

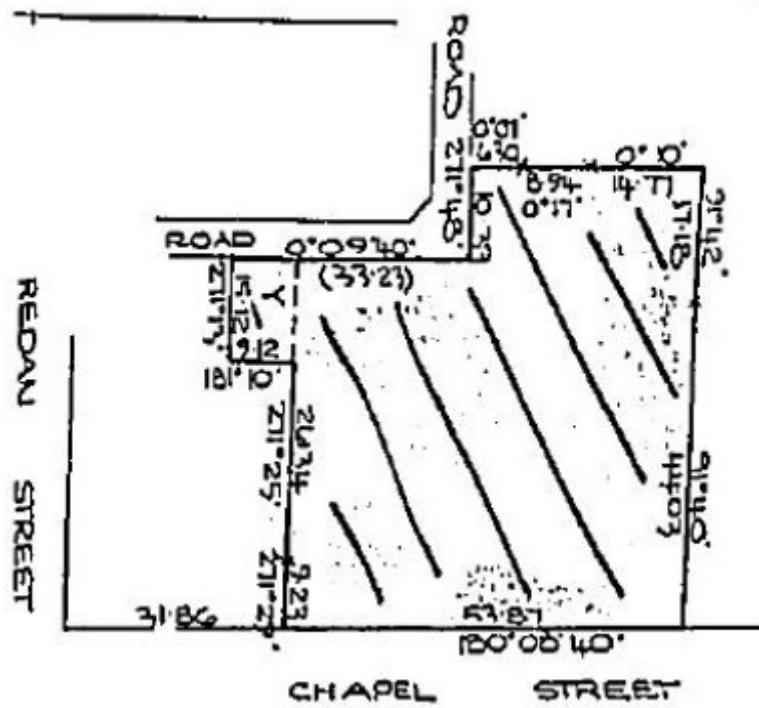
RONDEBOSCH



Rondebosch SOHE 2008



H0754 1 Rondebosch july
2004 she project



h00754 plan h0754

Location

25-27 CHAPEL STREET ST KILDA, PORT PHILLIP CITY

Municipality

PORT PHILLIP CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0754

Heritage Overlay Numbers

HO96

VHR Registration

January 24, 1990

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - April 3, 2025

What is significant?

Rondebosch was constructed to a design prepared by the architects Crouch and Wilson for the merchant Israel Bloomington in 1868. Bloomington was born c.1826 in Poland, arriving in Australia c.1853. He was the proprietor of a boot/outfitters warehouse in Swanston Street and was a leading member of the Melbourne Jewish community. The architects Thomas James Crouch and Ralph Wilson were well known and prolific designers in Melbourne in the nineteenth century. They had good links with the Jewish community and worked extensively in St Kilda.

Rondebosch is a two storey villa with a colonnaded verandah and symmetrical facade with entablature. A central pediment over the verandah and balcony is supported by massive Doric columns on the ground floor level and ionic columns above. Plain arched brackets and cast iron balustrading decorate the balcony. Polygonal bays flank the central arched entrance. Voussoirs and rustication emphasise the ground floor facade. The two storey wing on the south side of the building was added not long after construction. Although not a part of the original building, this wing containing a ballroom on the ground floor level and bedrooms above is sympathetic to the design. Rondebosch is considered to be a typical villa of its kind. It has been suggested that the palazzo Chiericati ai Vicenza 1550 is a model for Rondebosch. As a villa residence the garden setting of Rondebosch would have been a vital component.

Rondebosch is of historic and architectural importance for the following reasons:

- as one of the most sophisticated and best surviving examples of villas in Melbourne in the nineteenth century;
- for its creative and distinctive Renaissance Revival architectural style reminiscent of the work of 16th century Italian architect Andrea Palladio;
- as a notable work of the architects Crouch and Wilson;
- as an expression of the success and aspirations of a prominent member of the Jewish community, the merchant Israel Bloomington, in the prominent residential area of St Kilda in the nineteenth century.

How is it significant?

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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 1868,
Architect/Designer Crouch & Wilson,
Heritage Act Categories Registered place,
Other Names ELMWOOD, HEWISON HOUSE,
Hermes Number 1105
Property Number

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 754.

Elmwood, 25 Chapel Street, St. Kilda.

(All of the buildings and the land hatched which is included in the Register Book Certificate of Title Volume 9445, Folio 994.

[*Victoria Government Gazette* No. G4 24 January 1990 p.220]

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/>