

HAZELWOOD TERRACE



HAZELWOOD TERRACE
SOHE 2008



1 terrace 47 howe cres south
melb front view



h00222 hazelwood terrace
howe crescent south
melbourne decoration she
project 2003



h00222 hazelwood terrace
howe crescent south
melbourne exterior from side
she project 2003



h00222 hazelwood terrace
howe crescent south
melbourne exterior front view
she project 2003

Location

47 HOWE CRESCENT SOUTH MELBOURNE, PORT PHILLIP CITY

Municipality

PORT PHILLIP CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0222

Heritage Overlay Numbers

HO156

VHR Registration

October 9, 1974

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - April 16, 2004

What is significant?

Hazelwood Terrace is a part of the St Vincent Place precinct, which was designed in 1857 by Clement Hodgkinson soon after the original plan for Emerald Hill (South Melbourne) was laid out. It reflects the influence of nineteenth century English town planning ideas. The subdivision included provision for small cottages and commercial premises, as well as for gardens and grander houses such as this terrace, which was planned to face Howe Crescent. Hazelwood Terrace was one of the earliest buildings in the Howe Crescent-St Vincent Place subdivision, most not being commenced until at least the following year. The three seven roomed houses making up Hazelwood Terrace were built in 1865 as an investment for George Black. Many of Melbourne's notable citizens lived in this area, and the design of its gardens and the individual houses and terraces reflect the confidence and prosperity of the period following the gold rush.

Hazelwood Terrace is a group of three double storey rendered brick town houses at 46, 47 and 48 Howe Crescent, South Melbourne. It is an elegant and exceptional Victorian Italianate terrace. Despite the widespread proliferation of the Italianate style in the 1860s, Hazelwood Terrace stands out as an original and distinctive terrace form which was rarely repeated in Melbourne. The composition is unusual, with a first floor balcony spanning the entire facade. The balcony has a chain-like balustrade and is supported on arched porches, framed by Corinthian pilasters, which are set in front of the three entrances. The facade behind has bold mouldings in render, giving an embellished effect, with ornate foliated consoles flanking the pedimented windows at both levels, raised quoins dividing the three houses, and a balustraded parapet above, superimposed by a centrally placed segmental pediment inscribed with the name of the terrace. The first floor windows also have valences. It is a fine example of the work of the architect Charles Webb: while very decorative, it is typical of Webb's work in that it displays a restraint from over-ornamentation, a quality reflected in his other buildings such as Tasma Terrace (H 1025) and the Windsor Hotel (H764). Number 47 (as well as the adjoining number 48) retains its cast iron picket fence, the slate and marble path and slate flagged verandah floor. The continuous terrace row facade forms an essential part of the Howe Crescent streetscape.

How is it significant?

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

Why is it significant?

Hazelwood Terrace is architecturally significant as one of the finest terraces in Victoria, and an important work of the prominent Melbourne architect Charles Webb. It is significant for its atypical form and boldly applied render decoration across the facade. It is also significant as an integral part of the Howe Crescent streetscape, one of the most impressive Victorian era domestic streetscapes in the State.

Hazelwood Terrace is historically significant as a reflection of the way of life of the Melbourne upper middle classes following the gold rush, and of the prosperity and confidence of this period.

[Online Data Upgrade Project 2004]

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 works 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 works shall cease and Heritage Victoria shall be notified as soon as possible. **Note:** All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component.

General Conditions: 3. If there is a conservation policy and plan all works shall be in accordance with it. **Note:** A Conservation Management Plan or a Heritage Action Plan provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan.

General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. **General Conditions: 5.** Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. **Minor Works :** **Note:** Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Construction dates 1865,

Architect/Designer Webb, Charles,

Heritage Act Categories Registered place,

Hermes Number 1053

Property Number

History

Hazelwood Terrace is a part of the St Vincent Place precinct, which was designed in 1857 by Clement Hodgkinson soon after the original plan for Emerald Hill (South Melbourne) was laid out. It reflects the influence of nineteenth century English town planning ideas. The subdivision included provision for small cottages and commercial premises, as well as for gardens and grander houses such as this terrace, which was planned to face Howe Crescent. Hazelwood Terrace was one of the earliest buildings in the Howe Crescent-St Vincent Place subdivision, most not being commenced until at least the following year. The three seven roomed houses making up Hazelwood Terrace were built in 1865 as an investment for George Black. Many of Melbourne's notable citizens lived in this area, and the design of its gardens and the individual houses and terraces reflect the confidence and prosperity of the period following the gold rush.

The draft statement of significance and the above history were produced as part of an Online Data Upgrade Project 2004. Sources were as follows:

Documents in Heritage Victoria file.

Extent of Registration

City of South Melbourne. No. 222. Hazelwood Terrace, 47 Howe Crescent, South Melbourne.
[*Victoria Government Gazette* No 100 Wednesday, October 9 1974 p.3649]

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/>