

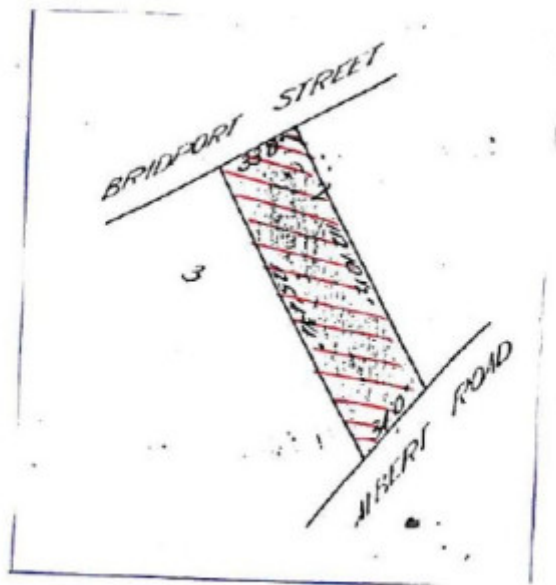
DALKEITH



DALKEITH SOHE 2008



1 dalkeith 314 albert)street
south melbourne front view
jan1989



H0840 H0840 plan

Location

314 ALBERT ROAD SOUTH MELBOURNE, PORT PHILLIP CITY

Municipality

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0840

Heritage Overlay Numbers

HO13

VHR Registration

February 6, 1991

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - July 1, 1999

Built c.1890 for James Aitken, a director of the tobacco manufacturing firm Dundgeon and Arnell, Dalkeith reflects the flamboyance of the boom period in Melbourne. Named for Aitkin's birthplace in Scotland, the two storey rendered brick terrace featured an elaborate cast iron verandah which was originally returned on both wing walls of the facade. Although relatively small in plan, the terrace retains many elaborate details, illustrating the display of wealth typical during the boom era. Dalkeith has been used as a residence for most of the building's life, except from 1920-47 when it functioned as a private hospital although subject to a succession of owners and tenants after this time alterations to the terrace have not removed many of its fine features. The architect for Dalkeith is unknown; however, it is possibly Frederick de Garis.

Dalkeith has architectural and historical significance for the following reasons:

* this building is a fine example of the styles of boom time 'town house' in Melbourne, featuring an opulent facade and many fine internal details.

* in its compact but elaborate design, Dalkeith represents the aspirations and pretensions of the wealthy urban class during the boom era.

* Dalkeith is of importance for its elaborate construction, detailing and decoration. The unusual two storey verandah, returning on the western wing wall, features cast iron to all levels, including panel with a distinctive sunflower design. Its use on the ground floor is unusual as are the curved panels. The extant palisade fence of cast iron, encaustic tile paving and many plaster and joinery details are also of note.

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	1890,
Heritage Act Categories	Registered place,
Hermes Number	1031
Property Number	

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 840-

Tintara, 314 Albert Road, South Melbourne.

(All of the building known as Dalkeith, 314 Albert Road, South Melbourne and all land known as Volume 6770 Folio 924 shown hatched on extent of designation.)

[*Victoria Government Gazette* No. G5 6 February 1991 pp.248-249]

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/>