
RESIDENCE



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Location

41 NICHOLSON STREET ABBOTSFORD, YARRA CITY

Municipality

YARRA CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0143

Heritage Overlay Numbers

HO39

VHR Registration

October 9, 1974

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 29, 1999

The residences at 39-41 Nicholson Street, Abbotsford, were erected between 1858-1869 on land subdivided by local speculator, Charles Nicholson. The houses were constructed of squared rubble basalt with stucco facade, slate roof, Gothic barge boards and an unusual projecting stair enclosure in an eclectic design which combines Gothic with Italianate elements. Both houses have been substantially altered internally, with No 39 remaining the better example, being virtually intact externally.

The residences at 39-41 Nicholson Street Abbotsford are of historical and architectural value to the State of Victoria.

The residences at 39-41 Nicholson Street Abbotsford are of historical significance as examples of speculatively-built houses erected in a style and construction technique traditionally associated with the first years of settlement in Victoria. The houses are unusual examples of quality building development on the Collingwood flat, where construction of this period was generally not of a high standard.

The residences at 39-41 Nicholson Street, Abbotsford, are of architectural significance because, although substantially modified internally, they remain largely externally intact, a rare example of Gothic-influenced residential architecture in Melbourne. The aesthetic appeal of the houses is accentuated by their setting in large garden allotments of rare size for the area.

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 1858,
Heritage Act Categories Registered place,
Hermes Number 6
Property Number

Extent of Registration

City of Collingwood. No. 143. Brick House, 41 Nicholson Street, Abbotsford.
[*Victoria Government Gazette* No 100 Wednesday, October 9 1974 p.3648]

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/>