

2.3 Conservation Areas

A1 Nicholson Street Precinct

(i) Boundary Definition:

Area on east side of Nicholson Street between Princes Street and 182 Nicholson Street (building adjacent to the Exhibition High School); 8,10 Palmer Street (south side). Within this area the following consistent streetscapes were noted:

Royal Terrace, 50-68 Nicholson Street
70-86 Nicholson Street
106-122 Nicholson Street
130-136 Nicholson Street
144-182 Nicholson Street

(ii) Area description:

The significance of the area derives from:

- (a) the exceptional number of substantially intact high quality terrace houses, and the consistent streetscapes (outlined above) which comprise most of the area. This sequence of terrace houses and other significant buildings is one of the most important and intact remainders of a primarily Victorian streetscape sequence in Melbourne.
- (b) the Exhibition and Carlton Gardens (opposite a considerable section of this precinct) which provide a backdrop of greenery and established planting.
- (c) the rise of the slope, with the Convent of Mercy Chapel providing a punctuation point along the streetscape sequence.
- (d) the established street trees
- (e) the individual architectural and historical merit of the buildings within this area. There are nine category A buildings (including terraces) which are discussed in part three of this report. (These buildings are indicated by a * in part (iii) Building Schedule). In addition, there are many high quality and well detailed terrace houses as outlined below.
- (f) the large number of continuous arcaded two storey terraces (150-160, 162-164, 166, 174-180, 182 Nicholson Street).
- (g) only one vacant site within the area (Austral Taxi Depot). This site breaks the continuity of an otherwise consistent streetscape.

(iii) Building Schedule:

The following buildings are considered to contribute to the character of the area:

Nicholson Street - east side

- 28 Depaul Community Health Centre - Historical data: constructed 1867 by John McDonald, an agent; owned and occupied by Robert Harvey merchant from 1868-1889.

Intactness: Facade (elaborate moulding to upper floor window hoods); parapet; chimneys; intact two storey verandah including: dentilation, elaborate cast iron frieze and balustrade and timber brackets with consoles; cast iron fence; intact fence posts.

A1 Nicholson Street Precinct (CONTD.)

Nicholson Street - east side (Cont.)

- 30 "Morningside" - Intactness: facade, (parapet altered) partially intact verandah, cast iron work, cast iron fence and posts.
- 32 Intactness: cast iron work, cast iron fence and posts.
- 34,36 "Salisbury Place" Historical Data: constructed prior to 1858, owned but not occupied by George Newsome 1860-1870; by Thomas Brasher 1877-1896 and used during some of this period for boarders. Intactness: facade, balustraded parapet and elaborate pediment; cast iron work; verandah floor tiles; cast iron fence and gates; gateposts.
- 40* Osborne House - Historical Data: the earliest documented house in Fitzroy. The central section was constructed in 1850 for John McPherson who owned and occupied the house until 1876. In 1888 the side wings were added, probably to the design of Charles Webb, by the new owner George Nipper. From this date it was used as a boarding house with two attached shops. Intactness: Unusual, possibly unique composition with central courtyard; facade substantially intact (apart from shop front alteration to northern wing); parapet with scrolls and urns; double storey verandah with cast iron work; chimneys; cast iron fence.
- Austral Taxi Depot - this site breaks the continuity of an otherwise continuous and reasonably consistent streetscape. Sensitive infill is recommended.
- M.M.T.B. Tramways Building* - Historical Data: Constructed in 1886, Architects Twentyman and Askew? as the Melbourne Tramway and Omnibus Company Engine House. Intactness: intact unpainted red brick facade with unpainted cement render detailing; unpainted bluestone basecourse; chimneys; intact parapet. A corner building of outstanding importance.
- 50-68* Royal Terrace, Historical Data: Constructed in stages Nos. 62-68 in 1854 and 50-60 in 1856 probably to the design of John Gill architect. An exceptional fine bluestone terrace sequence, and one of the oldest terrace sequences in Melbourne. Intactness: An intact early example of a continuous, bluestone terrace, with a continuous verandah broken only by projecting dividing walls; parapet with name plate and urns; intact facade (apart from smooth rendered ground floor to 54 and 58); cast iron columns with iron brackets; verandah floor paving; cast iron fence intact to all terraces.
- 70-74 "Staffa House" Historical Data: A c1920 refacement of a terrace constructed prior to 1858. Intactness: facade is a contributory component to the streetscape.
- 76 Intactness: facade, parapet, cast iron friezes and balustrading; original door furniture with fan light and side light; cast iron fence and gateposts.
- 78 Intactness: as for 76.
- 80 Intactness: parapet, semi intact facade cast iron fence and posts.
- 82* Grantown House" - Historical Data: constructed prior to 1858 as a two storey residence. It was extended in 1871, and was leased from 1871-1877 to Mrs. Phillipa James, a schoolmistress for use as a ladies college. In 1875, 7 rooms were added to the building. This was probably the third floor. In 1880 the house passed to Mrs. Ross and has been used as a boarding/rooming house ever since. Intactness: Elaborate intact facade; ornate parapet with urns, dentillated cornice and eaves brackets with masks; elaborate two storey verandah (balcony infilled) with elaborate cast iron and timber work; intact door furniture with ornate scroll work, fanlight and side lights; verandah floor tiling; cast iron fence and intact gate posts with urns.

A1 Nicholson Street Precinct (CONTD.)

Nicholson Street - east side (Cont.)

- 84 Historical data: constructed in 1888 for George Swanston and rented by Henry Latham for use as a boarding house.
Intactness: facade, parapet, cast iron balustrade and friezes, cast iron fence.
- 86 Historical data: constructed in 1888 for George Swanston and used as a Boarding house built as a pair with number 84.
Intactness: Semi-intact facade, parapet, chimneys, cast iron balustrade and friezes.
- Convent of Mercy Chapel* Historical data: constructed in 1887-1890 to design of Reed Henderson and Smart architects. A significant gothic chapel building.
Intactness: excellent state of intactness and preservation.
- Convent of Mercy School Complex* Historical data: school incorporates Bishop Gould's residence and various early bluestone wings dated 1858, 1861 and 1862. The Palmer Street school building was constructed between 1871-1881.
Intactness: most buildings substantially intact despite extensions etc. Complex provides a focal point to the area.
- 98 Block of Flats - Flats designed by H.V. Taylor, Soilleux and Overend "Forty Bachelor Flats cnr. Nicholson and Hanover Streets" See *Building and Construction* 1936 June 16 p. 27. *R.V.I.A. Journal* 1936 July p. 95 (sketch) *Australian Home Beautiful* 1937 April p.16, 17, 43 (photo).
The vegetation successfully screens the flats, which are not in character with the area.
- 106 Historical data: constructed in 1865 for Peter Cunningham.
Intactness: facade, slate roof, chimneys, parapet, verandah, cast iron balustrade, timber posts, cast iron fence.
- 108 Historical data: constructed in 1865 for Peter Cunningham.
Intactness: facade, parapet, semi-intact verandah.
- 110 Historical data: constructed in 1863 for John Holton.
Intactness: facade, semi-intact verandah with cast iron balustrade; chimney; cast iron fence.
- 112 as for 110.
- 114 Historical data: constructed 1858 for James Bishop.
Intactness: facade, parapet, verandah with cast iron balustrade.
- 116-118* "Daughters of Charity" - Historical data: constructed in 1888-89 for Thomas Hewlett, a doctor, and occupied by him until at least 1900.¹ Unusual stilted segmental arches.
Intactness: Intact unpainted red brick facade chimneys; second floor verandah infilled; unpainted cement render trims to upper two floors.
- 120 Historical data: constructed in 1888 for George Chambers; and owned and occupied by William Chambers, a monumental mason, from 1889-1900.
Intactness: facade; parapet; verandah floor and path tiling; cast iron fence.
- 122* Historical data: constructed in 1862 for John Denny an architect, owned and primarily occupied by him until 1892 (during this period the house was used for boarders for 3 years, and occupied by James Scott, a contractor, for 3 years).
Intactness: facade, chimneys; balustraded parapet; intact ornate double storey arcaded verandah with side return to King William Street; elaborate window and door furniture; relief decorative plaster work and cornice to verandah ceilings; verandah floor tiling.

1. Hewlett occupied part of "Glass Terrace", Gertrude Street in the 1860's. See "Glass Terrace....a Report..." October, 1978, p.21.

A1 Nicholson Street Precinct (CONTD.)

Nicholson Street - East side (Cont.)

St. Andrews Hotel - scale and building materials contributory.

- 130 Intactness: facade verandah (first floor balcony infilled), timber fretwork verandah floor and path tiling; cast iron fence and red brick gateposts.
- 132 "Langridge House" Historical data: constructed in 1887 for Robert W. Best and owned and occupied by him until 1900.
Intactness: facade; parapet with urns and name plate pediment; ornate door and window furniture and surrounds; etched front door side lights and top light; verandah with cast iron swag bellied balustrading, friezes, brackets and columns; verandah floor and path tiling; cast iron fence and gateposts.
- 134 Intactness: (Similar detailing to 132), facade; parapet with urns; cast iron window guards; elaborate window and door furniture and surrounds; lead lighting to door side lights and top light ("Dr. Beckett" in roundel); cast iron fence and gateposts.
- 136 Historical data: constructed in 1884 William Henry Hacket, a secretary, and owned and occupied by him until 1890.
Intactness: facade; parapet; verandah, cast iron balustrade, friezes, brackets and columns, cast iron fence and gateposts.
- 138 Intactness: Parapet with urns; chimneys; front door, cast iron gate.
- 140 Intactness: facade; parapet, chimney; verandah; cast iron fence; masonry fence posts.
- 142-144B Historical data: Constructed in 1871 for David Blair, a timber merchant and owned by him until 1892. Property was rented out to various tenants including the architect William Wolf in 1891-92.
Intactness: facade; parapet; balcony with supporting brackets; cast iron balustrade; timber and brackets; path and verandah floor tiling; cast iron fence.
- 148 - as for 146
- 150-160* "Catherine Terrace" Historical data: Constructed in 1888 for Leon Cohen to the design of Walter Scott Law presumably named after Cohen's wife Catherine. The terrace was owned by Catherine Cohen until 1900. A consistent and identical row of arcaded double storey terraces.
150 Intactness: facade, parapet, balustraded verandah, double arcading; acanthus frieze to facade at ground floor; tiling to verandah floor; cast iron fence.
152, 154 Intactness: as for 150, but verandah balcony infilled.
156, 158 Intactness: as for 150.
160 Intactness: as for 150, but verandah balcony infilled.
- 162,164 Historical data: constructed in 1898 for Susan Orford. 164 was occupied by Sidney Orford, a plasterer, and 162 was rented out. A pair of arcaded terraces which projects lightly forward of 150-160.
162 Intactness: facade, ornate parapet with central pediment, elaborate arcading to both levels, delicate relief decorative motifs; verandah floor tiling, cast iron fence.
164 Intactness: as for 162, but 1st floor verandah infilled.
- 166 Historical data: Constructed in 1887 for Mary Cass.
Intactness: facade, semi-intact parapet; arcaded verandah, with balustrading; tiled path and verandah floor; cast iron fence; gateposts.
- 168 "Jeans Ville" Intactness: facade chimneys; slate roof; pediment; verandah.

A1 Nicholson Street Precinct (Contd.)

Nicholson Street - East side (Cont.)

- 170 "Brechin" Intactness: facade (sun shades a later addition); slate roof; verandah floor tiling; cast iron fence.
- 172 Intactness: (similar to 168) facade (unpainted brickwork); verandah; timber fretwork; verandah floor tiling; unpainted red brick intact side elevation.
- 174-180 Historical data: This row of terraces was constructed in 2 stages by Mrs. Elizabeth Burton. 174 and 176 were built in 1881, and 178 and 180 were built in 1888. All the properties were rented out. A continuous row of arcaded terraces with the arcading to the ground floor only, with the upper floor projecting over the ground floor verandah.
Intactness: intact facades, ground floor arcaded verandahs, verandah floor and path tiling and continuous cast iron fences.
- 182 "Tesserette" facade, parapet, arcaded ground floor verandah.

Palmer Street - south side

- 8-10 Facade parapet, chimney.