

**RECOMMENDATION AND DETERMINATION ON A
NOMINATION TO THE VICTORIAN HERITAGE REGISTER**

NAME: BARCELONA TERRACE

VHR NO: Not applicable

LOCATION: 25-37 BRUNSWICK STREET FITZROY, Yarra City

CATEGORY: Not applicable

FILE NO: 606047; 601872; 601902; 601903; 601905; 601906; 601907

OFFICER/S REPORTING: Libby Blamey



RECOMMENDATION BY EXECUTIVE DIRECTOR

- That the Place or object NOT be included in the Heritage Register [Section 32(1)(b)]
- That the Place or object be referred to the relevant planning authority for inclusion in a planning scheme [Section 32(2)]

_____ Manager Heritage Assessments	_____ Date	_____ Executive Director	_____ Date
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REASON:

Barcelona Terrace is of local architectural and historical significance and does not demonstrate sufficient cultural heritage significant to be added to the Victorian Heritage Register.

Terrace housing is already well represented on the Victorian Heritage Register, with 38 places listed as either terrace rows or pairs. The listed places range from grand terraces, such as Drummond Terrace, Carlton (H0872) to rows of modest cottages, such as Terrace, Patterson Street, Princes Hill (H0076-85). These places represent the different construction periods of the nineteenth century, from the earlier 1850s and 1860s buildings, such as Royal Terrace, Nicholson Street Fitzroy (H0172), through to those from the building boom of the 1880s, such as Nathan's Terrace, Wellington Street, Flemington (H1205). Furthermore, 22 terrace pairs or rows have been recommended for local protection and a further 12 terrace places have not been recommended for protection in previous assessments. Such places are representative examples of a typical feature of inner suburban Melbourne, but do not exhibit exceptional cultural heritage significance. Given the number currently listed, a terrace would need to exhibit outstanding or unique cultural heritage significance to be included on the Register. There are currently 13 terraces on the Victorian Heritage Register which date from the boom in construction during the 1880s, with 7 of these being of two-storeys. These places adequately demonstrate the key characteristics of the era and of the decorative features of the classic style. Constructed in 1886-7, the two-storey, five residence Deloraine Terrace (H0098), in Parkville exhibits many of the decorative characteristics of the classical revival style, with its segmental parapet, cast iron balcony, nameplate and cement urns. Though constructed three years earlier than Barcelona Terrace, Canterbury Terrace in East Melbourne (H0454) is a grand terrace row, which includes two-storeyed rendered residences with two-storey verandahs and balustraded parapets.

It is recommended that Barcelona Terrace, 25-37 Brunswick Street, Fitzroy not be included in the Victorian Heritage Register. The terrace row is currently protected by the City of Yarra planning scheme under an individual listing on the heritage overlay (HO153 - Barcelona Terrace and Gardens) which is considered the appropriate level of protection.

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE:

Constructed in 1881, Barcelona Terrace is a two-storey, seven residence terrace row in boom-era classical revival style.

Barcelona Terrace was constructed for the Parer family, Spanish migrants, by the successful builder, Thomas Cockram, who constructed the Hotel Windsor (H0764) in 1883. The Parer family ran the grand Parer's Crystal Café in Bourke Street, since demolished and the terrace was named after the family's native city of Barcelona. By 1900, each of the houses in the terrace had been used as a boarding house. The style of the terrace influenced the facade

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modification of the adjacent 1856 terrace at 39-49 Brunswick Street (H0470).

The rendered Barcelona Terrace reads as one, with the centrally located pediment nameplate dominating the view of the seven residences, which are of equal width. The terrace is set back from Brunswick Street and retains evidence of a repeated early garden layout, with the original iron palisade fences and pathways extant. Above the two-storey verandah is a balustraded parapet, decorative frieze panels, dentals and some cement urns. Other features include arched window and door surrounds and decorative ironwork on the balconies. Barcelona Terrace is of local architectural significance as a representative example of substantial 1880s terrace row, in boom-era classical revival style.

Barcelona Terrace is of local historical significance for its association with the Spanish migrant family, the Parers, and the successful builder Thomas Cockram.
