

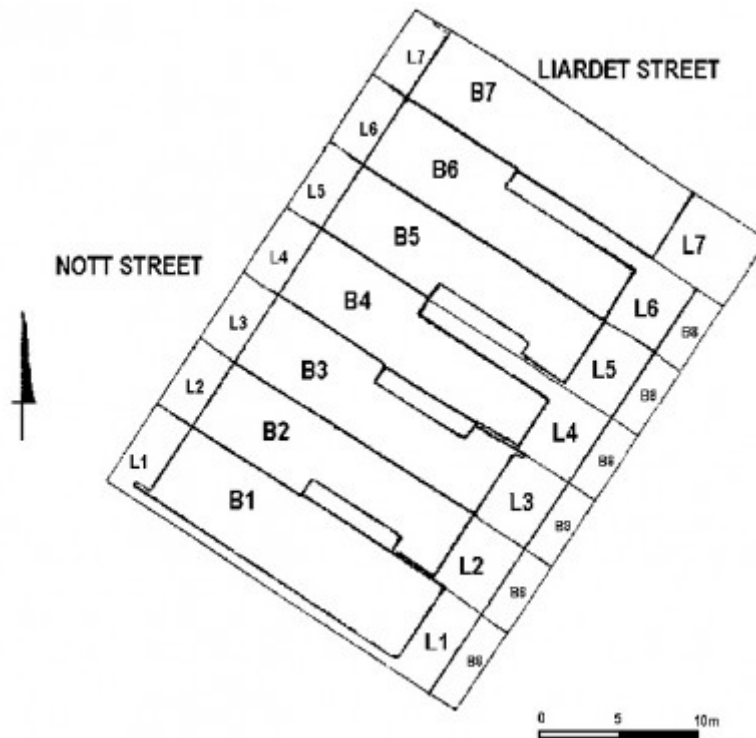
# QUEENS TERRACE



QUEENS TERRACE SOHE  
2008



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melbourne ac2 may1999



queens terrace pl

## Location

132-144 NOTT STREET PORT MELBOURNE, PORT PHILLIP CITY

## Municipality

PORT PHILLIP CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H1830

## Heritage Overlay Numbers

HO339

## VHR Registration

September 9, 1999

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - July 2, 1999

What is significant?

Queens Terrace forms an identical pair of terraces with Jubilee Terrace. They were built in 1887 for agent Alexander Gunn and named in honour of the Golden Jubilee of Queen Victoria's accession. The single-storey terraces, separated by a narrow laneway, are composed of rendered brick, each terrace comprising seven houses with a front verandah. Both terraces are unified by a parapet with a continuous cornice and pilaster divisions above the wing walls. The division between each house is marked by corbelled brackets below the cornice and at the ends of the wing walls. The terraces have a large central pediment and a smaller pediment over each of the end houses. The terraces share identical features such as the simply detailed parapets, front doors, windows, picket fences, cast iron friezes to the verandahs, timber gateposts with cast iron finials, substantial chimneys and rear outbuildings.

How is it significant?

Queens Terrace is of historical and architectural significance to the state of Victoria.

Why is it significant?

Queens Terrace is of historical and architectural significance as a fine representative example of 19th century speculative terrace housing for workers. The high integrity and consistent architectural features of both Jubilee and Queens Terraces combine to create important examples of terrace development on the intimate scale typically associated with a 19th century working class community. Although there are many examples of this type of modest housing extant in Melbourne, the size, uniformity and high level of intactness of both Jubilee and Queens Terraces set them apart from other examples.

## 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.

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, pipe work, ducting, wiring, antennae, aerials etc, and making good.
- \* Installation or repair of damp proofing by either injection method or grouted pocket method.
- \* Regular garden maintenance.

Interior

- \* All interior alterations are permit exempt, excluding removal of remaining original elements such as fireplaces and mantles, cornices, render mouldings, provided such work has no effect on the exterior of the buildings.

Construction dates        1887,  
Heritage Act Categories    Registered place,  
Hermes Number             5655  
Property Number

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## **History**

Contextual History:

#### History of Place:

In 1862 a grant of 2 acres was set aside for the purposes of a general market. The site was bounded by Bay Street, Liardet Street and Nott Street. The market reserve became a long-running saga with decisions about its development constantly being deferred over a long period. A market shed was built in 1876 and the site let to Denis Wadick whose contract was terminated after he did not pay rent for 8 months. A subsequent lease to a Mr Paulin was also unsuccessful. In February 1879 the local paper "The Record" described the market as a "lonely and unoccupied monument of the ratepayers' money". (U'Ren & Turnbull 1983, p. 132)

In 1885 leases to the Bay Street frontage were given to Messrs Grut and Buckhurst to build shops with residences. The market briefly re-opened in 1886 after being closed for many years. In December 1886 the council received plans for cottages on the Nott Street frontage. Early in 1887 the council agreed to sub-divide the Nott Street frontage into 17 by 160 feet blocks and let tenders for construction of brick houses with bluestone foundations. Alexander Gunn, an agent from South Melbourne, won the contract and built 14 four room dwellings as a speculative venture. (U'Ren & Turnbull 1983, p. 133) It was obviously successful as half the houses were sold during 1888.

The City of Port Phillip (previously the City of Port Melbourne) owned the houses, although a number of the houses have been sold on the private market in recent years.

Associated People: Alexander Gunn, agent, original owner

### **Assessment Against Criteria**

#### Criterion A

The historical importance, association with or relationship to Victoria's history of the place or object. Queens Terrace has historical associations with a typical 19th century working class community.

#### Criterion B

The importance of a place or object in demonstrating rarity or uniqueness.

#### Criterion C

The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage.

#### Criterion D

The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as part of a class or type of places or objects.

Jubilee and Queens Terraces are fine examples of working class terrace housing in Melbourne, exhibiting typical characteristics of 19th century small scale housing. They display a high level of intactness and integrity.

#### Criterion E

The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

#### Criterion F

The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.

#### Criterion G

The importance of the place or object in demonstrating social or cultural associations.

#### Criterion H

Any other matter which the Council considers relevant to the determination of cultural heritage significance

### **Extent of Registration**

#### NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under section 46 that the Victorian Heritage Register is amended by including the Heritage Register Number 1830 in the category described as a Heritage place:

Queens Terrace, 132 - 144 Nott Street, Port Melbourne, Port Phillip City Council.

EXTENT:

1. All the buildings marked B1 to B7 (houses) and B8 (outbuildings) on Diagram 1830 held by the Executive Director.
2. All of the land marked L1 to L7 on Diagram 1830 held by the Executive Director being all of the land described in Certificates of Title Vol. 10168 Folio 891-898.

Dated: 2 September 1999

RAY TONKIN

Executive Director

[*Victoria Government Gazette* G 36 9 September 1999 p.2066]

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*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/>*