

ROYAL TERRACE



ROYAL TERRACE SOHE
2008



ROYAL TERRACE SOHE
2008



1 royal terrace nicholson
street fitzroy front elevation
feb1986



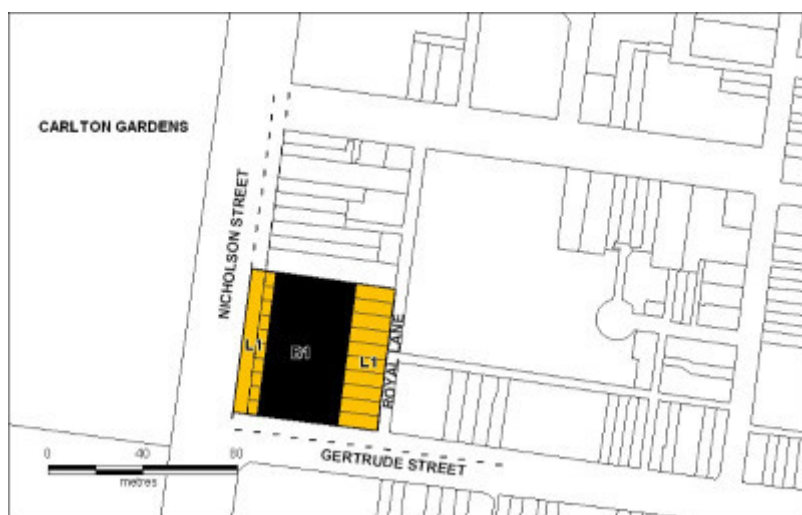
Royal Terrace Nicholson
Street Fitzroy Front Elevation
South 1998



royal terrace nicholson street
fitzroy front window detail
aug1980



royal terrace nicholson street
fitzroy front cast iron fence
mar1982



h00172 h172 royal terrace extent jan 2004

Location

50-68 NICHOLSON STREET FITZROY, YARRA CITY

Municipality

YARRA CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0172

Heritage Overlay Numbers

HO183

VHR Registration

October 9, 1974

Amendment to Registration

April 8, 2004

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - April 26, 2004

WHEA AREA OF GREATER SIGNIFICANCE

What is significant?

Royal Terrace, 50-68 Nicholson Street, Fitzroy, is a row of ten, three-storey residences in a restrained Regency style. The terrace was built for John Bryant, a timber merchant and builder, who lived in the terrace until his death in 1891. The entire terrace remained in Bryant family ownership until 1955.

Construction began in late 1854 and may have been completed by late 1856. The location took advantage of the recently reserved Carlton Gardens on the opposite side of Nicholson Street. Building work was undertaken in two stages beginning at the northern end of the site. Four residences were built during the first phase, nos. 62-68, and six shortly later, nos. 50-60. It has not been determined whether an architect was responsible for the design, although it is likely that an architect was involved and that he may have been John Gill.

The terrace is built of fine ashlar bluestone with sandstone dressings and stuccoed ground floor walls. The end residences of the terrace project slightly forward to Nicholson Street, and a continuous sandstone parapet, with centrally placed name plate, hides the roof. Urns and rosettes were added to the parapet in c1880. The continuous verandah on timber columns has a concave roof over a floor of slate and white marble tiles laid in diamond pattern. In most cases the original two storey and single storey rear wings survive. The original bluestone stables survive at the rear of six of the residences, and the party wall between stables survives at the other four. The stables are not located along the rear boundary as was typical, rather they are set back from it.

The pavement to Nicholson Street is probably contemporary to the terrace. Remnant original red sandstone paving is possibly from Arbroath, Scotland and the grey sandstone from Caithness. The cast iron fence along the front property boundaries was also probably imported.

Amongst prominent Melbournians to have taken up residence for short periods in the terrace include John O'Shanassy (whilst Premier), and artist Nicholas Chevalier.

How is it significant?

Royal Terrace is of architectural and historical significance to the State of Victoria.

Why is it significant?

Royal Terrace is of architectural significance as the largest early terrace building surviving in Melbourne, and is unrivalled amongst the early terraces for its elegance. The simple composition and austere decoration makes it a notable example, albeit a sober one, of the comparatively rare Regency style in Victoria. It has no comparison in terms of scale or quality of stonework to any other extant, early terrace building in the other major urban areas of Australia. It is remarkably intact, most notably the unified facade. The combination of stone and stucco is also particularly unusual. The ability to appreciate much of the original 19th century fabric and the hierarchy of the forms including remnant stables is of particular significance as a valuable record of early residential architecture.

Royal Terrace is architecturally significant not only as a prominent landmark but also as an integral part of the remaining Victorian era streetscape of Nicholson Street. The early flagstone pavement is unusual in Melbourne. In conjunction with the Exhibition Buildings opposite, the terrace is a potent reminder of the dramatic development and resultant social changes occurring in Melbourne during the second half of the nineteenth century as the city gained international prominence.

Royal Terrace is of historical significance for its association with a number of important Victorian identities, particularly John O'Shanassy and Nicholas Chevalier. The array of distinguished occupants demonstrates the prestigious location and setting, close to Parliament and Eastern Hill, and opposite the Carlton Gardens and

Exhibition Buildings.

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.
2. Should it become apparent during further inspection or the carrying out of alterations 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 alteration shall cease and the Executive Director shall be notified as soon as possible.
3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.
4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.
5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

Exterior

- * Minor repairs and maintenance which replace like with like.
- * Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, signage, antennae, aerials etc, and making good.

Interior

- * Painting or wallpapering of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative schemes.
- * Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings and decorative strapping.
- * Installation, removal or replacement of carpets and/or floor coverings.
- * Installation, removal or replacement of curtain track, rods, blinds and other window dressings.
- * Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.
- * Refurbishment of existing bathrooms, including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.
- * Installation, removal or replacement of kitchen fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.
- * Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and provided that the location of the heating unit is concealed from view.
- * Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in-situ.
- * Installation, removal or replacement of bulk insulation in roof space.
- * Installation, removal or replacement of smoke detectors.

Construction dates 1853,
Heritage Act Categories Registered place,
Hermes Number 481
Property Number

History

Associated People: Tenant N CHEVALIER, HON. JOHN O'SHANNASSY, PROF. G ALFORD; Assoc.People REV. HAMILTON

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 1995**, I give notice under section 46 that the Victorian Heritage Register is amended by including the Heritage Register Number 172 in the category described as a Heritage place is now described as:

Royal Terrace, 50Ð68 Nicholson Street, Fitzroy, Yarra City Council.

EXTENT:

1. All the buildings and associated structures, stables and outbuildings known as Royal Terrace, being marked B1 on diagram H172 held by the Executive Director, and the flagstone pavement to Nicholson Street.
2. All the land labelled L1 on diagram H172 held by the Executive Director.

Dated 8 April 2004

RAY TONKIN
Executive Director

[Victoria Government Gazette G 15 8 April 2004 804]

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/>