (brick with rendered upper walls) and 240 (in brick with timber shingles and half timbering to the gable ends, and a complementary low brick fence), 41 Brighton Street and 6 Rose Street. There are also 1930s brick duplexes at 236-8 Mary Street (U-shaped in plan with a hipped tile roof and complementary low brick fence with wrought iron gates) and 25-31 Brighton Street.

#### *South of Richmond Primary School*

This area includes the houses in the southern sections of Brighton and Mary streets, and in Amsterdam, Burgess, Cotter and Yorkshire streets. As much of this area was developed in a relatively short period during the late nineteenth century 'boom' era, many streets have very consistent streetscapes of typical single and double fronted Victorian era cottages and houses.

For example, Cotter Street, west of Brighton Street, contains a relatively intact group of small weatherboard clad, late Victorian-era houses, although most houses have been altered in detail. Stylistic attributes are limited but include the typical Italianate detailing used in this period, with decorated front verandahs framed in timber, shallow front setbacks, hipped corrugated iron clad roofs; three-light windows and four-panel doors. Most houses are single fronted except for numbers 8 and 10; the former having distinctive verandah detail.

The Victorian era houses range from relatively simple timber cottages to more elaborate villas, which demonstrate the Italianate influence through the use of detailing false ashlar boards and asymmetrical planning with projecting faceted bay (e.g. the house at 28 Cotter St and the pair at 34 & 36 Cotter St).

This area also contains several terrace rows including the notable group in Brighton Street between Cotter and Amsterdam streets, which comprises Behemore Terrace (nos. 122-130), Elm Grove Terrace (133-121) and the four houses 'Clare', 'Ennis', 'Dysart' and 'Ruan' at nos. 123-29.

Interspersed amongst the Victorian housing are houses dating from the next phase of development in the early twentieth century, which similarly comprise both single (e.g. 151, 153 Brighton St) and double fronted cottages and houses. They include the identical gable-fronted cottages at 290 and 292 Mary Street. Very intact, they have half-timbered and rendered detailing to the gable ends and verandahs with timber fretwork.

Also of note are the attached Federation brick bungalows at 164 ('Maroura') and 166 ('Korein') Brighton Street, which retain the original iron palisade fence. They form part of a group of Federation/Edwardian dwellings on the west side of Brighton St, which includes the asymmetrical houses at nos. 168 and 170, and the symmetrical cottage at no.178, which has a notable verandah with central gable and intact timber fretwork.

Interwar houses include the group of three bungalows at 280-84 Mary Street. They are of similar design (which suggests they are the work of the same builder) with a hip tile roof extending to form a verandah at one side of a projecting gable.

Almost all houses were originally single storey. The two exceptions in Brighton Street include the landmark former shop and residence at No.154, once occupied by Patrick Hehir a grocer, and another two-storey late Victorian house covered in creepers at No.167.

This section also contains one former early industrial building at 131-141 Brighton Street. Now converted to apartments, it retains its distinctive brick facade with triple pediments. Directly opposite at no.138 is former Victorian era shop, which features a parapet with moulded cornice, vermiculated corbels and a central pediment.

### *Barkly Gardens (Barkly Square)*

The historic section of Barkly Gardens reserve is the area contained within Mary Street, Madden Grove, Coppin Street and Barkly Avenue. Barkly Gardens has a semi-formal layout comprising serpentine pathways in a 'figure eight' formation with connecting paths to the corners and sides. The pathways are lined with avenue plantings of mature Oaks (*Quercus sp.*) and Peppers (*Schinus molle*). Peppers are also planted along the edges of the reserve. The mature trees are interspersed with replacement plantings. In the south-west corner of the reserve is a collection of post-war buildings and a playground.*East of Barkly Gardens*

This includes the housing on the east side of Coppin Street, facing Barkly Gardens, the terrace row at 10-15 Madden Grove, the Victorian house at 2 Rose Street, and the late Victorian and Federation houses along the west side of Rooney Street.

Coppin Street has a very intact and cohesive streetscape, which contains a mix of single and double-fronted late Victorian cottages and houses with a small number of Federation and Edwardian villas. All were originally single storey (some now have later double storey additions) and in contrast to the majority of the houses in the areas to the west of Barkly Gardens, which are mostly set directly on the street, all have front garden setbacks that complement the Barkly Gardens. Notable examples include:

- 235 Coppin Street - this has an unusual double pediment.
- 245 Coppin Street - Of otherwise typical form, this house is distinguished by the projecting central gable and the intact verandah detailing.

The section of Madden Grove within the precinct contains a single late Victorian terrace row, which comprises eight houses with a single, undivided hip roof and a continuous verandah along the front (again demonstrating the lack of fire protection for houses outside the 'Melbourne Building Act'). The terrace has very plain detailing comprising a simple parapet with a single cornice and a central pediment flanked by consoles. The narrow front doors have toplights and some houses retain original or early 2 pane double hung sash windows (e.g. 1, 9, 13, 15). The terrace has a moderate degree of external integrity: the presumed bi-chromatic brick has been painted over; some of the original bi-chrome brick chimneys with rendered caps have been removed; and the window to no.5 has been replaced. The appearance of the terrace is also marred by unsympathetic high fences.

The housing in Rooney Street is contained in two groups. The group to the north of Rose Street is dominated by 'Loughrea Terrace', which contains five bi-chrome (some now over-painted) houses with a transverse gable roof. Unlike the nearby terrace in Madden Grove the party walls extend beyond the roofline to provide fire protection. 'Loughrea Terrace' has detailing that is typical of 'boom' era including the central pediment with balusters, and cement details such as urns, eaves brackets, masks, roses and consoles. Other original detailing includes the terracotta and cream tiles to the verandahs, tripartite windows, and four panel doors. The terrace has a moderate degree of external integrity - it appears that all of the verandahs have been altered in detail and it is not clear

whether any of the surviving cast iron friezes are original. Two of the bi-chromatic brick and render chimneys set along the roof ridge have been removed and three of the houses have been over-painted. None of the front fences are original, but most are sympathetic.

The section to the south of Rose Street includes an pair of late Victorian bi-chromatic brick houses at nos. 40-42 that are notable for the intact 'boom' era detailing such as the raised central pediment flanked by consoles and topped with acroterions, brick chimney with rendered mouldings, and decorative cement mouldings to the parapet and wings. There is also a timber Edwardian house with Queen Anne styling at no.48, two single fronted Victorian timber cottages at 54-56 and an attached pair of Federation brick cottages at 58-60.

#### *Street layout and infrastructure*

Street infrastructure throughout the precinct varies. Streets, generally in the section to the north of the Primary School such as Davis, James, Rose and Shamrock streets and the northern sections of Brighton and Mary streets as well as Yorkshire Street, retain traditional basalt pitches but in most other streets this has been replaced with concrete kerbing. A number of original laneways survive including the laneway running from James to Davis streets (which is fully paved in bluestone), and Little James Street, Little Rose Street and the laneway from Burgess to Yorkshire streets (which comprise asphalt with a central bluestone gutter). All footpaths are asphalt as traditional.

*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/>*