RESIDENCE



BUILDING SOHE 2008



896-898 Swanston St 1



896-898 Swanston St 2



896-898 Swanston St 3

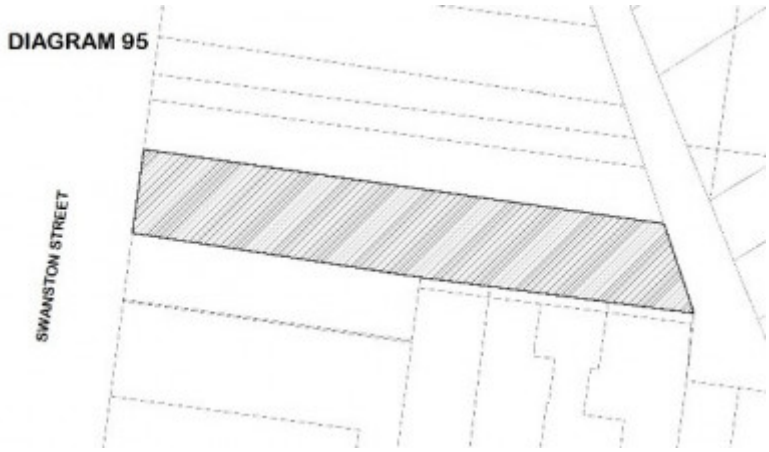


Diagram 95

Location

896-898 SWANSTON STREET CARLTON, MELBOURNE CITY

Municipality

MELBOURNE CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0095

Heritage Overlay Numbers

HO912

VHR Registration

October 9, 1974

Amendment to Registration

August 13, 2020

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - August 19, 2020

What is significant?

896-898 Swanston Street, Carlton, a freestanding townhouse in the conservative classical style (interiors and exteriors) with nineteenth and twentieth century extensions and its garden setting containing mature mulberry and pomegranate trees.

How is it significant?

Criterion A: Importance to the course, or pattern, of Victoria’s cultural history.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Why is it significant?

896-898 Swanston Street, Carlton is of historical significance as an example of very early development in this part of Carlton. As the land north of Grattan Street extending to Palmerston Street was subdivided in the 1860s, 896-898 Swanston Street, Carlton is one of the earliest built in the area. (Criterion A)

896-898 Swanston Street, Carlton is of architectural significance as an example of an owner-built residence, a common form of development during Melbourne's early settlement. It is notable for its comparatively large block and freestanding character reflecting the early stages of residential development in Melbourne. (Criterion D)

896-898 Swanston Street, Carlton is of aesthetic significance for its intact Victorian interiors in the main residence built by Brown in 1868. These include marble fireplaces, staircase and built-in wooden cabinetry, constructed by William Faull of 699 Rathdowne Street, Carlton (Criterion E)

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 All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of 896-898 Swanston Street. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of 896-898 Swanston Street are revealed which relate to the significance of 896-898 Swanston Street, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. All works should ideally be informed by a Conservation Management Plan prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan. Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable. Specific Permit Exemptions General Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance. Repair to or removal of items such as antennae, aerials, air conditioners and associated pipe work, ducting, and wiring. Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. Note: The Executive Director, Heritage Victoria, must be notified within seven days of the commencement of these works or activities. Painting of previously painted external and internal surfaces in the same colour, finish and product type provided

that preparation or painting does not remove all evidence of earlier paint finishes or schemes. Note: This exemption does not apply to areas where there are original or early specialist paint techniques such as graining, marbling, stencilling or hand-painting, or to unpainted, oiled or varnished surfaces. Cleaning including the removal of surface deposits, organic growths or graffiti by the use of low pressure water (less than 100 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing. Permit exemptions for interiors Works to maintain post-1970 bathrooms, kitchens and laundries, including installing new appliances, re-tiling and the like. Removal or replacement of post-1970 joinery and fixtures in kitchens, bathrooms and laundries. Removal or replacement of existing electrical wiring. If wiring is currently exposed, it should remain exposed. If it is fully concealed it should remain fully concealed. Maintenance and repair of light fixtures, tracks and the like. Installation, removal or replacement of flexible floor coverings, window furnishings, and devices for mounting artworks and noticeboards. Removal or replacement of smoke and fire detectors, alarms and the like, of the same size and in existing locations. Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes. Installation, removal or replacement of bulk insulation in the roof space. Landscape elements Hard landscaping and services Subsurface works to existing watering and drainage systems provided these are outside the canopy edge of trees and do not involve additional trenching. Existing lawns, gardens and hard landscaping, including paving, footpaths and roadways are to be returned to the original configuration and appearance on completion of works. Maintenance, repair and replacement of existing above surface services such as plumbing, electrical cabling, pipes or fire services which does not involve changes in location or scale. Repair and maintenance of existing paving and footpaths where fabric, design, scale and form is repaired or replaced, like for like. Installation of physical barriers or traps to enable vegetation protection and management of vermin such as rats, mice and possums. Repair and maintenance of cast iron fence. Gardening, trees and plants The processes of gardening including mowing, pruning, mulching, fertilising, removal of dead or diseased plants (excluding trees), replanting of existing garden beds, disease and weed control and maintenance to care for existing plants. Removal of tree seedlings and suckers without the use of herbicides. Management and maintenance of trees including formative and remedial pruning, removal of deadwood and pest and disease control provided the Executive Director, Heritage Victoria is notified within seven days of the removal or works occurring. This should be completed by a qualified arborist for the pomegranate and mulberry trees to the north of the residence, as identified in the 2012 Heritage Impact Statement. Emergency tree works to maintain public safety provided the Executive Director, Heritage Victoria is notified within seven days of the removal or works occurring.

Construction dates	1868,
Heritage Act Categories	Registered place,
Hermes Number	822
Property Number	

History

Contextual History:History of Place:

(From Nigel Lewis and Associates, "Lygon Street Action Plan Development Guidelines", p. 10)

The first parts of Carlton were laid out by Robert Hoddle in 1852 when he surveyed the area north of Victoria Street to Grattan Street and east of Elizabeth Street to Rathdowne Street. The area was planned as an extension of the city. A park, known as Carlton Gardens, was established on the eastern boundary of Rathdown Street. It is from these gardens that the suburb gets its name.

By 1857 all the subdivided allotments in the area bounded by Rathdowne, Victoria, Grattan and Madeleine (Swanston) Streets had been sold. The area north of Grattan Street extending to Palmerston Street was subdivided in the early 1860s.

Extent of Registration

Heritage Act 2017 NOTICE OF REGISTRATION As Executive Director for the purpose of the Heritage Act 2017, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register: Number: H0095 Category: Registered Place Place: Residence Location: 896-898 Swanston Street,Carlton Municipality: Melbourne City Council All of the place shown hatched on Diagram 95 encompassing all of Lot 1 on Title Plan 885484W. 13 August 2020 STEVEN AVERY Executive Director

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/