
TERRACE



barcelona terrace brunswick street fitzroy front view 1998



barcelona terrace brunswick street fitzroy window detail



1 barcelona terrace brunswick street fitzroy front view 43 45 & 47 sep1978



H0470 49 Brunswick street fitzroy oct 06

Location

39-49 BRUNSWICK STREET FITZROY, YARRA CITY

Municipality

YARRA CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0470

Heritage Overlay Numbers

HO154

VHR Registration

August 20, 1980

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - November 9, 2006

What is significant?

Tenders were called for the construction of a block of six terrace houses in Brunswick Street, Fitzroy, at the corner of Gertrude Street, in 1856. They were built on land that was first sold at auction in 1838, and subdivided the following year. This reportedly constituted the first subdivision of land outside the city of Melbourne.

Designed by architect Charles Laing, the terraces were built for the prominent land owner and pastoralist, Hugh Glass, who had purchased the portion of land bounded by Gertrude, Brunswick and Fitzroy Streets, in September 1853. Glass Terrace was built in Gertrude Street in 1854-56, followed by the terraces at 39-49 Brunswick Street, with the latter designed to assimilate in style with the earlier row of houses.

The design of the stuccoed, bluestone terrace is highly unusual and sophisticated with three-storey houses acting as pavilions at both ends, flanking four two-storey houses. Original detailing was simple and refined, in the Regency manner, with arabesque panelled pilasters and Greek Revival window guards. Originally the block had single storey concave verandahs, with quoining defining the separate terraces at first floor level and wing walls at ground level. Openings included French doors at ground level and paned double hung windows at the upper level.

Subsequent alterations have been made to the terraces. The first addition was made to the Brunswick Street facade of the corner terrace before 1866, with the construction of a ground floor waiting room and enclosed structure above. This terrace was occupied by doctors as early as 1858. In about 1868 all houses were extended to the rear boundary incorporating unusual cantilevered iron balconies to give access to the two rooms added to the rear of each wing. In 1874 additions and alterations were made to the rear of the corner terrace.

In 1882 balconies and wing walls were added to the terraces at first floor level, with cast iron balustrading identical to that of the adjacent Barcelona Terrace, built in 1881. As a result Laing's original facade was camouflaged; however the window openings of the original facade were retained. Moulded Italianate decoration was added to the facades, decorative parapet mouldings to the flanking three storey terraces, balustrading to the central parapet and cast iron palisade fences to the street.

Few major alterations have been made to the terraces since this time. Two front verandahs have been enclosed and the first floor enclosure of the corner terrace has been modified.

How is it significant?

The terraces at 39-49 Brunswick Street, Fitzroy, are of architectural and historical significance to the State of Victoria.

Why is it significant?

The terrace at 39-49 Brunswick Street, Fitzroy is of architectural significance as an early, intact, and highly unusual example of this distinctive nineteenth century form of Melbourne housing. Few terraces remain from the 1850s, an early period of development in inner suburban Melbourne. This terrace is unusual in its original form, with three-storey flanking pavilions. Despite subsequent alterations, the original form and Regency detail can still be identified. The 1880s alterations to the terrace are also of significance as an illustration of the modernisation of a facade and, in this case, its assimilation with the adjacent Barcelona Terrace. The unusual cantilevered iron balconies added to the rear of all terraces in the 1860s are also significant.

The terrace is of architectural significance as a work of architect Charles Laing who was one of Melbourne's first professional architects and city surveyor of Melbourne from 1845 to 1850. He executed a diverse range of work

after his arrival in Melbourne in the early 1840s until his death in 1857, including ecclesiastical, institutional, domestic and commercial buildings.

The terrace at 39-49 Brunswick Street, Fitzroy is of historical significance for its association with the original owner of the building, Hugh Glass, who was an important early landholder in Victoria and reputedly the richest man in the State by 1862.

[Online Data Upgrade Project 2006]

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](#).

Specific Exemptions:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. **General Conditions:** 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. **Note:** All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component.

General Conditions: 3. If there is a conservation policy and plan all works shall be in accordance with it. **Note:** A Conservation Management Plan or a Heritage Action Plan provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan.

General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. **General Conditions:** 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. **Minor Works :** **Note:** Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A

person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Construction dates	1856, 1882, 1868,
Architect/Designer	Laing, Charles,
Heritage Act Categories	Registered place,
Other Names	ROYAL TERRACE (THE FIRST),
Hermes Number	451
Property Number	

History

Tenders were called for the construction of a block of six terrace houses in Brunswick Street, Fitzroy, at the corner of Gertrude Street, in 1856. They were built on land that was first sold at auction in 1838, and subdivided the following year. This reportedly constituted the first subdivision of land outside the city of Melbourne. Designed by architect Charles Laing, the terraces were built for the prominent land owner and pastoralist, Hugh Glass, who had purchased the portion of land bounded by Gertrude, Brunswick and Fitzroy Streets, in September 1853. Glass Terrace was built in Gertrude Street in 1854-56, followed by the terraces at 39-49 Brunswick Street, with the latter designed to assimilate in style with the earlier row of houses.

Associated people

Dr William Crooke, surgeon, brickmaker, protectionist and politician, occupied and worked from 49 Brunswick Street from about 1859 to 1871

Dr Octavius Lawrence, first doctor to graduate from the University of Melbourne, occupied 49 Brunswick Street, from 1873 to 1891

References

Argus, 17 September 1856

Argus, 18 September 1856

Australian Builder, 25 September 1856

Argus, 11 May 1872, p 2

Argus, 11 May 1881, p 3 [Barcelona Terrace]

Argus, 1 March 1882, p 3

Sands and McDougall Melbourne Directories, 1858-

M.M.B.W. Survey Plan No. 1206, 1898

Pike [Ed], *Australian Dictionary of Biography*, for Charles Laing and Hugh Glass

S. Clements and J Duggan, *Royal Terrace, 39-49 Brunswick Street, Fitzroy*, Investigation Programme, University of Melbourne, 1973

Jacobs Lewis and Vines, *South Fitzroy Conservation Study*, 1979

Australian Builder, 25 September 1856, Construction to begin on six houses at corner of Brunswick and Gertrude Streets for Hugh Glass; they will assimilate in style with row houses in Gertrude Street, designed by Ross, also for Hugh Glass.

Argus, 1 March 1882, p 3, Tenders wanted for balconies and other alterations to 5 houses, Brunswick Street, Fitzroy.

Extent of Registration

Historic Building No. 470 Terrace Houses 39-49 Brunswick Street, Fitzroy, 3065 (to the extent of the total external fabric of the building).

[Victoria Government Gazette No.70 20 August 1980 p.2859]

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/>