
FALCONER TERRACE



FALCONER TERRACE
SOHE 2008



FALCONER TERRACE
SOHE 2008



FALCONER TERRACE
SOHE 2008

Location

38 NAPIER STREET FITZROY, YARRA CITY

Municipality

YARRA CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0165

Heritage Overlay Numbers

HO173

VHR Registration

October 9, 1974

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - July 20, 1999

What is significant?

Falconer Terrace, 36-50 Napier Street Fitzroy, is a terrace of eight two-storey houses in bluestone and rendered brick, built in 1866-84 by John Falconer, a prominent Fitzroy developer. The design features a recessed ground-floor arcade of flattened arches with keystones, and a row of simply-moulded first-floor windows. A nameplate crowns the plain entablature and parapet.

How is it significant?

Falconer Terrace is of architectural significance to the State of Victoria.

Why is it Significant?

Falconer Terrace is of architectural significance as a substantially intact terrace in the Conservative Classical style. The flattened arches with key-stones and the bluestone piers are distinctive features. The Terrace is an essential element of the South Napier Street precinct and is a superb example of a distinctive Melbourne building type.

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 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. General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. General Conditions: 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

General Conditions: 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 and routine repairs and maintenance which replaces like with like.

Repainting of previously painted surfaces in the existing colours and colour scheme.

Removal of extraneously accretions such as external lighting, pipe work, wiring antennas, aerials, fly screens etc and making good.

Installation or repair of damp-proofing by either injection method or grouted pocket method.

Regular garden maintenance, including removal and placement of trees and shrubs.

Installation, removal or replacement of garden watering and water supply systems to the grounds.

Installation or removal of external fixtures and fittings such as lighting, hot water services and taps, external blinds, timber louvred shutters, fly-wire and security doors and grillages, provided they are not visible to a pedestrian observing Falconer Terrace from Napier Street.

Construction of new paths, balustrade, steps, ramps, clothes lines, garden seats, garden and retaining walls in rear yard of the main building.

removal of non-original fencing at the rear of the premises.

Construction or removal of garden ornaments or fixtures other than removal of original stone paving. **Interior**

Minor and routine repairs and maintenance which replace like with like.

Painting of previously painted surfaces provided that preparation or painting does not remove evidence of any original paint or other decorative scheme.

Installation or replacement of carpets and/or flexible floor coverings.

Installation of mirrors, paintings and other wall-mounted art works.

Demolition or removal of non-original stud/partition walls, or non-original linings.

Removal or replacement of non-original door and window furniture including hinges, locks, knobsets, sash lifts and the like.

Refurbishment of existing bathrooms, toilets and kitchens including removal, installation or replacement of sanitary fixtures and associated piping, partitions, mirrors, wall and floor coverings.

Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings, architraves or other architectural features.

Installation or replacement of electrical wiring provided that all new wiring is fully concealed and 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 or replacement of detectors, alarms, emergency lights, luminaires and the like on plaster surfaces.

Installation or replacement of bulk insulation in the roof space.

Installation or mechanical plant within the roof space.

Installation of new built-in cupboards, shelving and the like provided no alteration to the structure is required.

Conditions:

1. Exempt classes of works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items shall immediately cease. The Executive Director shall be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and take place on the possible retention of the items, or the issue of a modified approval.

2. If there is a Conservation Policy and Plan approved by the Heritage Council or Executive Director, all works and activities shall be carried out in accordance with that Policy and Plan.

3. Nothing in this Declaration prevents the Executive Director from amending or rescinding all or any of the permit exempt alterations provided work has not commenced on the alteration.

Construction dates 1866,

Heritage Act Categories Registered place,

Hermes Number 473

Property Number

Extent of Registration

*City of Fitzroy. No. 165. Falconer Terrace,38 Napier Street, Fitzroy.
[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/>