
CHANDOS



CHANDOS SOHE 2008



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chandos 44 hotham street
east melbourne rear view
post1985



h00535 chandos 44 hotham
street east melbourne front
view feb1985



chandos 44 hotham street
east melbourne tiled floor

Location

42-48 HOTHAM STREET EAST MELBOURNE, MELBOURNE CITY

Municipality

MELBOURNE CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0535

Heritage Overlay Numbers

HO147

VHR Registration

July 14, 1982

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 18, 1999

What is significant?

Chandos is a single-storeyed rendered brick house designed by the architect Nahum Barnet in 1885. It has a central, pedimented and parapeted entrance porch, an iron front verandah and a dominating balustraded parapet decorated with orbs. The main facade windows are grouped in two lots of three with a common bracketed sill. The front door has a transom and side lights. The hipped main roof is covered with slate and the verandah is covered with iron. The verandah flooring is tiled. The chimneys are corbelled. Internally the building is not elaborately finished but includes cornices, ceiling roses and marble fireplaces. The house's external decoration reflects classical elements as applied to many Melbourne residences during the boom period to the early 1890s.

How is it significant?

Chandos is of architectural significance to the State of Victoria.

Why is it significant?

Chandos is of architectural significance as an excellent example of a classical villa design by noted Melbourne architect Nahum Barnet, a prominent architect in the four decades after the 1890s depression. Chandos is significant as an early example of Barnet's domestic work, and was perhaps his first domestic commission. Chandos is an unusually restrained example of boom style architecture, with distinctly conservative Palladian-style origins.

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 | 1885, |
| Architect/Designer | Barnet, Nahum, |
| Heritage Act Categories | Registered place, |
| Hermes Number | 372 |
| Property Number | |

History

Contextual History:

Nahum Barnet began practising in 1880 and designed quite a number of buildings in Melbourne, particularly during the first couple of decades of the twentieth century.

History of Place:

The villa, Chandos, was built in 1885 by Langford and Hutchinson for David Benjamin, a house and land agent, to the design of architect Nahum Barnet. The Benjamin family were all prominent in Jewish and public affairs. Three members, Solomon, Moses and David were the biggest buyers at the East Melbourne Crown Land sales.

Benjamin does not appear to have lived in Chandos. Magnus Susman was listed as the occupant of Chandos in 1885. The building was probably built as an investment property. Chandos changed occupancy eighteen times in the sixty-five years to 1950. The longest occupants being Frederick W Debney about nine years from 1910, Dr H Cairns Lloyd from 1905 to 1910 and Misses M and Stella O'Keefe from 1919 to 1928.

Extent of Registration

Historic Building No. 535 Chandos, 44 Hotham Street, East Melbourne.
[Victoria Government Gazette No. 71 14 July 1982 p.2356]

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/>