

EDEN TERRACE



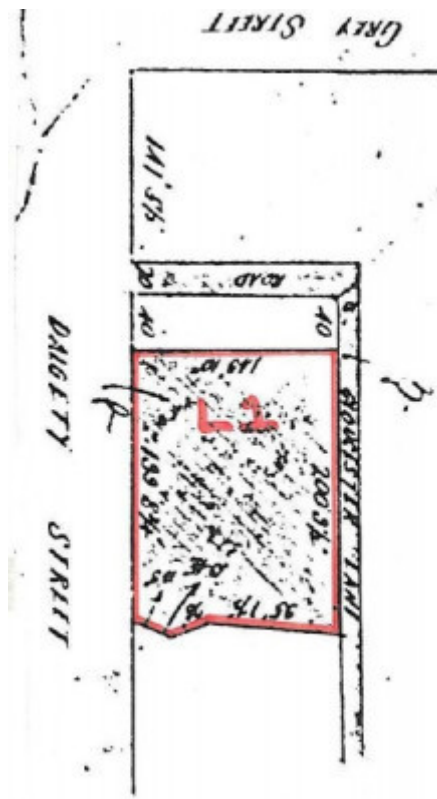
EDEN TERRACE SOHE
2008



1 eden terrace dalgety street
st kilda front view



eden terrace dalgety street st
kilda view front gardens she
project 2003



H0847 H0847 plan

Location

4-18 DALGETY STREET ST KILDA, PORT PHILLIP CITY

Municipality

PORT PHILLIP CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0847

Heritage Overlay Numbers

HO100

VHR Registration

October 2, 1991

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - February 13, 1997

Eden Terrace was erected in 1856-57 to a design by the architect John Felix Matthews for the developer Thomas Eden. It comprised eight stuccoed brick two-storey houses with attic and sub-basement spaces. The terrace featured restrained Regency detailing typical of the 1850s, including French doors which opened onto a verandah at ground floor level. The terrace has experienced a number of additions and alterations over the years. The most major of these were the construction in 1883 of the existing two storey verandah designed by Reed Henderson & Smart, and in 1917 the demolition of the earlier service wings and their re-building to a design by the architects Sydney Smith & Ogg. The terrace is presently divided into twenty-four flats. These have recently been refurbished by the owners with the aim of restoring the facade to its 1917 appearance, and modifying the attic and service wing roof areas to provide additional entertainment space.

Eden Terrace is one of the earliest surviving examples of Melbourne's residential terrace buildings. It is the largest example in Melbourne of a two-storey terrace with attic and semi-basement. It provides an early example of changing architectural styles and patterns of occupancy in terrace housing in the early twentieth century, as large terrace houses were converted to flats, reflecting the changing social status of the inner suburbs, particularly St Kilda. The current and proposed alterations to the interior of the 1917 service wings do not affect the fabric of the nineteenth century building. The new windows and doors introduced into the attic areas are not obtrusive and do not appear to have impaired the significance of the terrace.

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](#).

Construction dates	1858,
Architect/Designer	Matthews, John Felic,
Heritage Act Categories	Registered place,
Hermes Number	1106
Property Number	

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 847.

Eden Terrace, 4-18 Dalgety Street, St Kilda.

To the extent of all buildings known as Eden Terrace, 4-18 Dalgety Street, St Kilda, and land marked L-1 on Plan 8617123 being all the land described in the Register Book Certificate of Title Volume 3015 Folio 877 endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.

[*Victoria Government Gazette* No. G38 2 October 1991 p.2734]

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/>