

---

# LINDEN



LINDEN SOHE 2008



1 linden acland street st kilda  
front elevation oct1999

---

## Location

26 ACLAND STREET ST KILDA, PORT PHILLIP CITY

## Municipality

PORT PHILLIP CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0213

## Heritage Overlay Numbers

HO10

## VHR Registration

October 9, 1974

## Heritage Listing

Victorian Heritage Register

---

## Statement of Significance

### **What is significant?**

The mansion, Linden, was built in St Kilda in 1870 for Moritz Michaelis, a German born Jewish merchant. It remained in the Michaelis family until 1957 and was purchased by the St Kilda City Council in 1983 for use as a community art gallery.

Moritz Michaelis was co-founder of the Michaelis, Hallenstein and Co. tannery and leather goods business and was also a prominent Jewish community leader. He was instrumental in establishing the St Kilda Hebrew Congregation for the Jewish families residing in St Kilda, and was elected its first president in 1871. Michaelis commissioned architect Alfred Kursteiner, presumably also of German extraction, to design his house and celebrated botanist and landscape designer, William Guilfoyle, to lay out the extensive grounds. Michaelis commissioned architects Crouch and Wilson to undertake repairs to Linden in 1876 and 1881, after they had designed the first synagogue in St Kilda in 1872.

Linden is an 18 room two storey, rendered brick mansion with hipped slate roof and double storey encircling cast iron verandah. Italianate in style, the house has canted bays flanking the central entrance, triple windows above and quoined corners. The verandah has paired columns and decorative cast iron balustrade, friezes and brackets.

After World War I many St Kilda mansions were converted to boarding houses, but the Michaelis family remained at Linden until it was sold in 1957. Known as Linden Court, it operated as a private hotel before it was purchased by the St Kilda City Council in 1983. It has operated as an art gallery since 1984.

### **How is it significant?**

Linden, St Kilda is of architectural and historical significance to the State of Victoria.

### **Why is it significant?**

Linden, St Kilda is of architectural significance as a fine example of a Melbourne suburban mansion and as an intact example of the residential work of architect Alfred Kursteiner, prolific Victorian architect from 1853 to 1893.

Linden, St Kilda is of historical significance for its associations with the development of the seaside suburb and for its associations with Moritz Michaelis, prominent Melbourne merchant and Jewish community leader.

[Online Data Upgrade Project 2008]

## **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. General Conditions: 2. Should it become apparent during further inspection or the carrying out of works 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 works shall cease and Heritage Victoria shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component.

General Conditions: 3. If there is a conservation policy and plan all works shall be in accordance with it. Note: A Conservation Management Plan or a Heritage Action Plan provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan.

General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Construction dates	1870,
Architect/Designer	Kursteiner, Alfred F,
Heritage Act Categories	Registered place,
Hermes Number	1089
Property Number	

---

## History

The mansion, Linden, was built in St Kilda in 1870 for Moritz Michaelis, a German born Jewish merchant. It remained in the Michaelis family until 1957 and was purchased by the St Kilda City Council in 1983 for use as a community art gallery.

Moritz Michaelis was co-founder of the Michaelis, Hallenstein and Co. tannery and leather goods business and was also a prominent Jewish community leader. He was instrumental in establishing the St Kilda Hebrew Congregation for the Jewish families residing in St Kilda, and was elected its first president in 1871. Michaelis commissioned architect Alfred Kursteiner, presumably also of German extraction, to design his house and celebrated botanist and landscape designer, William Guilfoyle, to lay out the extensive grounds. Michaelis commissioned architects Crouch and Wilson to undertake repairs to Linden in 1876 and 1881, after they had designed the first synagogue in St Kilda in 1872.

After World War I many St Kilda mansions were converted to boarding houses, but the Michaelis family remained at Linden until it was sold in 1957. Known as Linden Court, it operated as a private hotel before it was purchased by the St Kilda City Council in 1983. It has operated as an art gallery since 1984.

**The draft statement of significance and the above history were produced as part of an Online Data Upgrade Project 2008. Sources were as follows:**

N. Lewis and Associates. *St Kilda Conservation Study*. Melbourne 1982

R. Peterson. *A Place of Sensuous Resort. Buildings of St Kilda and their People*, Melbourne 2005

M. Lewis. *Melbourne Mansions*. Research Database

Photograph by Donald McDonald, Residence of Moritz Michaelis, SLV Picture Collection

**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.

Associated People: Assoc.People WILLIAM GUILFOYLE

**Extent of Registration**

*City of St. Kilda*. No. 213. Linden, 26 Acland Street, St. Kilda.

[*Victoria Government Gazette* No 100 Wednesday, October 9 1974 p.3648]

*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/>*