

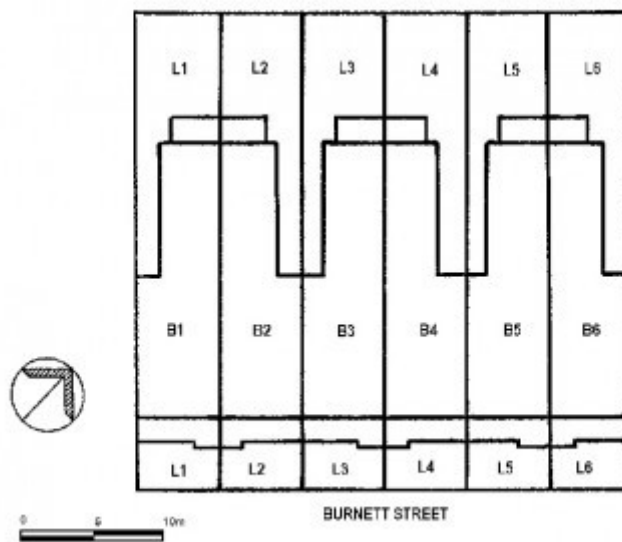
MARION TERRACE



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2008



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kilda ac2 apr1999



marion terrace plan

Location

14-24 BURNETT STREET ST KILDA, PORT PHILLIP CITY

Municipality

PORT PHILLIP CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1802

Heritage Overlay Numbers

HO343

VHR Registration

August 19, 1999

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - May 12, 1999

What is significant?

Marion Terrace was built in 1883 as an investment for merchant James Roberts. It originally comprised eight terraces; two of the houses have been demolished. The architect is unknown, although Nahum Barnett's name appears as an agent for the owner on the 1899 MMBW drainage plan, suggesting his involvement in the design. Another possible architect is Michael Egan who is linked to another commission for James Roberts.

Marion Terrace is a rendered brick terrace of six houses with a strong French Second Empire influence. It has an unusual pavilion arrangement with two central three-storey towers, surmounted by curved mansard roofs with cast iron cresting. A Dutch gabled pavilion is at one side of the terrace; the matching gable at the other end was demolished along with the two houses. The towers and gabled section display classically inspired stucco ornament including urns, festoons, pediments, niches and string courses. Arched openings display vermiculated keystones.

How is it significant?

Marion Terrace is of architectural and historical significance to the state of Victoria.

Why is it significant?

Marion Terrace is of architectural significance as a unique example in Victoria of a terrace influenced by the French Second Empire style. The terrace displays all the important features of the style with its composition, symmetry, exuberant facade decoration, and prominent mansard roofed towers, flanking pavilions and recessed residences. Marion Terrace is one of a small group of important, highly distinctive terraces in Melbourne including Royal Terrace, Fitzroy; Rochester Terrace, Albert Park; and Canterbury Terrace, East Melbourne.

Marion Terrace is of historical significance for its associations with the 1880s boom in Melbourne. Built as an investment for merchant James Roberts, the terrace also has historical associations with other residents who were prominent players in the boom years including Solomon de Beer and Emmanuel Levy. The flamboyant terrace symbolises the prosperity and confidence of the boom years and illustrates the lifestyle of wealthy Melburnians in the latter decades of the 19th century.

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](#).

Specific Exemptions:

General Conditions:

1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.
2. Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible.
3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.
4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

Exterior

Minor repairs and maintenance which replace like with like.

Demolition or removal of outbuildings and sheds.

Removal of extraneous items such as, pipe work, ducting, wiring, antennae, aerials etc, and making good.

Installation or repair of damp proofing by either injection method or grouted pocket method.

Regular garden maintenance.

Interior

All interior alterations are permit exempt, excluding removal of remaining original elements such as fireplaces and mantles, cornices, render mouldings, staircases, folding doors between the two ground floor rooms, provided such work has no effect on the exterior of the buildings.

Construction dates 1883,

Heritage Act Categories Registered place,

Hermes Number 4541

Property Number

History

Contextual History:

History of Place:

Marion Terrace was built in 1883 as an investment for merchant James Roberts. It originally comprised eight terraces; two of the houses were demolished presumably in the 1960s when the present block of flats was built. The architect is unknown, although Nahum Barnett's name appears as an agent for the owner on the 1899 MMBW drainage plan, suggesting his involvement in the design. Barnett was eclectic in his designs, so although Marion Terrace cannot be compared stylistically to any of his works, he remains a possibility. (Hubbard and Juhola, 1989 p.10)

Another possible architect is Michael Egan who is linked to another commission for James Roberts. (Hubbard and Juhola, 1989 p.10) Egan was also responsible for the design of the State Government Offices near the old Treasury Building. Such well-known merchants as Emanuel Levy and Solomon De Beer occupied the terraces for many years. (Nigel Lewis & Associates, 1982)

Associated People: Original owner: James Roberts. Tenants: Emanuel Levy, Solomon de Beer;

Assessment Against Criteria

- a. The historical importance, association with or relationship to Victoria's history of the place or object
Marion Terrace has historical associations with Victoria's 1880s boom. Built for merchant James Roberts, the terrace also has historical associations with other prominent players in the boom years including Solomon de Beer and Emmanuel Levy. The flamboyant terrace symbolises the prosperity and confidence of the boom years and illustrates the lifestyle of wealthy Melburnians in the latter decades of the 19th century.
- b. The importance of a place or object in demonstrating rarity or uniqueness
Marion Terrace is a rare example of the French Second Empire style being used in a domestic context.
- c. The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage
- d. The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as part of a class or type of places or objects
- e. The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features
Marion Terrace displays a richness of architectural features associated with the French Second Empire style. The terrace displays all the important features of the style with its composition, its symmetry, exuberant facade decoration, its prominent mansard roofed towers, flanking pavilions and recessed residences. It is one of the most impressive terraces in Melbourne and a landmark in St Kilda.
- f. The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements
- g. The importance of the place or object in demonstrating social or cultural associations

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under section 46 that the Victorian Heritage Register is amended by including the Heritage Register Number 1802 in the category described as a Heritage Place:

Marion Terrace, 14-24 Burnett Street, St. Kilda, Port Phillip City.

EXTENT:

1. All the buildings marked B1 to B6 on Diagram 605393 held by the Executive Director.
2. All of the land marked L1 to L6 on Diagram 605393 held by the Executive Director being all of the land described in Certificates of Title Volume 8325 Folio 399; Volume 8214 Folio 341; Volume 8366 Folio 234; Volume 8179 Folio 232; Volume 8542 Folio 514; and Volume 8325 Folio 398.

Dated 5 August 1999.

RAY TONKIN

Executive Director

[Victoria Government Gazette G 33 19 August 1999 pp.1914-1915]

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/>