

Part D – Building change

Tasma Terrace Conservation Policy Statement

Tasma Terrace Cultural Heritage Significance

Tasma Terrace is located on the traditional lands of the Kulin Nation.

Tasma Terrace should be recognised as a site of cultural significance, of importance to the State of Victoria, with historical and aesthetic significance. The site is included on the Victorian Heritage Register H1025. As a result any changes that do not involve like for like repairs and minor permit exempt activities will require a permit from Heritage Victoria.

The Statement of Cultural Heritage Significance for the site is as follows:

Tasma terrace, once comprising seven three storey buildings, was constructed in two stages. The first three buildings were erected in 1878-78 by William Ireland for George Nipper, grain merchant and shipowner. The remaining four buildings were constructed in 1886-87 by Dunton and Hearnden for Joseph Thompson, bookmaker. The architect for the completion of the terrace and probably for the earlier stage was Charles Webb. One of the buildings was demolished c.1940, the rear wings were also demolished c.1972

Tasma terrace is a rare example of a three storey terrace development despite having one of the dwellings and all of the rear wings demolished the remaining sections are substantially intact.

Tasma terrace is an important work of the distinguished architect, Charles Webb, whose other works include Wesley College (1864), Alfred hospital (1869), Royal Arcade (1869) and the Grand hotel, later the Windsor (1884).

Tasma Terrace, the subject of a major preservation battle from 1970-72 holds an important place in the history of building conservation in the state of Victoria. The preservation campaign resulted in the government enacting legislation in 1972 which established the government buildings advisory council, Australia's first legislation for the preservation of government owned historic buildings.

Tasma terrace demonstrates the entrepreneurial optimism, which characterised the boom period of Victoria's history in the late 1870S and 1880S.

In summary - Tasma Terrace is primarily significant as a rare example of a three storey Victorian Terrace designed by distinguished architect Charles Webb constructed between 1878 and 1887. The terrace is also significant for its associations with the National Trust and for its place in the history of conservation in Victoria. This significance is reflected in the exterior and interior of the building and includes the interior restoration works undertaken by the National Trust in the 1970s.

General Conservation Policy

All future conservation or development actions for Tasma Terrace should be based on the principles of the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)*.

Tasma Terrace should have a conservation approach applied to all aspects of works and use that affect it. This will ensure that the significance of the site is maintained for present and future

generations. Tasma Terrace, Conservation Management Plan, Nigel Lewis Pty Ltd, revised April 2005 provides guidance as to how this shall occur.

Any new uses for rooms within the building should be compatible and respect the cultural significance of the place and involve no or minimal impact on cultural significance. Any new use should also be in line with the mission of the National Trust.

Opportunities and Constraints on Change

There is little opportunity for exterior or interior change to the building.

The only exterior area available for change is the gallery to the rear, which is a later non-significant change to the building.

The existing interior spaces reflect the division of the individual terraces and their different rooms. These spaces should be retained with no new openings or widening of existing openings.

Insertion of partitions can occur to divide up internal spaces; however partitions should be removable without impact on the original walls and ceilings.

Early fittings and fixtures (up to the 1940s) and the 1970s interior restoration finishes and fittings should be retained where extant such as staircases, ceiling roses, fireplace surrounds, wallpapers, wood graining, doors etc.

The insertion of new fittings and fixtures can occur, where they do not alter existing walls and ceilings, require removal of existing Victorian features and are removable at a later date. New fittings and fixtures should be contemporary but sympathetic to the Victorian style of the building. New fittings and fixtures that create the false sense of age (eg. Reproduction of the Victorian style) will not be acceptable.

Interior finishes with the exception of the 1970s restoration works, can be altered but they should retain evidence of original finishes and involve investigation and recording of original finishes where extant (and not previously recorded).

There may be other constraints on certain changes not explicit in this Policy Statement, such as locations for signage and provision of services. If further clarification is required on the appropriateness of any particular proposed changes the National Trust Conservation Architect can be contacted for further advice at samantha.westbrooke@nattrust.com.au