

Belle Vue

17 - 21 Livingstone Road, Eltham

Heritage Management Guidelines



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Prepared for

Nillumbik Shire Council

by

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1.0 INTRODUCTION

Number 17-21 Livingstone Road, Eltham is included on the Heritage Overlay in the Shire of Nillumbik Planning Scheme (H0255).

The aim of these Heritage Management Guidelines is to guide decision-making with regard to future permit applications for the site under the provisions of the Heritage Overlay, Clause 43.01 in the Shire of Nillumbik Planning Scheme..

Adherence to the guidelines does not remove the need to apply for a planning permit under the terms of the Heritage Overlay. The guidelines do provide a clear basis for the Shire of Nillumbik Planning Department to assess any permit applications made under the Heritage Overlay.

The Heritage Management Guidelines are based on information provided in the following documents and obtained during a site visit on 31 May 2011.

- Heritage Assessment, Belle Vue, 17-21 Livingstone Road, Eltham, commissioned and funded by Nillumbik Shire, Lorraine Huddle October 2010, revised May 2011;
- Planning Panel Hearing, Nillumbik Planning Scheme Amendment C72, Expert Witness Statement, Belle Vue 17-21 Livingstone Rd, Eltham, Graeme Lewis, Stem Arboriculture, 17 April 2011-06-01;
- Panel Hearing Nillumbik Planning Scheme Amendment No. C72, Expert Witness Report prepared for Mr James McCormick part-owner of 17-21 Livingstone Road, Eltham prepared by Barry Pearce: Architect and Designer;
- Panel Hearing Nillumbik Planning Scheme Amendment No. C72, Proposed Inclusion of 17-21 Livingstone Road, Eltham Nillumbik Shire Heritage Overlay, Expert Witness Report prepared for Nillumbik Shire Council by Lorraine Huddle, 12 May 2011-06-01;
- 17-21 Livingstone Road – Field Notes prepared by Barry Pearce, 15.05.11;
- Plan of Survey 17-21 Livingstone Road, Eltham, Ref. No. 13068 Version 01, Neil A. Webster & Associates;
- Nillumbik Planning Scheme: Amendment C72: Further Panel advice and directions prepared by Panel Chair, Jennifer. A. Moles, 26 May 2011; and
- Arboricultural Report for 17-21 Livingstone Road, Eltham prepared by Nicholas Archer, A & R Tree Surgeons, 31 May 2011.

2.0 SIGNIFICANCE

2.1 Statement of Significance

The following Statement of Cultural Significance has been prepared by Lorraine Huddle and is based on the history and description in the Heritage Assessment Report prepared by Lorraine in October 2010 and revised in May 2011. The Statement of Cultural Significance has been restructured to fit the standard format and includes revisions as outlined in the Panel Hearing Expert Witness Report prepared by Lorraine Huddle on 12 May 2011 and as a result of the Panel Hearing held 23 May 2011.

What is significant?

The property known as *Belle Vue* including the house and its open setting (2 allotments with significant plantings), dairy, and early entry driveway located at 17-21 Livingstone Road, Eltham.

How is it significant?

The property at 17-21 Livingstone Road, Eltham is historically and aesthetically significant to the Shire of Nillumbik.

Why is it significant?

The property at 17-21 Livingstone Road, Eltham is historically significant (AHC criteria A4, H1) to the Shire of Nillumbik as it illustrates the story of the development of Eltham with its direct link from 1852 until today. Eltham is one of the settlements in Nillumbik Shire primarily associated with farming, and *Belle Vue* farm is possibly the last and most intact link to the earliest development of Eltham from 1852 through to 2009.

The house, constructed in 1914, dairy, significant trees, and former driveway cutting all contribute to provide evidence of the history of the site and the immediate area which is a now rare example of an early 20th century farm in Eltham. Main Road, Diamond Creek, and the railway line at Eltham form tangible markers of the extent of the property that once existed during the early and establishing period of the former farm. The current Bellevue Road is the former entry track to the farm prior to subdivision in the 1920s.

There are strong connections with the pioneering Williams family and *Belle Vue* is a representative example of a well developed and prosperous mixed use farm and dairy in Eltham in the nineteenth and early twentieth century. Mature trees which are related to the construction period of the buildings aid in the period expression and cultural significance of the place as indicators of age and style. The Red Oak tree, planted c1970 by Mrs Jo McCormick is the only tangible feature from the forty years McCormick family era.

It is an intact example that illustrates the development of Eltham from a rural outpost on the outskirts of Melbourne to a suburb within Melbourne's metropolitan district. The property retains evidence from its beginnings as a 90 acre farm to a large allotment completely enveloped by suburbia as a result of subdivisions.

The property at 17-21 Livingstone Road, Eltham is aesthetically significant (AHC Criteria B2, D2, E1) to the Shire of Nillumbik as the house demonstrates important typical Federation Arts and Crafts design qualities, especially the form, roof design and pitch with corrugated galvanised iron cladding, and splayed corbelled red brick chimney, gable end decoration of roughcast plaster between timber strapping, and timber weatherboard cladding. Many windows remain intact as is the front door and door furniture. The interior has had some walls removed to create two larger rooms, however the

character of the house has been retained with the timber dado in the hall, extensive strapped plaster walls and ceilings and fireplace mantels. Art Nouveau decorations, which were popular in the Federation era include the letter slot in the door, the timber hall screen, tiles and fireplace surrounds.

The allotment is larger than neighbouring allotments as it was built as a large villa homestead, compared to the majority of houses in Eltham, which were considered to be very modest. The overall extent of the original farm property has been subdivided many times by subsequent owners. However, the McCormick's did not subdivide the property over the past 41 years since they took ownership in 1968. The Red Oak dates from the McCormick period.

The property is a good example of an intact large allotment, which illustrates a landscaped setting framed by large mature Cypress trees and containing other specimen trees. This is now rare, as the hard surfaces and buildings on smaller allotments have resulted in the demise of many large exotic trees in urban Eltham.

2.2 Significant Elements

The following elements of *Belle Vue* at 17-21 Livingstone Road, Eltham contribute to the significance of the place as identified in the Statement of Cultural Heritage Significance.

- House
- Dairy
- Early driveway entry off Livingstone Road
- Open Setting including the existing two allotments and the treed landscape including the following trees (marked on 4.0 Heritage Guidelines Plan)
 1. Monterey Cypress (*Cupressus macrocarpa*)
 2. Monterey Cypress (*Cupressus macrocarpa*)
 3. Peppercorn (*Schinus areira*)
 4. Canary Island Date Palm (*Phoenix canariensis*)
 5. Narrow-leaved Black Peppermint (*Eucalyptus nicholli*)
 6. Deodar Cedar (*Cedrus deodar*)
 7. Red Oak (*Quercus rubra*)
 8. Italian Cypress (*Cupressus sempervirens*)

3.0 HERITAGE GUIDELINES

3.1 Heritage Permits

The whole of the site is individually listed in the Shire of Nillumbik Heritage Overlay. In relation to all proposals for adaptations, alterations or new development of the fabric and setting, the Responsible Authority must be consulted and the relevant permits applied for.

No permits are required for routine maintenance that involves the replacement of like with like. For example gutter or downpipe replacement that copies the existing material, style and profile of the existing is considered replacing like with like. Repair of galvanised iron roofing or timber repairs are also considered to be routine maintenance.

There are no interior controls on this property relating to the Heritage Overlay and therefore only changes to the landscape and exterior envelope of buildings (including changes to openings) require a planning permit.

Note that permits are required for any exterior alterations including alterations to non significant buildings. This is to enable assessment of any impacts the proposed changes will have on significant aspects of the site.

Any changes to the site should be in accordance with the policy provided in Section 3.2 of this report as well as the State Planning Provisions - 43.01 Heritage Overlay.

Prior to preparing any documentation for change, the owner should contact the Nillumbik Shire Council Planning Department to discuss the proposed changes with Council's Heritage Advisor. This will determine early on whether there are likely to be any potential heritage issues with the proposed changes.

3.2 Making Change

3.2.1 General Policy

Any future decision-making regarding change to the place will ensure retention of the significant aspects of the site as identified in the Statement of Cultural Significance.

All future conservation or development actions for *Belle Vue* will be based on the principles of the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)* and in accordance with the State Planning Provisions - 43.01 Heritage Overlay.

3.2.2 Reconstruction

Reconstruction of the site to a previous state or appearance is not required under this Management Plan or as a result of Heritage Overlay controls; however there are opportunities for enhancement of the heritage assets of the site through reconstruction of original features and removal of later unsympathetic additions.

Reconstruction of missing fabric should only be permitted only where interpretation of the property would be considerably enhanced and the following conditions are met:

- there is appropriate documentary or physical evidence on which to base the reconstruction; and
- the reconstruction accords with priorities outlined in these management guidelines.

Reconstruction of original elements and/or finishes should only occur if the precise original form can be determined.

Reconstruction is considered enhancement work and should not take precedent to works required for the protection of heritage fabric or essential maintenance.

The following reconstruction projects could be undertaken at *Belle Vue* to enhance the appearance and significance of the place.

- Reinstatement of the original front verandah posts.
- Removal of the non original glass doors and corner window to the front (west) elevation and reinstatement of the original double hung timber framed window in this location.
- Removal of non-significant sections of the house as identified in 4.0 Heritage Guideline Plan and repair and reinstatement of the original north and north east corner facades.
- Re-establishment of the early entry from Livingstone Road and driveway across the front (west side) of the house.

3.2.3 Site and Setting

Views

Views to the significant elements of *Belle Vue* from within and outside the site should be protected. Significant views to and within the site are as follows:

- View from the Livingstone Road early driveway entry to the front (west and south elevations).
- Open views across the front (west elevation) of the residence.
- View between the house and dairy.
- Views from Livingstone Road to the west and south of the house and the overall hipped roof form.
- Views towards the city from the southern side of the house.
- Views to the treed setting from Livingstone Road.

To protect these views no new development should occur in the unshaded areas noted in 4.0 Heritage Guideline Plan.

Any new development needs to protect these significant views.

Entry and Paths

The location of the entry to the site directly from Livingstone Road and leading to the front (west side) of the house reflects an early entry to the property and should be retained. There is no requirement to retain the materials or gradient of the entry. Any new entrance to the property from this location should be within the approximate area of the existing opening but does not have to be in the exact location.

The entry to the property at the north-east corner is not an original or early feature and is not significant.

Fences and gates

None of the existing fences, including the stone retaining wall along Livingstone Road have been identified as significant.

Any new fencing on the site including boundaries to subdivided land should retain views across the site and be permeable and low in scale. This will protect significant views across the site. Post and wire, typical to a farm property would be a suitable fence style.

Plantings

The significant trees identified as historically significant and aesthetically significant for the contribution they make to the setting of the place are listed below (marked on 4.0 Heritage Guideline Plan):

1. Monterey Cypress (*Cupressus macrocarpa*)
2. Monterey Cypress (*Cupressus macrocarpa*)
3. Peppercorn (*Schinus areira*)
4. Canary Island Date Palm (*Phoenix canariensis*)
5. Narrow-leaved Black Peppermint (*Eucalyptus nicholli*)
6. Deodar Cedar (*Cedrus deodar*)
7. Red Oak (*Quercus rubra*)
8. Italian Cypress (*Cupressus sempervirens*)

These trees should be retained where possible. If these trees are damaged, hazardous or become senescent a permit application for removal (including an Arborist Report) should be submitted to the Responsible Authority for approval.

The removal of trees 1 and 2 will be considered in the context of a development proposal which includes a landscape plan to show plantings of other species intended to replace trees 1 and 2 and retain the garden setting with scattered specimen exotic tree planting amongst a grassed area.

Subdivision and New Development

The impact of new development on significant elements is an important consideration for the retention of viewpoints and open space (setting). In order to protect these, some limitations need to be placed on the extent and position of new development on the site. The following guidelines are to be followed:

- New development to be restricted to the south-east corner and northern boundary of the site (refer to 4.0 Heritage Guideline Plan).
- New building development in these areas is to be of low density, and where possible use existing trees and new planting to soften/shield the new development.

Subdivision of these areas can occur; however they will still remain within the parcel of land included as part of the Heritage Overlay listing. Permits for changes on the subdivided parcels will be required under the Heritage Overlay.

The bulk, height and architectural treatment of any new buildings in the specified areas needs to be controlled to ensure that new development does not overwhelm the significant features views and setting of the place. This can be achieved by:

- Breaking down the scale of buildings by designing as a series of distinct smaller forms.
- Keeping the maximum roof height of new buildings below the ridge level of the significant house to retain views to the house and retain the dominance of the significant building.

- Generally only single storey development would be permitted, but buildings with lofts or attic storey could be possible depending on the overall scale and design. Higher development could be possible provided the design does not overwhelm the house and its setting.
- New buildings should be designed in a simple contemporary manner not by falsely recreating the appearance of age or a historic style. They should be designed in a manner sympathetic to the existing significant fabric.
- Including a similar ratio of openings to solid wall in the new buildings as in existing buildings. Large areas of glazing to buildings would generally not be appropriate.

3.2.4 Individual Building Policies

House

Intact architectural elements of the house from the Federation Arts and Crafts design that should be retained include:

- The overall asymmetrical form;
- High hipped roof forms with projecting gable wings;
- Deep eaves lined with timber boards;
- Red brick chimneys with splayed corbelled tops (one at the north west corner and one at the end of the eastern-most room);
- Gable end rough cast finish with timber strapping and bressemer;
- Skillion roofed front verandah (the original posts are missing);
- Double hung timber windows with a vertical axis (some windows have been altered, particularly on the north side);
- Square edged weatherboard walls and lapped corrugated iron roof cladding;
- Timber finial at the gable apex; and
- Asymmetrical door surrounds, with Federation fly wire door design Timber Federation era front door with Art Nouveau design 'letter' opening.

Installation of utilities (eg air conditioners) in the important view lines from Livingstone Road is discouraged (see Section 3.2.3 for important view lines).

The later building sections on the north elevation and at the north east corner (shaded grey on 4.0 Heritage Guideline Plan) are not significant and can be removed. A permit will still be required for their removal.

There is the opportunity for new additions to the east and north of the house (area shaded purple on 4.0 Heritage Guideline Plan). The area identified for the addition takes into consideration the need to retain separation between the house and dairy as well as retaining significant views to the house from Livingstone Road.

An addition/s in the identified area should comprise a separate roof form and be at a scale that is subservient to the existing building. Additions introducing new materials or design should be done in a simple contemporary manner and not be falsely recreate the appearance of age. They should be done in a manner sympathetic to the existing significant fabric. They must not create confusion as to whether they were part of the earlier built fabric.

Reinstatement of original detailing and features to the house (where known) is encouraged. Refer to section 3.2.2 Reconstruction.

Dairy

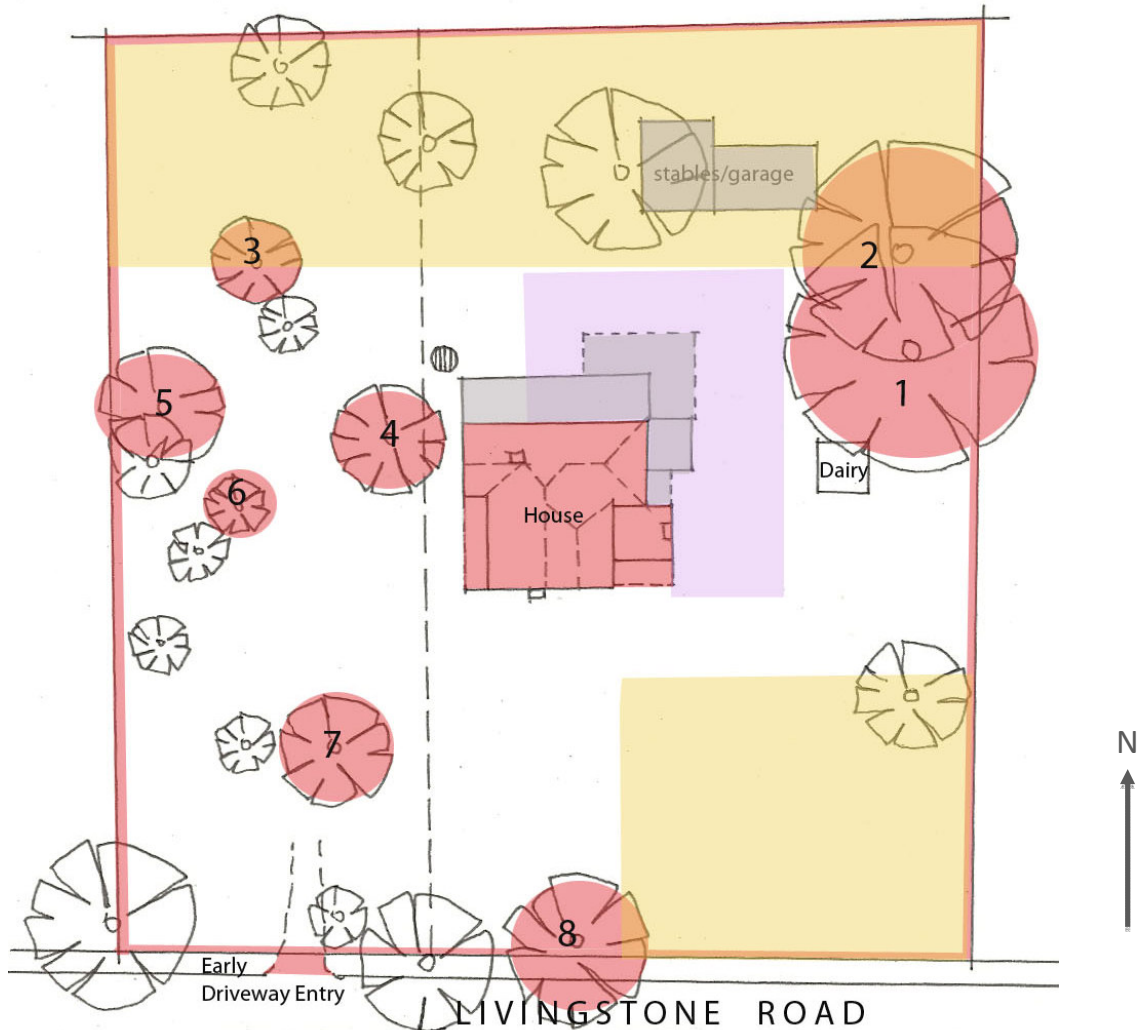
This building is substantially intact and demonstrative of a rare building type. As a result there is little opportunity for making alterations to this building.

- The dairy should always be understood as a separate building from the house, therefore a gap of at least one metre should be retained between these buildings.
- There are no opportunities for new openings to this building.
- There are no restrictions to interior alterations to this building.
- There are no opportunities for additions to this building.

Non significant buildings

The stables/garage and other sheds on the site are not significant and can be removed.

4.0 HERITAGE GUIDELINE PLAN



Significant features (including all of the land within the red boundary)

Area available for new addition/s

Non-significant features that can be removed

Areas available for new development

Note: There should be no new development in areas of land that are not shaded in order to retain significant views to and within the site

Significant Trees noted on the Plan:

1. Monterey Cypress (*Cupressus macrocarpa*)
2. Monterey Cypress (*Cupressus macrocarpa*)
3. Peppercorn (*Schinus areira*)
4. Canary Island Date Palm (*Phoenix canariensis*)

5. Narrow-leaved Black Peppermint (*Eucalyptus nicholli*)
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