

# RESIDENCE



RESIDENCE SOHE 2008



122 Nicholson



RESIDENCE SOHE 2008



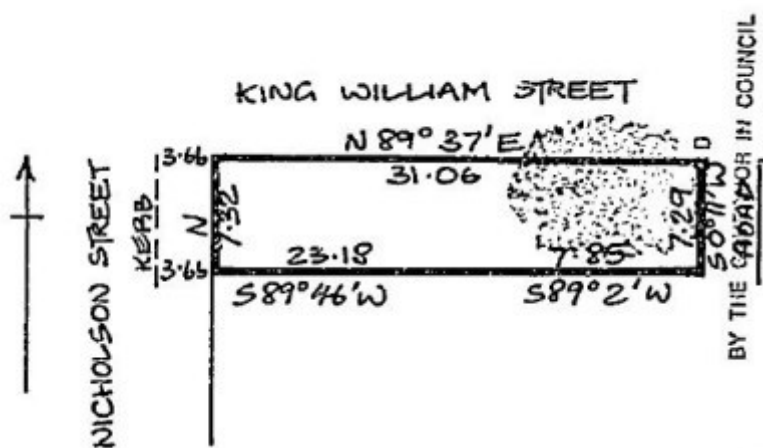
1 residence 122 nicholson  
street fitzroy side view



residence 122 nicholson  
street fitzroy balcony column  
detail



RESIDENCE October 2016



h00539 plan h0539

## Location

122 NICHOLSON STREET FITZROY, YARRA CITY

## Municipality

YARRA CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0539

## Heritage Overlay Numbers

HO186

## VHR Registration

June 22, 1983

## Heritage Listing

Victorian Heritage Register

---

## Statement of Significance

Last updated on - July 6, 1999

### WHEA AREA OF GREATER SIGNIFICANCE

What is significant?

The residence at 122 Nicholson Street Fitzroy was constructed in 1862 for John Denny, architect, presumably to his own design. It was later refaced and possibly extended during the boom years of the 1880s. The building was used as a boarding house for most of the 20th century. The house, consisting of two storeys with an additional mezzanine at the rear, occupies a corner position in a continuous row of attached houses along Nicholson Street. It is designed in an L-plan with the forward part of the house having a return two-storey arcaded loggia and the rear having a superimposed trabeated system with a balustraded parapet over both. The exterior is rendered and heavily decorated. The loggia has squat fluted composite iron columns on the first and ground floors: the ground floor columns have an interesting spiral treatment. The principal surface decoration consists of console bracketing, festoons, medallions and acanthus and egg-and-dart motifs. The cornice decoration is continued onto the simpler rear section which has the unusual motif of sideways opening consoles from the pilasters below the string course. The floors of the loggia are laid with encaustic tiles and the ceilings have heavily decorated mouldings.

How is it significant?

The residence at 122 Nicholson Street is of architectural and historical significance to the State of Victoria.

Why is it significant?

The residence at 122 Nicholson Street is of architectural significance as an excellent example of the flamboyant boom style cement rendered mansions of Melbourne, made unusual by its corner terrace building type. The extent and detail of its surface decoration provide an example of the best of late-19th century house design. The building's corner allotment is treated with imagination and style, making it one of the best examples of a corner terrace building in Melbourne.

The residence at 122 Nicholson Street is of architectural significance for its association with John Denny. At the time of the construction of this house, Denny was the supervising architect for St. Patricks Cathedral in East Melbourne. The house thus represents an interesting comparison between secular and sacred architecture

constructed at the same time by the same architect. Denny is likely to have chosen the site for his house because of its proximity to the Cathedral.

The residence at 122 Nicholson Street is of historical significance as evidence of the social development of Melbourne and Fitzroy since the middle years of the 19th century. The house was constructed in a precinct that was, by the 1860s, a salubrious area. When Denny commenced his house, Nicholson Street already included the Convent of Mercy one block further south, and the splendid 1850s Royal Terrace further south still. The substantial nature of the house is evidence of the good living obtainable by architects at a time of metropolitan expansion and infrastructure and institution building. The re-facing of the house in the 1880s to produce the extant form is evidence of the great wealth that flooded Melbourne as a result of the gold rushes. The decline of Fitzroy as a "respectable" suburb, which accompanied its conversion to a major industrial location at the end of the 19th century and into the early years of the 20th century, is evidenced by the fact that the house was used as a boarding house for much of the 20th century. In turn, the re-location of industry out of the inner suburbs in the latter decades of the 20th century and the gentrification of many inner suburban areas is reflected in the return of the house to single family occupation and then conversion to a boutique hotel in the 1990s.

## 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	1862,
Architect/Designer	Denny, John B,
Heritage Act Categories	Registered place,
Hermes Number	483
Property Number	

---

## Extent of Registration

### AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Whereas it is provided by Section 14 of the Historic Buildings Act 1981 that the Governor in Council, on the recommendation of the Minister, may by notice published in the Government Gazette, amend the Register of Historic Buildings established under the said Act-

- (a) by adding any specified building;
- (b) by removing any specified building; or
- (c) by altering any item.

And whereas the Minister has recommended that the Register be amended.

Now therefore His Excellency the Governor of the State of the Victoria, by and with the advice of the Executive Council thereof, doth hereby amend the Register of Historic Buildings in the manner and to the extent shown as follows: by adding "Historic Building No.539 122 Nicholson Street, Fitzroy (to the extent of the whole of the buildings and land entered in the Register Book as Vol. 2785 Fol. 890)."

And the Honourable Evan Walker, Her Majesty's Minister for Planning for the State of Victoria, shall give the necessary directions herein accordingly.

TOM FORRISTAL  
Clerk of the Executive Council

[Victoria Government Gazette No.55 22 June 1983 p.1734]

*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/>*