

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0780

Heritage Overlay Numbers

HO276

VHR Registration

June 27, 1990

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - July 1, 1999

The Residence at 34 Waterloo Crescent is a single storey timber cottage dating from the early 1850s with a challenging and complex history. It has recently been the subject of intense investigation by its new owners who have carried out a number of changes aimed at restoring the building to its original form. Analysis of the timber shows that it is constructed essentially of indigenous timber (with the exception of the external cladding which was Baltic pine) which raises a number of issues about the availability of timbers during the 1850s. The construction and form of the cottage also challenges the interpreter as it appears the timbers were apparently designed for a structure 1.8 metres less in length than the present building. The timbers for the smaller structure are pre-cut and display mortice holes and other features which are irrelevant to their location as actually built. The in situ evidence indicates that the intended structure was a sort of terrace consisting of three units, each of two rooms, one behind the other. However, the building which was erected boundary to boundary across the site was erected as a single residence with central passage and rooms either side in a symmetrical disposition. The front of the house looked out south over the deep rear garden and would once have had a view of the sea. Investigation of the house has shown a number of changes took place relatively early in the building's life. These included replacement of the rear skillion with a hipped roof (pre-1860) and the erection of a verandah along the south facade and the replacement of the original windows with bay windows (post-1873). These and other later additions including internal fittings have recently been reversed by the present owners although there remains some doubt about the accuracy of some parts of the reinstatement.

In summary the structure has architectural and historic significance as

- an instructive example of a modest 1850s timber dwelling and the construction practices which were in use at the time;
- an example of a house erected almost entirely from indigenous timbers which raises a number of questions about the timber industry of the 1850s;
- an example of a previously unknown type of pre-fabricated timber terrace type;
- a creatively sited dwelling which was erected to take advantage of views at the rear of the block - for its intact and elaborate garden setting

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 1850,
Heritage Act Categories Registered place,
Hermes Number 1122
Property Number

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 780.

34 Waterloo Crescent, St Kilda.

(All of the buildings and the land hatched which is entered in the Register Book Certificate of Title Volume 8480 Folio 181).

[*Victoria Government Gazette* No. G25 27 June 1990 p.1971]

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/>