
RESIDENCE



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1 residence 62 capel street
west melbourne street view
aug1985

Location

62 CAPEL STREET WEST MELBOURNE, MELBOURNE CITY

Municipality

MELBOURNE CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0630

Heritage Overlay Numbers

HO461

VHR Registration

October 1, 1986

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - October 27, 1999

What is significant?

The Residence at 62 Capel Street, West Melbourne, was built and occupied by Thomas Noble, a carpenter, in 1864. The house was probably built in two stages, the bluestone ground floor of three rooms first, with the second storey, in stuccoed brick, added in the late 1860s to give a total of six rooms. It features a corniced parapet and quoins to lower openings and corners.

How is it significant?

The Residence at 62 Capel Street, West Melbourne, is of historical and architectural significance to the State of Victoria.

Why is it significant?

The Residence at 62 Capel Street, West Melbourne, is of historical significance as evidence of the early form of residential development in inner Melbourne. The house is built right up to the property line, which was not uncommon during the early period of the city's development when planning regulation was of a rudimentary nature. Nevertheless, the Melbourne Building Act applied to this part of North Melbourne when No. 62 was built, explaining why it was built in stone at a time when many other structures in the area outside the provisions of the Act were being constructed of timber. As a result, No. 62 has survived as an important component of the 19th century streetscape that is still evident in Capel Street. The absence of ornament, especially in the lower storey, and the staged building process reflect the small scale and humble means of the owner-builders that were common in this part of Melbourne in the 1850s and 1860s. Noble, the builder and occupier of this house, built several others in the area.

The Residence at 62 Capel Street, West Melbourne, is of architectural significance as an early residence employing a juxtaposition of stone and stucco work. It also retains early accessories such as the shutters and precise details.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Construction dates	1864,
Heritage Act Categories	Registered place,
Hermes Number	1209
Property Number	

History

Contextual History:History of Place:

The Capel Street block was sold by the Crown in 1859. No two allotments were purchased by the same person, so most of the buildings are constrained by the original allotment boundaries. The block was prime building land, most of the area to the north of Victoria Street having already been developed since 1852. The Capel Street block was thus developed within a few years of sale.

Thomas Noble was responsible for other buildings in the area, including Moore's Cottages, Chetwynds Street and a cottage in Spencer Street.

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 630, 62 Capel Street, West Melbourne to the extent of the building itself and Title Volume 9402 Folio 738.

[*Victoria Government Gazette* No. 80 1 October 1986 p. 3784]

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/>