

BUILDING ANALYSIS AND EVIDENCE (cont'd)

Hewlett was a well known doctor<sup>2</sup> and it is almost certain that he engaged services of Lloyd Tayler who called tenders in September, 1888, for a three storey dwelling, Nicholson Street.<sup>3</sup> Tayler was a well known architect who established practice in Melbourne in 1855<sup>4</sup> and designed many important Melbourne buildings, primarily in the classical tradition popular at the time. This building would have been late in his career and displays a more eclectic use of architectural vocabulary, materials and details.

The building can be compared with the terrace house pair, numbers 5 and 7 Collins Street, erected in 1884 to the design of Lloyd Tayler, which also utilise the stilted segmental arch to create a three storey loggia. However, the Collins Street building, of 1884, can be considered a more sophisticated building featuring face freestone (compared with face brickwork on the Nicholson Street facade), a detailed cornice treatment, a delicate acanthus string course at first floor level, and an intact parapet (with linked circle motif).

2. See Sutherland (ed) *Victoria and its Metropolis* 1888 Vol.2, p.520.
3. *Building Engineering and Mining Journal*  
1.9.1888 supp. p.3; 29.9.1888 Supp. p.3 tenders accepted.
4. *Victoria and its Metropolis* op cit. Vol 2 p. 532.

NAME: -

ADDRESS: 122 Nicholson Street

CONSTRUCTION DATE: 1862

ALTERATIONS/ADDTNS: Later refacement, date unknown.

ARCHITECT: John B. Denny?

BUILDER: Unknown

FIRST OWNER: John Denny/architect

FIRST OCCUPIER/USE: Ditto/residence

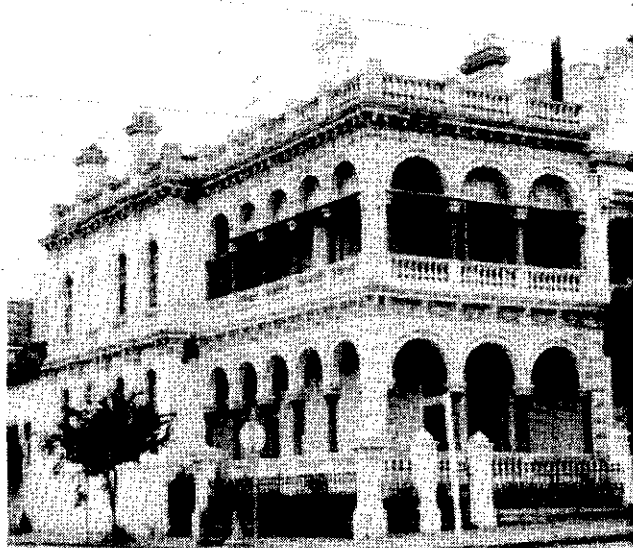
PRESENT OWNER: M. Jacobs, 15 Morris Ave.Box Hill North

PRESENT OCC/USE: I. Hutchison/  
Boarding House

CONSTRUCTION MATERIALS: Rendered brick

INTACTNESS/CONDITION: Externally intact

AREA/STREETSCAPE: Part of recommended area A1



IMPORTANCE:

This building was constructed in 1862 for John Denny, an architect, presumably to his design. At a later date the building was refaced with its present flamboyant facade.

The building provides an excellent example of an elaborate cement rendered boom style terrace mansion. The facade is painted but otherwise intact with very elaborate surface modelling. The intact balustrading to the three levels, continuous horizontal string course and cornice treatment produce a unified and decorative composition. The chimney and fence are intact.

This building is possibly one of the best examples of its kind. It is of great significance locally and provides an imposing corner streetscape element. It is also of significance on a state wide basis.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register as an excellent example of an intact, boom style, corner terrace house. It is also recommended that the building be added to the Register of the National Estate and be specified under Clause 8 of the Town & Country Planning Act (Third Schedule).

BUILDING ANALYSIS AND EVIDENCE:

This building was constructed in 1862 for John Denny, an architect<sup>1</sup>. It is likely that Denny designed the building but there is no confirming tender notice. At a later date the building was refaced with the present flamboyant facade and possibly extended.<sup>2</sup>

This building provides an excellent example of a flamboyant cement rendered style brick mansion. The facade is intact with elaborate cement detailing. The bracketed cornice (with dentilations and paterae) is surmounted by a balustraded parapet. The urns or balls have been removed. The chimneys and cast iron fence (with bluestone plinth and masonry posts) are intact.

This building is now used as a boarding house, and it was not possible to gain entry to the premises.

This flamboyant corner composition, with a return arcaded verandah, continuous stringcourse, cornice and parapet treatment, is one of the best examples of its kind. It is of great importance locally, but a study of corner terrace houses is recommended to confirm the significance of this building on a state wide basis.

- 
1. Fitzroy Ratebooks. 1862-63 John Denny owner/occupier. Brick house  
8 room £90.
  2. No evidence of this can be found in the ratebooks.