

BELMONT FLATS



BELMONT FLATS SOHE
2008



1 belmont flats alma road st
kilda front view

Location

86 ALMA ROAD ST KILDA, PORT PHILLIP CITY

Municipality

PORT PHILLIP CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0805

Heritage Overlay Numbers

HO21

VHR Registration

July 11, 1990

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - July 1, 1999

HISTORIC BUILDINGS COUNCIL - STATEMENT OF SIGNIFICANCE: THE BELMONT FLATS WERE BUILT IN 1923 TO THE DESIGN OF RICHARDSON AND WOOD, ARCHITECTS. IT IS LIKELY THAT FRANK G RICHARDSON WAS THE DESIGNER RESPONSIBLE IN THE FIRM AS HE WAS AN ORIGINAL OWNER OF THE PROPERTY WITH HIS WIFE AND SO AND HM CATTLIN. GLADYS SYLVIA RICHARDSON IS RATED AS THE OWNER UNTIL 1961. THE BELMONT FLATS HAVE ARCHITECTURAL AND HISTORICAL SIGNIFICANCE FOR THE FOLLOWING REASONS: 1. IT IS AN EXTRAORDINARY AND ESSENTIALLY INTACT INTERPRETATION OF THE ENGLISH ARTS AND CRAFTS TRADITION. THIS MELBOURNE BUILDING IS CONTEMPORARY WITH AMERICAN EXPLORATION OF THIS TRADITION AND SHOWS THE INFLUENCE OF THE DEVELOPING CALIFORNIA BUNGALOW STYLE.. 2. THE USE OF THIS STYLE, COMMONLY RESERVED FOR GRAND RESIDENCES, IS UNUSUAL FOR FLATS. IT REPRESENTS AN ATTEMPT BY THE ARCHITECT OWNER TO AVOID THE DUBIOUS REPUTATION OF THE FLAT GENRE IN ST KILDA AFTER WORLD WAR I. 3. THIS BUILDING IS A SIGNIFICANT EXAMPLE OF PURPOSE BUILT FLATS FROM A TIME WHEN FLATS WERE OFTEN CONVERSONS FROM REDUNDANT LARGE SUBURBAN HOUSES. 4. THE BELMONT FLATS ARE A REPRESENTATIVE EXAMPLE OF THE WORK OF THE ARCHITECTURAL FIRM RICHARDSON AND WOOD. THE BUILDING WAS ALSO THE HOME OF FRANK G RICHARDSON, A PARTNER IN THE FIRM.

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 1923,

Architect/Designer Richardson, Frank G.,

Heritage Act Categories Registered place,

Hermes Number 1092

Property Number

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 805:

Belmont Flats, 86 Alma Road, St Kilda.

(All of the buildings known as Belmont Flats, 86 Alma Road, St Kilda and all land known as Volume 9547 Folios 375 and 376 shown hatched on the attached extent of designation.)

[*Victoria Government Gazette* No. G27 11 July 1990 p.2117]

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/>