

A2 Brunswick/Gertrude Street Precinct

(i) Boundary Definition:

Area along Brunswick Street 1-63 (west side) 20-50 (east side); Gertrude Street 37-83 (north side), 62-100 (south side) and 77 Victoria Parade (Eastern Hill Hotel) (north side).
The following consistent streetscapes were noted:

- 13-49 Brunswick St. (west side)
- 37-61 Gertrude St. (north side)
- 68-83 Gertrude St. (north side) and 51-63 Brunswick St. (west side) - a continuous corner streetscape.
- 64-78 Gertrude Street (south side) - "Glass Terrace".

(ii) Area description:

This precinct contains one of the most interesting and intact selections of mid-nineteenth century architecture in Melbourne. Within the precinct is one of the earliest examples of the terrace house form in an almost unparalleled state of authenticity (Glass Terrace 64-78 Gertrude St.); opposite at numbers 65-73 Gertrude St., (built as a hotel and four shops in 1873) is a fine sequence with modified ground floor but ornate, intact upper floor; nearby is the terrace 39-49 Brunswick Street, an interesting and sophisticated composition of 1856 (with later modifications), and there are a variety of other buildings of great importance. Few "commercial streets" of such quality and intactness remain in Melbourne from this period. This precinct is closely related to the developments along Nicholson Street and the Exhibition Buildings and Carlton Gardens which together form an area of intact nineteenth century development.

It is very unfortunate that all the verandahs to this commercial area have been removed. Reinstatement of post supported verandahs would result in an area of national significance.

In summary, the significance of the area derives from:

- (a) the substantial number of consistent and continuous streetscapes (as noted above). Many of the shop buildings in Gertrude Street have intact upper floor facades which provide important and continuous streetscape components.
- (b) the repetition of building components eg. parapets, stringcourses, window mouldings etc., which provide continuity to those facades as described in (a) above.
- (c) the substantial number of buildings of architectural and historical significance. There are 9 A category buildings including terrace sequences investigated in part three of this report (indicated by an * in building schedule).
- (d) the vista to the east along Gertrude Street terminated by the green of the established gardens planting and the Exhibition Building dome located slightly to the north of the street axis.
- (e) the vista south along Brunswick Street terminated by the imposing crossing tower and spire of St. Patricks Cathedral. This building provides an important landmark to this precinct, and provides a significant terminating vista to the whole of Brunswick Street.

(iii) Building Schedule:

The following buildings contribute to the character of the area:

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Brunswick Street - west side

Eastern Hill Hotel* (77 Victoria Parade cnr. Brunswick St.)

Historical data: Original building constructed in 1853 by Challis and Vale (builder) to the design of Robert Russell, architect. In 1866 the building was refaced by architect A.F. Kursteiner.

Intactness: upper floor facades, cornice, intact decorative elements; string course, dentillation, window hoods etc.

- 9* "Dodgshun House" Historical data: constructed probably in 1866 for Samuel Gillott, a solicitor (it may have been an extension to the earlier brick 3 roomed house, but this is unlikely), who occupied the house until at least 1900¹. In 1875 the house was extended from 8 rooms to 13 rooms. In 1899 the side wing and rear extensions were added to the design of Hyndman and Bates architects. This building provides an imposing landmark to this precinct.
Intactness: facade, parapet, pediment, urn bases, arcaded double storey verandah, fence, established vegetation.
- 11* Historical data: constructed in 1891 for Alexander Sturrock, a salesman.
Intactness: facade, semi-intact parapet, three tier arcading, door furniture, side lights and fan light, tiling to verandah floor and path, cast iron fence. This building provides an excellent example of an intact three storey arcaded terrace. Intact interior.
- 13* Historical data: constructed in 1892/93 for James MacInerney, a chemist. In 1902 a verandah (now removed) was added.
Intactness: facade, parapet, urns, original shop window openings.
- 15* Historical data: constructed in 1901 (parapet).
Intactness: facade, parapet, pediment, unpainted cement render trim, door joinery (side lights and transom light of left hand entrance).
- 19 "Austrian Club" Historical data: constructed pre 1858 and in 1872 appears to have become a hotel. It was owned by Hugh Short from 1858-1885, date of present facade unknown.
Intactness: facade, slate roof, urns, 1st floor loggia, lead lighting to ground floor windows.
- 21* "Mononia" Historical data: fourth earliest residence identified in Fitzroy. Constructed in 1851 for John Mickle an early squatting gentleman to the design of architect Charles Laing and built by Brown and Ramsden builders. The house was occupied by a merchant, solicitor and doctor before 1900.
Intactness: facade detailing altered but building form is intact.
- 23 Intactness: facade, chimney, leadlight work, fence.
- 25-37* "Barcelona Terrace" Historical data: constructed in 1881 for Parer. All the buildings were used at some stage as boarding houses prior to 1900. A remarkably intact example of an ornate continuous terrace sequence with cast iron identical to that as used on adjoining terrace 39-49 Brunswick Street.
Intactness: facade; parapet; urns; chimneys; double storey verandah; cast iron friezes, balustrading, columns; decorative plaster work; door furniture and surrounds (side lights and fanlights); verandah floor and path tiling, cast iron fence. The garden layouts with the circular central bed are original.

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Brunswick Street - west side (Cont.)

- 39-49* Historical data: A continuous terrace framed by two three storey buildings, designed by Charles Laing and built in 1856-58 by Hugh Glass. Glass lived in number 45 in 1863 for 1 year only. Number 49 was used by doctors and surgeons continually from 1858-1900.
The terrace has undergone subsequent modifications : The first addition appeared to be in 1863 when the ground floor waiting room was added to the corner terrace. In about 1868 each house was extended to the rear boundary - a configuration which has basically remained unchanged to the present day. In 1874 additions and alterations were carried out to the rear of the corner terrace. In about 1881 a facelift was carried out, as verandahs were added at first floor level and cast iron work (identical to that on "Barcelona Terrace") was applied. Additional italianate decoration in stucco and parapet balustrading was also added.
From 1881 to the present day the only significant changes have been the unsympathetic enclosed verandah treatment to two houses and roofing in at the rear yard on another terrace.
Intactness: 39: facade, parapet, chimney, double storey verandah, cast iron friezes, balustrading and columns.
41 as for 39 but downstairs verandah unfilled.
43 as for 39.
45 as for 41.
47 as for 39
49 third floor facade, cast iron fence.
- 51 Rob Roy Hotel and attached shops, Historical data: Hotel constructed in 1859-1860 to the design of Patrick Stanlan architect (*Argus* 5.11.1859). In 1871 10 shops were added, five along Brunswick Street (nos. 55-63) and 5 along Gertrude Street (nos. 75-83) and the hotel had extensive additions. This work was to the design of architect James Gall (*Argus* 5.9.1871)
Intactness: hotel: facade, parapet, pediment, lead lighting to window on east facade.
- 53-63 Continuation of detailing of Rob Roy Hotel.
Intactness: 53 upper floor facade, parapet.
55-61 facade, parapet, pediment, shop fronts.

Brunswick Street - east side

- 20 Central Hall Historical data: Constructed in 1903 to the design of Reed Smart and Tappin architects (original drawings at University of Melbourne Archives, tenders called 18.8.1903).
Intactness: intact facade, elaborate pediment, balustraded parapet, ionic pilasters to front entrance.
- 24 "Mon Sejour" Historical data: Constructed in 1883 for Samuel Lyons, a solicitor. It replaced an earlier weather board house of 6 rooms.
Intactness: facade; parapet; chimney; verandah; cast iron friezes brackets; balustrading and paired columns; door joinery (side lights and transom light); cast iron fence.
- 28 Intactness: upper floor facade.
- 32 Intactness: fence, established vegetation.
- 34 "Tara" Intactness: facade; parapet; urns; cast iron friezes, brackets and balustrading; door joinery with lead light, side lights and transom lights; cast iron fence.

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- 38 Historical data: probably constructed in 1888 for W.T. Kendall as the Melbourne Veterinary College. (Leader 8.2.1896 supp. p.3). Intactness: facade, parapet with defaced urns, original raised letters covered up, only "Melbourne" is visible. (Parapet originally read "Dispensary for Horses and Dogs" and "Melbourne Veterinary Institute" at first floor level).
- 42,46 Historical data: 1880 on parapet.
Intactness: upper floor facade.
- 50* "Champion Hotel" Historical data: constructed in 1911 for the Victorian Insurance Company (see also 94-100 Gertrude Street). Intactness: substantially intact upper floor facade apart from new glazing, semi-intact ground floor facade, parapet, pediments, balls, corner tower, leadlighting to corner windows.

Gertrude Street - north side

- 37-43 Intactness: facade, parapet, chimneys, corner tower, lead lighting to shop windows. Upper floor facade has a consistent use of ornate architectural elements including an overlaid arcade surrounding the windows.
- 51-61 Historical data: probably constructed in 1873 to the design of Crouch and Wilson architects. (*Argus* 29.9.1873 P.3) for the Honourable Henry Miller.
Intactness: upper floor facade, parapet, corner pediment, chimneys, upper floor facade has continuous dentillation, string course, window mouldings etc.
- 64-73 Historical data: originally constructed as Gertrude Hotel in 1873 for Antonio Perrigalli. The architect was John Flannagan (*Argus* 21.1.1873 p.3).
Intactness: upper floor facade, parapet with urns, chimneys (consistent use of ornate window dressings - scrolls, applied floral motifs, moulded architraves etc.)
- 75-83 Historical data: constructed in 1871 to the design of architect James Gall, as a commercial extension to the Rob Roy Hotel. Identical design (see also 51 Brunswick St.).
Intactness: upper floor facade, parapet, pediment, window surrounds, pilaster mouldings.

Gertrude Street - south side

- 62 Intactness: facade, parapet, chimneys, original shop front to east elevation, lead light work to later north shop front window, (important intact corner shop building).
- 64-78* "Glass Terrace" Historical data: Construction of these terraces was carried out in two parts for Hugh Glass, one of Australia's biggest and most important land speculators and entrepreneur of the 1850's and 60's. The first part (nos. 72 and 74) were probably constructed in 1853-1854, the remainder in 1856 were to the design of David Ross, an early Melbourne architect.
Intactness: upper floor facade, parapet, original and unusual upper floor casement, windows, verandah, cast iron work to 64, 66, 68, French doors with Regency margin glazing pattern, intact cast iron fence with intact masonry gate posts.