

## Statement of Significance: Russell Terrace, 68-72 Victoria Street, Carlton (November, 2021)

<b>Heritage Place:</b>	Russell Terrace	<b>PS ref no:</b>	HO118
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### What is significant?

The terrace row at 68-72 Victoria Street, Carlton, originally a residential row of three attached dwellings known as Russell Terrace and constructed in c. 1871 for owner George Sobee, is significant.

### How is it significant?

The terrace row at 68-72 Victoria Street, Carlton, is of local historical significance and representative value.

### Why is it significant?

The terrace row at 68-72 Victoria Street, Carlton, originally a row of three attached dwellings known as Russell Terrace, and constructed in c. 1871 for George Sobee, is of historical significance (Criterion A). It displays a simply detailed and modest scale and form which is characteristic of early historic development in Carlton. The site, located in a section of Victoria Street which featured hotels to the west and east (of 1869 and 1871 respectively) is typical of historical mixed use development to the original main streets of Carlton, where houses and hotels, and commercial and residential building types, were often located in proximity. The survival of the row also informs an understanding of historic development on this southern edge of Carlton, opposite the CBD; and is a remnant of the early terrace type which developed in response to the pressure for accommodation in Melbourne on the fringe of the city. The terrace row continued to be residential through most of the twentieth century, before being converted to shops in the 1970s, reflective of changing land uses in this area of Carlton.

The terrace row is also of representative value (Criterion D). While devoid of flamboyant ornament and little in the way of architectural adornment, its austere expression and form are representative of its early construction date. Even with overpainting of the individual tenancies, the simple expression and unity of the group remains reflective and legible of early, pre-Boom, architectural practice in Carlton. The building remains substantially intact at the upper level, with elements of note including the simple dentilated cornice to the top, with brackets at either end and the name 'Russell Terrace' incorporated into a panel below; and the paired original window openings with original details, that establish a unifying rhythm across the group. The building's original bluestone plinth also remains

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visible. In conjunction with other terrace rows in this general locale, the row at 68-72 Victoria Street continues to demonstrate the evolution of the terrace row as it became a distinctive vernacular building type across suburban Melbourne. It is also one of a relatively small proportion which remain as examples of this historic building stock - particularly those pre-dating the 1880s Boom – with generally intact examples of the typology being relatively uncommon.

**Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021)*