



MEASUREMENTS ARE IN METRES.

## h00820 plan h0820

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## Location

123 BEACONSFIELD PARADE ALBERT PARK, PORT PHILLIP CITY

## Municipality

PORT PHILLIP CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0820

## Heritage Overlay Numbers

HO6

## VHR Registration

September 5, 1990

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - July 1, 1999

Statement of significance:

The Victoria hotel was built in 1888 for owner and licensee Mary McGregor to the design of architect Richard Speight.

It is sited on the corner of Kerford Road and Beaconsfield Parade and is the most prominent nineteenth century structure along the entire length of the parade. This prominence is emphasised by the corner tower, double storey colonnade and elaborate three storey facade. The width of Kerford Road enhances the visibility of the building.

The tower is angled on the corner and is crowned by an octagonal, column supported belvedere with pointed roof above. This roof was installed in the 1970s to the design of a firm of Melbourne architects. As built, the Victoria had a similar pointed roof though more elaborately detailed. The original roof was removed earlier this century. The remainder of the exterior is substantially intact.

Internally the building retains a number of intact spaces including the spacious entry foyer, graceful staircase and first floor lobby.

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The Victoria Hotel is of architectural and historic significance as:

a prominent and substantial reminder of the recreational activities along Beaconsfield Parade in the 1880s;

a substantial hotel which is an outstanding example of 1880s hotel architecture;

an important illustration of the prominence of hotels in a late nineteenth century community;

a rare example of an octagonal open tower;

an important surviving work of architect Richard Speight.

## 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	1887,
Architect/Designer	Speight, Richard,
Heritage Act Categories	Registered place,
Other Names	VICTORIA HOTEL,
Hermes Number	9
Property Number	

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## Extent of Registration

## AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 820.

Hotel Victoria, 123 Beaconsfield Parade, Albert Park.

[Victoria Government Gazette No. G35 3 September 1990 p.2700]

*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/>*