

TERRACE



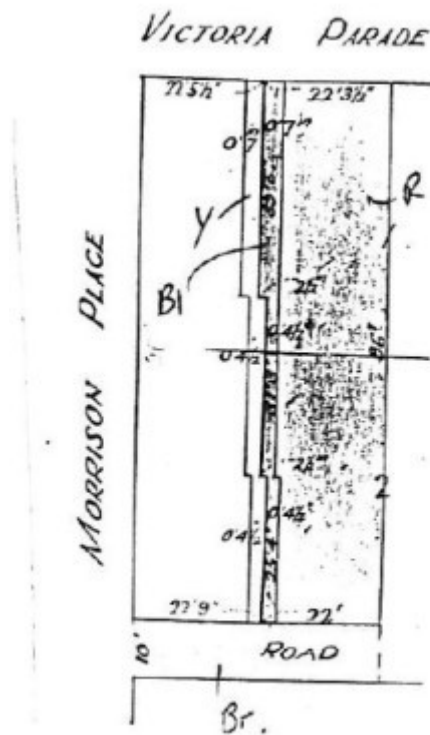
TERRACE SOHE 2008



1 terrace 148 victoria parade
east melbourne front view
oct1999



terrace 148 victoria parade
east melbourne front
elevation oct1999



H0858 H0858 plan

Location

150 VICTORIA PARADE EAST MELBOURNE, MELBOURNE CITY

Municipality

MELBOURNE CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0858

Heritage Overlay Numbers

HO180

VHR Registration

November 13, 1991

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - January 19, 2000

What is significant?

The terrace at 148 Victoria Parade is one of a pair of houses that James Simeon Raphael erected for himself to the design of architect Alfred Kursteiner in 1880-81. 148 Victoria Parade is a two storey building constructed of brick with rendered facades. An original two storey cast iron verandah has been removed leaving the main facade recessed behind projecting party walls retaining decorative brackets and urns. The main entrance is set against the party wall to 146 Victoria Parade. The semi-circular window openings on the main facade are plain except for simple keystone decoration. The deep cornice is bracketed and decorated with cement garlands. A plain parapet completes the composition.

How is it significant?

The terrace at 148 Victoria Parade is of architectural significance to the State of Victoria.

Why is it significant?

The terrace at 148 Victoria Parade is architecturally significant as an intact example of a house forming part of a highly unusual terrace combining two and three storey houses. It is an intact example of the residential work of the Swiss immigrant architect Alfred Kursteiner, who was a prolific architect in Victoria in the period 1853 to 1893.

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	1880,
Architect/Designer	Kursteiner, Alfred F,
Heritage Act Categories	Registered place,
Hermes Number	404
Property Number	

History

Contextual History:

Alfred F Kursteiner, architect, is presumed to be of German extraction but little is known of his origins. He practised in Melbourne from 1853-1893, alone or in various partnerships with German-born C H O Bagge, Spencer, or J E Austin. He worked from a variety of addresses in the Collins Street vicinity. Kursteiner undertook a wide variety of work, including residences, schoolhouses and shops. He was invited to join the Victorian Institute of Architects in 1856.

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 858.

148 Victoria Parade, East Melbourne.

(The whole of the building (excluding the covered walkway and associated works carried out during occupancy by the Eye and Ear Hospital) and land entered in the Register Book Certificate of Title Volume 6466 Folio 028 shown on Plan A endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.)

[*Victoria Government Gazette* No. G44 13 November 1991 p.3117]

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/>