



trethowan **T**

History, Significance & Condition

Kardinia House VHR H0337

1 Riverview Terrace, Belmont 3216

Author Trethowan Architecture
Date 24 March 2025



Trethowan Architecture acknowledges the Traditional Owners of the lands on which our studio and projects are located. We pay respects to Elders past, present and emerging.



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1 History

The Traditional Owners of the land for the area are the Wadawurrung People.

1.1 Summary

In 1837, Dr. Alexander Thomson from Scotland took up land on the Barwon River. Thomson was a medical officer and was considered one of the founders of Geelong, which was gazetted as a town in 1838. Initially, a timber hut was constructed on site, which was then replaced by a single-storey stone house between 1850 and 1855.

Thomson constructed Kardinia House in various stages. The original timber structure was replaced by a stone house between 1850 and 1855. Thomson was a highly influential man, both in Geelong and across Victoria. In 1843 he was one of the Port Phillip members to the New South Wales Legislative Council. In 1844 he resigned, protesting the need to travel to Sydney to attend Parliament. He became an active campaigner for the separation movement, which ultimately saw Victoria become an independent colony from New South Wales. In 1851 Thomson became Geelong's first mayor. He was elected to the Victorian Legislative Council from 1852-54 and helped draft the Victorian Constitution bill. He then returned as Geelong's mayor in 1855-57 and served in the Victorian Legislative Assembly in 1857-59. His career also saw him become director of the Geelong-Melbourne Railway Co, and he was active in starting and promoting Presbyterian services in the Geelong region. Thomson died in 1866. Subsequent owners of Kardinia included John Richardson, Member of the Legislative Assembly, William Sommers, a mayor of Geelong, and Horace Frank Richardson, councillor and Member of the Legislative Council. Though the fabric of the stone house from 1850-55 is still visible on the site, it has been transformed and extended extensively. In 1869 further additions were made to Kardinia House, including a second storey. In the 1880s bay windows and a verandah were added. From 1947-1986 Kardinia House was used as a children's home for the Salvation Army, catering mainly for toddlers aged two to five years' old. This led to extensive changes to the building's interior and the grounds. From 1965 cottage homes were opened on the property, allowing siblings to remain together. More recently, Kardinia House was used as the headquarters of a non-profit organisation providing disability, senior and employment services.

1.2 Detail History

The following history was researched by Dr David Rowe and is reproduced with permission.

The original dwelling of 1837 appears to have been a rudimentary hut as shown in the following image:

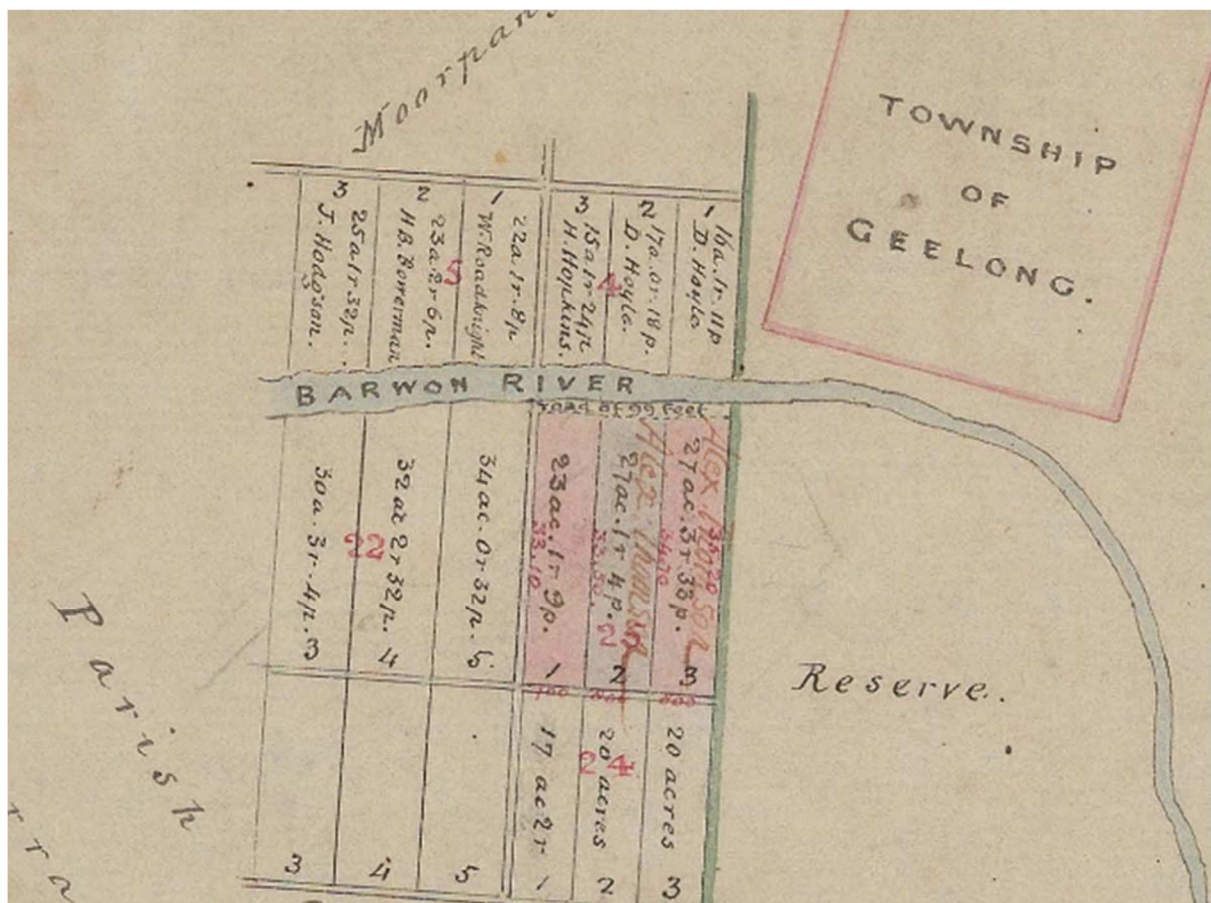


Image of Thomson's hut, "Kardinia" in 1840. Source: Wynd collection, Authentic Heritage Services Pty Ltd.

Thomson's dwelling was described by the Rev. Dr Lang in 1847 (from a visit in early 1846):

KARDINIA, Dr. Thomson's residence is situated on the summit of the natural terrace to which I have already alluded, on the right bank of the Barwon, the garden occupying the steeply declivity in front. It was one of the earliest habitations ... and as it was necessarily erected on Government land, on which, of course, it was not expedient to go much expense, to tempt the cupidity of some rival competitor at the next Crown land sale, it was constructed of slight materials, and was not intended to have the character of permanence.^[1]

It was in April 1846 when Thomson applied for the freehold of this site. This is outlined in a 'Sketch shewing the Suburban Allotments in the Parish of Barrarbool (applied for by A. Thomson) reserving a road of 99 feet wide along the bank of River':



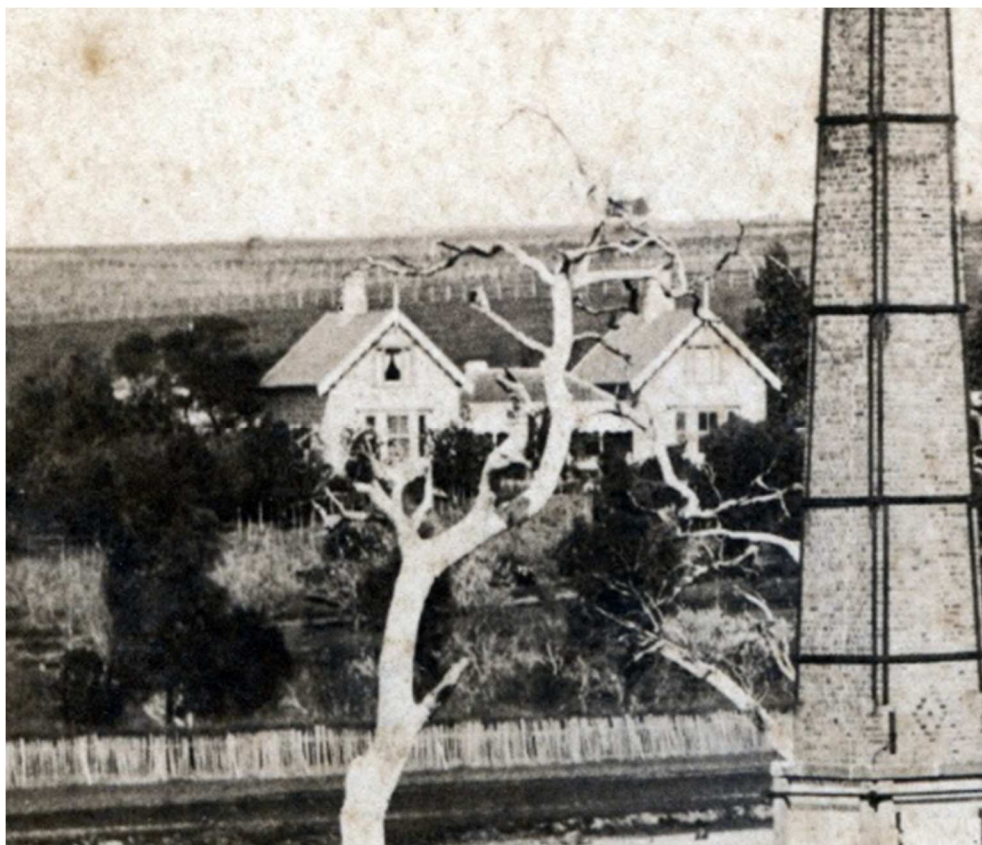
R. Hoddle, Extract of 'Sketch shewing the Suburban Allotments in the Parish of Barrarbool (applied for by A. Thomson), 21 April 1846. Source: VPRS 8168/P002, SYDNEY B8, Barrarbool, Public Record Office Victoria.



R. Hoddle, 'Sketch shewing the Suburban Allotments in the Parish of Barrarbool (applied for by A. Thomson), 21 April 1846. Source: VPRS 8168/P002, SYDNEY B8, Barrarbool, Public Record Office Victoria.

Thomson had relocated to Malop Street in 1844 to continue his medical practice.^[2] He returned to “Kardinia” in 1845.^[3] His purchase of the freehold in 1846 might have given him confidence to construct a more permanent dwelling about this time. In 1850 in the Geelong Council Rate Books (entry 364), “Kardinia” was described as being of wood comprising five rooms, with a lodge and garden. It had a net annual value of £55.^[4] By 1852, the dwelling had been extended to 9 rooms with a net annual value of £95.^[5] It was also in 1852 when Thomson offered the lease of “Kardinia” ‘for a term of years’, the dwelling and out-offices being described as ‘extensive’ and ‘commodious, and replete with every convenience, suitable for a family of the first respectability.’^[6]

The original (c.1846-50) portion of “Kardinia” appears to have comprised a central, hipped roofed wing with front verandah (with timber detailing). This is revealed in the earliest-known photograph of the property which was likely taken in 1866 by John Norton. Several other photographs of similar style taken by John Norton in Geelong are dated 1866 (see State Library of Victoria images). The photograph forms part of a broader image of William Gray’s flour mill on the north bank of the Barwon River, with “Kardinia” in the background. The flour mill was altered and extended into the Albion Woollen Mill in 1869 for Alexander Gray,^[7] and these major additions are not shown in the Norton photograph, giving further weight that the photograph is dated to 1866 (the additions to the mill are shown in one of the Webb paintings – see later discussion).



“Kardinia House”, c.1866 (extract of a larger photograph – see following). Source: GRS 2009/02172, Geelong Heritage Centre Collection.



Gray's Mill, Geelong, n.d. [c1866] with "Kardinia House" in the background on the left.

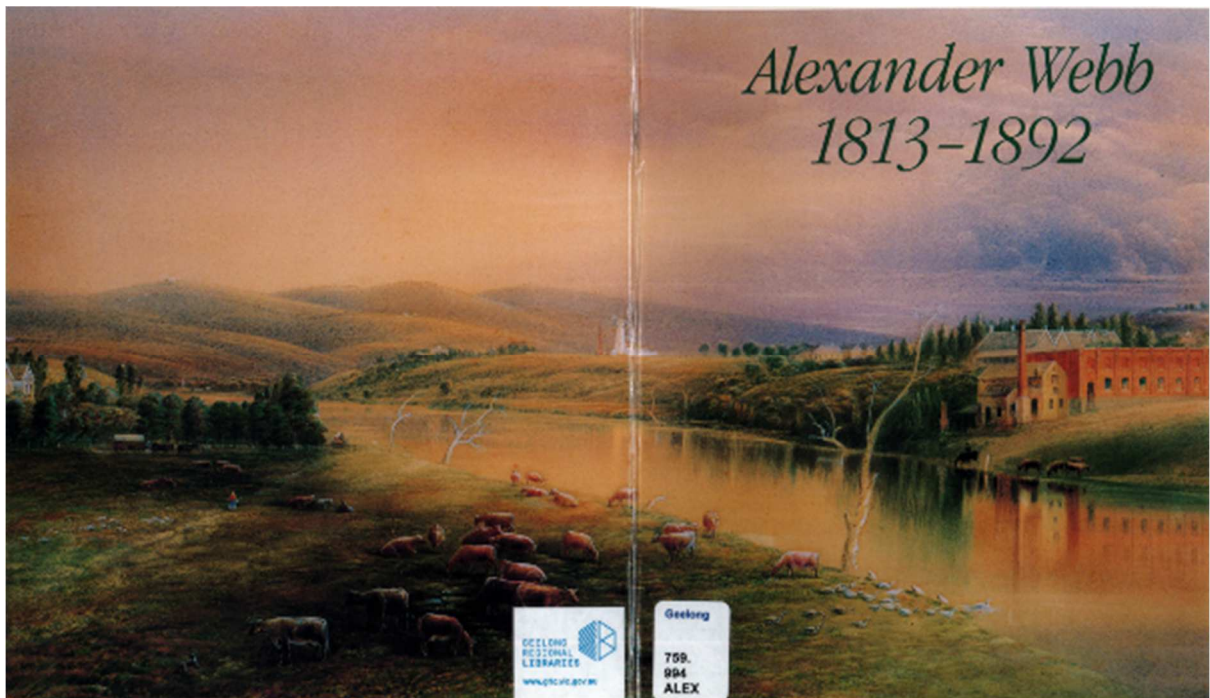
Source: GRS 2009/02172, Geelong Heritage Centre Collection.

The photograph shows that the c.1846-50 hipped roofed "Kardinia" dwelling was flanked by stone attic gabled wings by 1866. These wings included faceted bay windows on the ground floor, attic windows, and decorative bargeboards and finials. The provenance of these wings is alluded to (but is not entirely clear) in the Geelong Council Rate Books. In 1853, "Kardinia" was listed as being of weatherboard comprising 12 rooms with a net annual value of £250.^[8] The following year, 1854, when leased to a Mr Herring, it comprised 7 rooms, kitchen and garden with a net annual value of £400^[9] (possibly reflecting the high property values as a consequence of the gold rush). All rate book entries to 1857 describe the dwelling as being constructed of weatherboard, and not stone as shown in the historic photograph of c.1866. However, it is clear that the original and early fabric during Thomson's ownership of "Kardinia" is that shown in Norton's photograph.

Following Thomson's death in 1866, the property passed to his wife, Barbara Thomson. After her death in 1867, the son in law of Alexander Thomson, Henry Creswick, took up ownership, possibly on behalf of this wife, Jane Creswick (nee Thomson)^[10]. The property was leased until 1876 to John Richardson, Town Clerk, South Barwon.^[11] During Richardson's occupation in the 1870s, glimpses of "Kardinia" were revealed in paintings of the Barwon River by Alexander Webb. Both paintings appear to reflect the dwelling as it was shown in 1866. This suggests any two storey addition as outlined in the Statement of Recommendation, could not have occurred in 1869, or at least to a front portion of the dwelling.



A. Webb, "Kardinia and flour mill", n.d [c.1870s]. Note "Kardinia House" on the left. Source: Geelong Gallery in V. Filmer, Alexander Webb 1813-1892, Geelong Art Gallery Inc., 1990.



A. Webb, "Barwon River from the bridge", n.d [c.1870s]. Note "Kardinia House" and its early setting on the left. Source: Geelong Gallery in V. Filmer, Alexander Webb 1813-1892, Geelong Art Gallery Inc., 1990



Detail of Webb's painting, "Barwon River from the bridge", showing Thomson's "Kardinia House" and front (northern setting). The depiction of the dwelling reflects Norton's photograph of c.1866.

The existing dwelling would appear to reflect substantial alterations and additions that were made during the ownership of the local publican, William Sommers. He owned the property from 1881 until 1890.^[12] As outlined in the South Barwon Rate Books, the net annual value of the property increased from £80 in 1882 to £95 in 1883-84 and £100 in 1886-87.^[13] This gives weight to the existing appearance of the two storey painted portion of "Kardinia" largely being associated with significant alterations and additions for William Sommers. Further physical analysis is required to confirm the extent of the changes, but they appear to have included:

- Two storey additions to the early flanking gabled wings (or completely new two storey wings).

- Two storey addition to the central wing linking the flanking gabled wings.

- Cast iron balcony and verandah.

Aerial photographs by Charles Pratt in the 1920s reveal that gabled balconies had also been constructed above the ground floor bay windows. Physical evidence of the gable roof to the west balcony is in the lines on the walls and adjacent to the first floor windows.



Aerial view showing western portion of “Kardinia” with gable roofed balcony above the western bay window, c.1925. Source: C. Pratt, accession H91.160/590 State Library of Victoria.

The design detail of the cast iron valances and brackets to the verandah and balcony at “Kardinia”, particularly the timber framed cast iron valances with Rinceau patterning (a sinuous and branching scroll of thistle-like stems and leaves, and rose flowers) are known to have been widely employed in the work of the prolific local architects, Joseph Watts and John Stuart Jackson in the 1880s (both separately, and in partnership between 1881 and 1883).^[14] The cast iron valances seen at “Kardinia” were also adopted (in part) with their design of Price Villa, Eastern Beach Road (now facing Fitzroy Street) in 1883^[15] as shown in the following historical photograph.

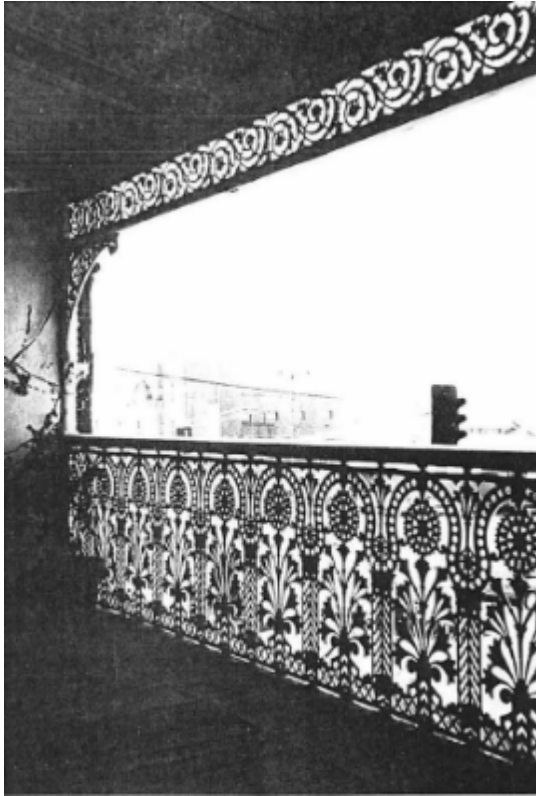


Price Villa (when facing Eastern Beach Road), n.d. The verandah and balcony valances (but without the drops) are identical to “Kardinia House”. Source: Noel Rudolph.



Detail of north wing of the Austin Hall showing cast iron detailing, 2007. Source: David Rowe.

The same valance construction and pattern as “Kardinia” is also identified in other Watts-designed buildings including Austin Cottages and Hall, South Geelong (1886-98) and Wellwood Terrace, Gheringhap Street (1887).^[16] Of the latter, the first floor balustrade pattern is also identical to that at “Kardinia”. At the former St. Mary’s Presbytery (designed by Joseph Watts in 1886^[17]), the valance and first floor bracket patterns reflect those at “Kardinia” (the valances to both floors and the first floor brackets).



Cast iron pattern, first floor balcony, Wellwood Terrace, 1991. Source: David Rowe.



St. Mary's Presbytery, Yarra Street, 2016. Source: David Rowe.

No tender notices have been identified in the *Geelong Advertiser* linking Joseph Watts and/or John Stuart Jackson to the alterations and additions of “Kardinia”. The involvement of one or both of the architects is possible given their associations with William Sommers (in addition to the use of well-known cast iron patterns by the architects). In 1882, Watts and Jackson won the competitive design for the Exhibition Hall Theatre, Geelong.^[18] Sommers was a Director of the Exhibition Hall Company.^[19] Between 1881 and 1885, Jackson also held the lease of the Exhibition Hall.^[20] In 1889, Watts designed additions to Sommers' Victoria Hotel, Geelong.^[21] The close relationship between Jackson and Sommers was revealed in the *Geelong Advertiser* in 1884 when it was reported that Sommers was a groomsman at Jackson's wedding at St. Paul's Church, Geelong.^[22]

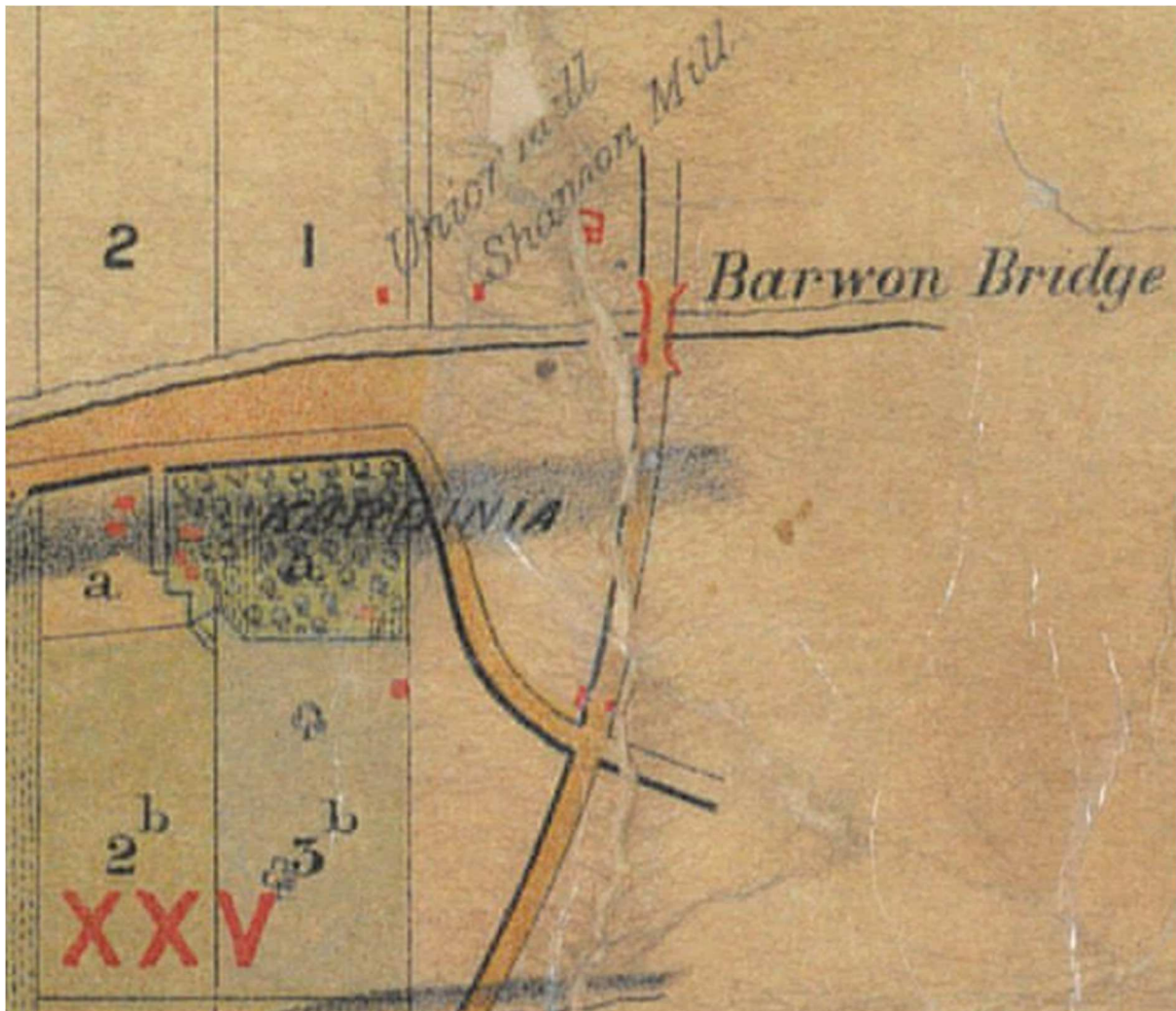
Architecturally, the steeply-pitched gabled roof forms, decorative bargeboards and incised quatrefoil motifs in the gable ends at “Kardinia” share a passing resemblance with the gate lodge at the Geelong Eastern Cemetery, design by Joseph Watts in 1888-89.^[23]

Historical and physical evidence also reveals other elements of the 1880s design now altered or missing. This includes (but is not limited to) the gabled balcony roofs with cast iron decoration above the bay windows and the faceted ground floor bay window in the in the central wing behind the verandah. These details are shown in photographs of the early twentieth century.

It was in 1890 when the property was taken over by Horace Frank Richardson,^[24] son in law of William Sommers, and son of John Richardson, previous occupier of the earlier dwelling in the 1870s. Further improvements were made during Richardson's ownership, including new outbuildings in 1915 designed by the architects, Seeley, King and Everett.^[25]

Evolution of the Landscape Setting

A plan of the Barrarabool Parish by Andrew McWilliams in 1861 showed the extent of the setting associated with “Kardinia House” during Alexander and Barbara Thomson's occupation. The historic photograph of 1866 and paintings by Webb in the 1870s also give some idea of the landscape at that time.



A. McWilliams, Extract of the Parish of Barrabool Plan, 1861, showing "Kardinia".

Source: Jennifer Bantow, Geelong.

A major transformation of the setting came with the ownership of William Sommers. Extensive improvements were reported in the Geelong Advertiser on 31 October 1884. They included an irrigation system, a maize patch of 2 acres 'on the slope of the hill at the rear of the house', a 6-acre apple orchard with 1000 new apple trees, the orchard overall comprising 15,000 fruit trees.[26] A natural lagoon and trees were also laid out to the east of "Kardinia". The extent of the setting is shown in the plan of the Kardinia Estate (c.1890) as outlined in the Statement of Recommendation and landscape remnants are also shown in aerial images by Charles Pratt. A company had been formed to subdivide the southern parts of the Kardinia Estate (the paddocks seen in the background of the Norton photo of c.1866) into 250 allotments. Directors of the Kardinia Estate Company were William Sommers, William Higgins, W.P. Carr, T. Fender, H. Howard, F. Drew, H.P. Douglas, H.F. Richardson (secretary) and F.J. Leary (auditor).[27] The remaining seventeen acres (6.88 hectares) were retained by H.F. Richardson.[28]



Aerial view looking east showing “Kardinia House” and its setting, c.1925.p Note the tree-lined drive which terminated as a loop in front of the house. Also note the 'back drive' which still exists today and is not part of the proposed registration. Source: C. Pratt, Accession H91.160/591, State Library of Victoria



Figure 1. The house photographed in 1979. Source: State Library of Victoria.

References

- [1] Geelong Advertiser, 16 November 1847, p.1.
- [2] Ibid., 6 June 1844, p.1.
- [3] Ibid., 17 December 1845.
- [4] Geelong Council Rate Book, entry 364, 1850, Geelong Heritage Centre collection.
- [5] Ibid., entry 67, 1852.

- [6] Geelong Advertiser, 19 November 1852, p.1.
- [7] D. Rowe, *About Corayo: A Thematic History of Greater Geelong, City of Greater Geelong*, 2021, pp.500-501.
- [8] Geelong Council Rate Book, op.cit., entry 816, 1853.
- [9] Ibid., entry 81, 1854.
- [10] See South Barwon Rate Books, 1870-1880, Geelong Heritage Centre collection. See also Births, Deaths and Marriages Victoria <https://www.bdm.vic.gov.au/> and L. Gardiner, 'Alexander Thomson (1898-1866)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://abd.anu.edu.au/biography/Thomson-alexander-2731/text3853>, published first in hardcopy 1967, accessed online 22 April 2024.
- [11] South Barwon Rate Books, op.cit.
- [12] South Barwon Rate Books, op.cit., 1881-1890.
- [13] Ibid., 1882-87.
- [14] D. Rowe, 'Architecture of Geelong 1860-1900', B.Arch. thesis, Deakin University, 1991, vol.1, p.13.
- [15] Ibid., vol.2, sheet 139.
- [16] Rowe, *About Corayo*, op.cit., p.677, 1072.
- [17] Rowe, 'Architecture of Geelong', op.cit., sheet 163.
- [18] Geelong Advertiser, 24 December 1881, p.3.
- [19] Ibid., 16 August 1881, p.3.
- [20] Rowe, 'Architecture of Geelong 1860-1900', op.cit., vol.1, p.3.
- [21] Geelong Advertiser, 2 July 1889, p.3.
- [22] Ibid., 23 January 1884, p.3.
- [23] Rowe, *About Corayo*, op.cit., p.1122.
- [24] South Barwon Rate Book, op.cit., entry 240, 1890-91.
- [25] Geelong Advertiser, 30 October 1915, p.3.
- [26] Geelong Advertiser, 31 October 1884.
- [27] D. Rowe, 'City of Greater Geelong Belmont Heritage Areas Report', vol.1, prepared for the City of Greater Geelong, August 2007, p.46.
- [28] Ibid.

Set of plans from 1979 (Wah J. Source: State Library of Victoria):



Figure 2. Front Elevation of the house.

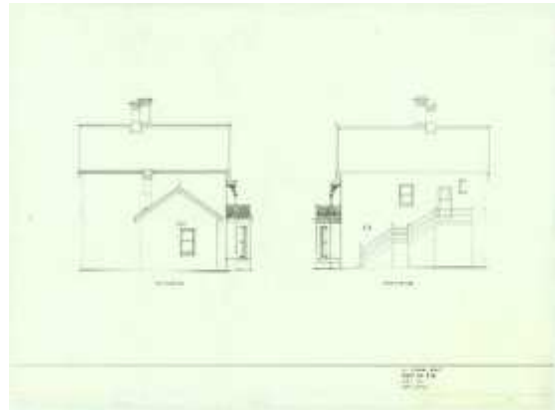


Figure 3. Side elevations of the house.

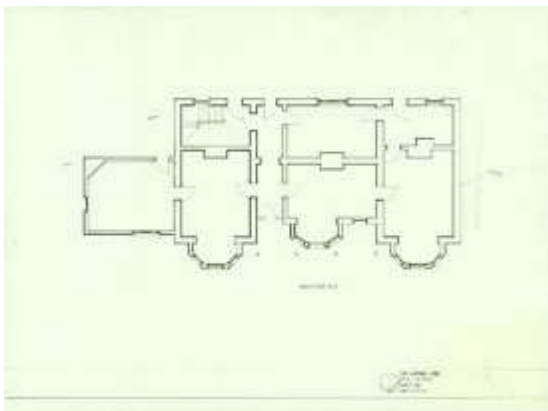


Figure 4. Ground floor plan of the house.



Figure 5. First floor plan of the house.



Figure 6. Section of the house.

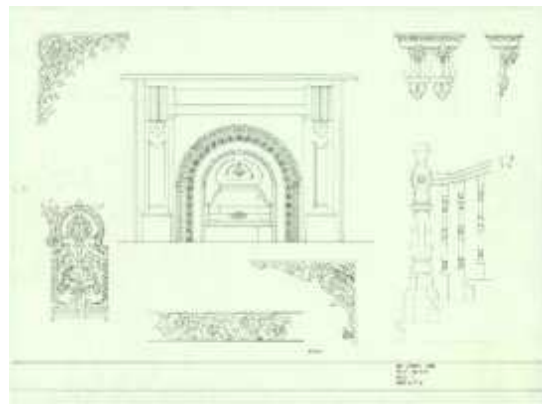


Figure 7. Selected decorative detailing of the house.

2 Physical Analysis

2.1 Introduction

The following section of the CMP is based upon a physical survey of the heritage place and investigation of available documentary evidence, including all available plans of the building, maps, photographs, and newspaper articles that are known to exist. An external and internal survey of the place was conducted on 14 May 2024. The results are summarised in the site survey datasheets.

2.2 Site Context

The heritage place, located at Belmont, Geelong, is bound by Riverview Terrace to the west, the Barwon River Holiday Park to the east, and a row of detached houses (7 to 25 Riverview Terrace) and the Geelong Bowls Club to the south. The place overlooks Barrabool Road and Barwon River to its north. The place is trapezoidal in shape, with a long, narrow road projecting from its southeastern corner.

2.3 Site Plan

The heritage place comprises a Victorian period house with additions and alterations set in a large site comprising a front sloping landscape with return driveway and mature trees. Prominent post-war buildings dominate the rest of the site to the east and south.

2.4 The House

The house is a double-storey Victorian period residence built in stages over 1855-1880, with later additions and accretions that have completely overwhelmed and concealed any traces of the original 1855 stone house. As acknowledged by the original citation, the house has been extended 'beyond recognition' from the original house occupied and associated with Alexander Thomson. The current house owes its appearance to the alterations by Geelong businessman H.F. Richardson. The ground level however retains original bay window front of the attic level house that was built and inhabited by Thomson.

2.5 Interiors

The interior has been heavily altered, however there are traces of the late Victorian decorative scheme including some architraves, ceiling roses, cornices and fireplaces. There are no traces of original wallpaper or furnishings.

2.6 Outbuildings

There is a timber outbuilding joined to the rear of the house by a covered breezeway (Figure 14). It has been heavily altered in the post-war period and late twentieth century by conversion into office spaces and reception area (Figure 15). Historical aerial view of 1925 shows the early twentieth century configuration of outbuildings to the rear, none of which survive apart from remnants of a small northernmost section of the attached timber outbuilding.

2.7 Additions

The house has been extended in the post-war period with the addition of various rooms and additions to the side and rear. There is a rendered brick square flat roofed room added to the southeast (Figure 25). A red brick double storey wing has been added to the southwest with a pitched roof and a further single storey extension to the south (Figures 19, 22). Along the south of the courtyard is another post-war flat roofed addition with aluminium framed glazing and sheet walls (Figure 20).

2.8 Other buildings

Around the house to the east, south and west are post 1960s brick buildings that were associated with its use by the Salvation Army. These are vernacular brick buildings with flat iron roofs.

3 Site Survey Data Sheets

The following data sheets refer to each of the rooms of the Victorian period (Main) house below. The rear addition rooms and spaces were also inspected (W).

3.1.1 Victorian Period (Main) House

| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
|--|--|-----------|----------|---------------|----------------|
| Room No. | 1 | Room Name | Corridor | Surveyed by | JY |
| Use | Main house entryway / corridor | | | | |
| Ceiling | Divided into 2 bays Northern bay: Ornate crown moulding and ceiling rose painted in dusty pink, cream, pistachio with gold detailing Hairline cracks and bubbling paint observed Southern bay: Dropped, non-original, plain ceiling with access hatch No moulding and ceiling rose, poor paint job compared with northern bay | | | | |
| Walls | Two-toned dusty pink – dark dusty pink at top, light dusty pink at bottom Air vents at the top part of walls Peeled paint suggests an inner layer in mango colour Skirtings and architraves are of dark dusty pink colour Non-original handrailing affixed to walls Archway between northern and southern bay has paneling in dusty pink and cream with gold detailing to its underside Chamfered corners at archway Curtain rod brackets above archway and door openings Early light switch overpainted in dusty pink Arched doorway to 8 blocked by a large, plain bulkhead Damages observed at architraves and lower parts of walls | | | | |
| Floor | Non-original carpet | | | | |
| Doors | 2x external doors – front door to driveway; back door to courtyard Front door: Single swinging timber door with transom and sidelights Transom has textured, transparent glazing Top sidelights next to the transom have red and transparent glazing with floral motifs Middle sidelights have textured, transparent glazing Below the middle sidelights are timber-boarded There are curtains for the sidelights The 4-panel door is painted in deep bronze green on the outside and has non-original fixtures and door knob It is painted in deep dusty pink internally Back door: Single swinging, windowed timber door with a glazed panel in the top 2/3 part The window has a large, central glazing and 10x small, narrow side glazing bordering it The door is painted in white on the outside and has a non-original door handle and hinge It is painted in deep dusty pink internally 3x internal doors – 1x to 2; 1x to 4; 1x to 7 Generally, all 3x doors have very deep doorways and a single swinging, 4-panel timber door at the end of the wall Painted in dark and light dusty pink Non-original door knob and push plate | | | | |
| Windows | N/A | | | | |
| Significant Items | Ceiling mouldings and rose Arched doorway and ornaments Front door Back door Architraves, internal doors, skirtings | | | | |


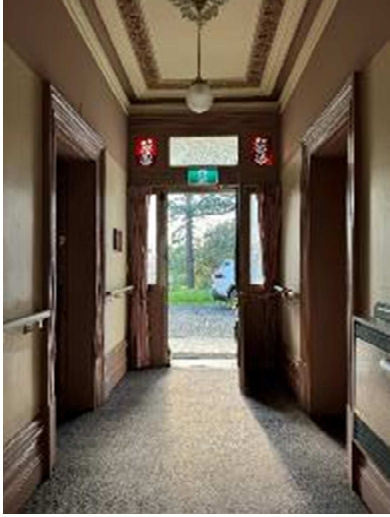


| | | | |
|------------------------|--|--|--|
| Intrusive Items | Southern bay dropped ceiling and access hatch Fire escape equipment Wall heater c. 1970s Wall handrails Redundant lighting and wiring Bulkhead at the arched doorway Door knobs and handles Electrical panel on the wall next to the back door | | |
| Other Features | N/A | | |
| Notes | N/A | | |
| Significance | Primary | | |
| Integrity | High to Medium | | |
| Photos | <div>  <p>Figure 8. Front door</p> </div> <div>  <p>Figure 9. View through hallway to front door.</p> </div> <div>  <p>Figure 10. View down hallway to back door.</p> </div> <div>  <p>Figure 11. Internal doorway.</p> </div> | | |



Figure 12. Internal doorway with possible concealed archway.



Figure 13. Ceiling rose detail.

| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
|--|---|-----------|------------|---------------|-------------|
| Room No. | 2 | Room Name | Board room | Surveyed by | CM |
| Use | Board room | | | | |
| Ceiling | Pressed metal, except at bay window which is plaster Pressed metal cornice – except at bay window Later light fittings Hole at centre – former light fitting removed Some damage / peeling paint to cornice | | | | |
| Walls | Painted plaster Covered wall vents Vent near chimney breast Timber panelling to bay all around Some damage to timber panelling Skirtings different again | | | | |
| Floor | Carpet (new) on timber boards | | | | |
| Doors | Original or early doors to rooms 1 and 3 Architraves look good, but missing stop block at base | | | | |
| Windows | Tripartite bay window, double hung sliding sash | | | | |
| Significant Items | Ceiling – pressed metal Bay window – timber joinery and windows Vents | | | | |
| Intrusive Items | AC units Floor Conduits and fixtures etc. | | | | |
| Other Features | Timber fire place and mantle, covered fire box Picture rail Curtains (non original) Skirtings are different from other parts of the house and may be reproduction | | | | |
| Notes | NA | | | | |
| Significance | Primary Significance | | | | |
| Integrity | Medium integrity. | | | | |
| Photos | | | | | |



Figure 14. View of the boardroom.

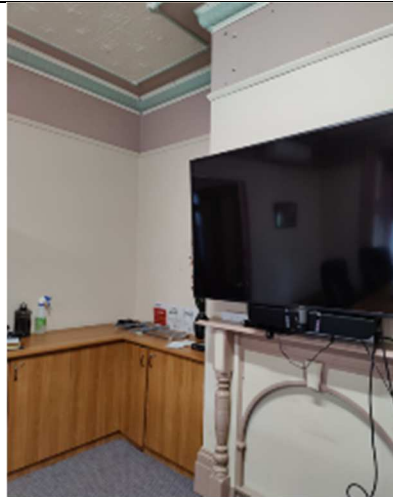


Figure 15. View of the boardroom with fireplace.



Figure 16. Detail view of the ceiling within bay window.



Figure 17. Detail view of the pressed metal ceiling.



| | | | | | |
|--|---|------------------|------------|----------------------|-------------|
| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
| Room No. | 3 | Room Name | Staff room | Surveyed by | JY |
| Use | Kitchen and staff lunch room | | | | |
| Ceiling | Dropped plasterboard ceiling in a gridded tile pattern (painted in white) Has 1x access hatch Original/early cornices partially concealed | | | | |
| Walls | Top part of the walls with crown moulding and picture rail moulding (painted in white and mint green) Walls are cream coloured with water ingress to the east wall Parts of the wall to the north and east are tiled for kitchen splash back Skirtings are in dusty pink, some partially covered by vinyl coverings that come up to the walls 1x wall hatch above the east window Wall hatch to the south wall Wall-mount server box affixed above door to 2 (board room) | | | | |
| Floor | Non-original mint green vinyl coverings | | | | |
| Doors | 1x timber 4-panel door to W16 1x timber 4-panel door to 2 (board room) | | | | |
| Windows | 1x north-facing tripartite window with fixed glazing on the sides and a double-hung sash in the centre 1x east-facing double-hung sash window converted into a hopper window | | | | |
| Significant Items | North-facing tripartite window | | | | |
| Intrusive Items | Dropped ceiling Kitchen fit-out Server box Architrave and door to 2 Skirtings Redundant lighting and wiring | | | | |
| Other Features | 1x mirror at west wall | | | | |
| Notes | N/A | | | | |
| Significance | Secondary Significance | | | | |
| Integrity | Medium to Low | | | | |
| Photos | <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Figure 18. View of room towards tripartite window at front.</p> </div> <div style="text-align: center;">  <p>Figure 19. View internally of room.</p> </div> </div> | | | | |



Figure 20. Apparent water damage and vent above window.

| | | | | | |
|--|---|------------------|----------|----------------------|----------------|
| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
| Room No. | 4 | Room Name | Art room | Surveyed by | CM |
| Use | Art room | | | | |
| Ceiling | Painted ceiling Some small cracks – all directions Elaborate cornice – possibly added to, some cracks No cornice to bay window Big ceiling rose – looks later Overall, seems to be in a good condition | | | | |
| Walls | Plaster, painted Picture rail Some minor cracks Damage to archway – both sides, possibly because of furniture Timber paneling below windows | | | | |
| Floor | Later carpet Skirtings look later | | | | |
| Doors | Original timber panel door to corridor and next room Later hardware, poorly painted Frames possibly original | | | | |
| Windows | Bay window – 3x double-hung sash Single double-hung sash All windows have the same architrave detailing, possibly some original hardware | | | | |
| Significant Items | Decorative plasterwork Arch to bay Doors and windows Fireplace Paneling below windows | | | | |
| Intrusive Items | Carpet flooring Picture rail Decide – skirtings, compare with other rooms Light fittings | | | | |
| Other Features | Marble fireplace – blocked up | | | | |
| Notes | Overall good condition and could be restored. Some skirtings may be reproductions. | | | | |
| Significance | Primary | | | | |
| Integrity | High to Medium | | | | |
| Photos | | | | | |




Figure 21. View of room including bay and ceiling rose.




Figure 22. Marble fireplace.




Figure 23. Detail of bay window.


| | | | | |
|--|---|------------------|----------------------|--------------------------|
| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | Date Surveyed | 14 May 2024 |
| Room No. | 5 | Room Name | | Surveyed by CM |
| Use | Classroom and kitchenette | | | |
| Ceiling | Painted plaster Later cornice, very simple Later lights No ceiling rose Minor cracks evident Cornice to bay window, higher ceiling lining were in | | | |
| Walls | Painted plaster Evidence of water / moisture damage at southwest corner, low Several covered vents No picture rail (except at southwest) Skirting and door frame architrave different from room 4 Timber panelling to bay frame opening and below windows Fire place – later timber | | | |
| Floor | Carpet over Evidence of moisture at southwest corner Probably timber below | | | |
| Doors | Possibly original timber panelled door to room 4 – later architrave Later panelled door to room 6 – possibly later opening but frame not too new | | | |
| Windows | Bay – 3 windows | | | |
| Significant Items | Overall form / layout Fireplace opening Bay window + panelling + opening + windows + joinery Consider – skirtings and architraves | | | |
| Intrusive Items | Timber fire place / mantle Cornice Light fittings Carpet Later door | | | |
| Other Features | Covered wall vents are interesting | | | |
| Notes | Altered but legible Cracks in walls are minor, moisture damage will need to be addressed. | | | |
| Significance | Primary Significance | | | |
| Integrity | Medium | | | |
| Photos |  | | | |



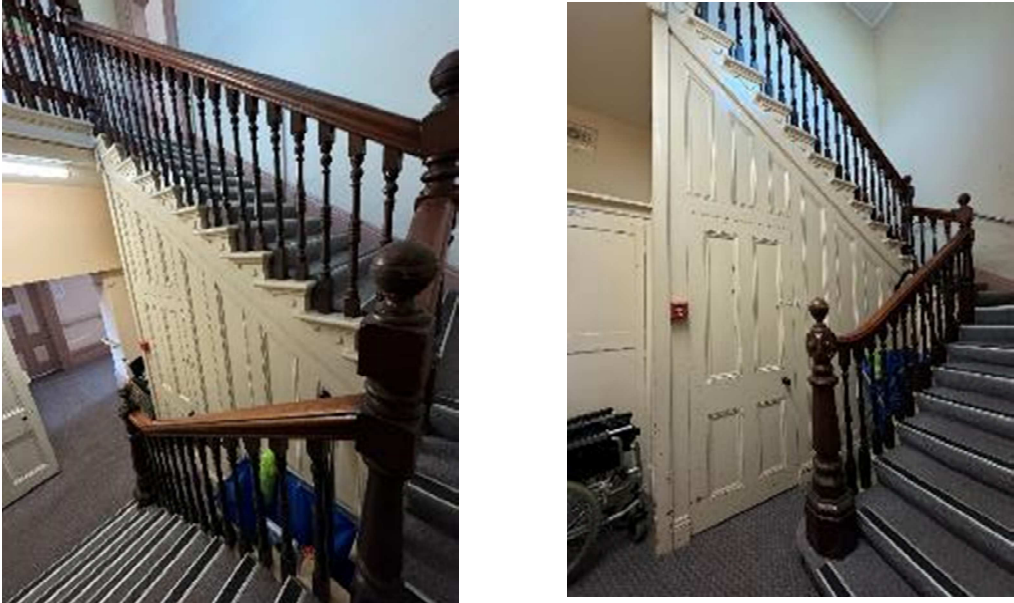
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|--|--|------------------|----------|----------------------|-------------|
| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
| Room No. | 6A | Room Name | Corridor | Surveyed by | CM |
| Use | Corridor | | | | |
| Ceiling | Painted plaster No cornice | | | | |
| Walls | Painted plaster, peeling and with air Wavy looking along east wall Skirting – later and mixed, south is smaller and different Handrails | | | | |
| Floor | Carpet | | | | |
| Doors | Later panel to room 5 Original panel to room 7 Very thin, early panel to 6B with original hardware Later door in altered opening to rear courtyard | | | | |
| Windows | N/A | | | | |
| Significant Items | Architraves Door opening to courtyard Door to 6B | | | | |
| Intrusive Items | Handrail Curtains Later doors to south courtyard (but not the openings) Carpet Telstra box Light fittings | | | | |
| Other Features | Fire extinguishers | | | | |
| Notes | Couldn't lift the carpet, would be interesting to see the floor below Lots of potential in both rooms to reinstate an earlier arrangement / appearance Space of primary significance, medium to low integrity. | | | | |
| Significance | Secondary | | | | |
| Integrity | Low | | | | |
| Photos |  | | | | |

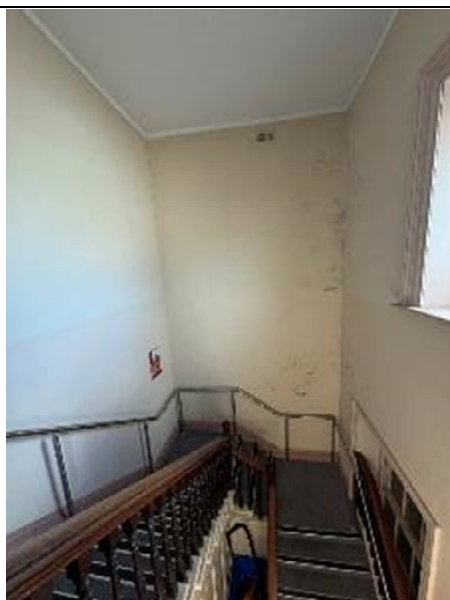
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|--|--|------------------|----------|----------------------|-------------|
| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
| Room No. | 6B | Room Name | Bathroom | Surveyed by | CM |
| Use | Bathroom | | | | |
| Ceiling | Board or panel with texture and paint No cornice | | | | |
| Walls | Painted plaster Lots of moisture damage and spalling Evident at south wall under window Small storage cupboard at fireplace location Shower boxed out, tiles behind Damage to plaster at side of chimney breast | | | | |
| Floor | Vinyl – with step up to wet area | | | | |
| Doors | Very thin early door to 6A Low | | | | |
| Windows | Original opening, altered glazing to south | | | | |
| Significant Items | Window – not glazing top sash Door to 6A | | | | |
| Intrusive Items | Shower, toilet, hand basin etc. Later step in floor Cupboard in fireplace – reinstate fireplace Light fitting Flooring | | | | |
| Other Features | Shower is oddly built out from wall There is tile behind, suggesting an earlier bathroom arrangement Tiles for skirting near basin | | | | |
| Notes | Looks like a nice room, divided and altered Need to address damp Exterior vents may be covered – check Potential to reinstate an earlier arrangement / appearance | | | | |
| Significance | Secondary | | | | |
| Integrity | Low | | | | |
| Photos |  | | | | |



| | | | | | |
|--|--|------------------|--------|----------------------|-------------|
| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
| Room No. | 7 | Room Name | Office | Surveyed by | JY |
| Use | Office | | | | |
| Ceiling | Plain, dropped ceiling Cornice around ceiling Access hatch to the northern door Light tubes affixed to ceiling | | | | |
| Walls | Top part painted in deep dusty pink Separated by a modern picture rail Bottom part painted in cream Skirtings painted in deep dusty pink An area next to the eastern window is boarded up Early light switches are overpainted Hairline cracks above southern door Lower part of south wall has serious water damage Two wall vents on east wall | | | | |
| Floor | Grey carpet | | | | |
| Doors | 2x timber 4-panel doors in deep dusty pink and cream, with original architrave and non-original door knobs Northern door to 1 (corridor) Southern door to 6A | | | | |
| Windows | 1x north-facing tripartite window with fixed glazing on the sides and a double-hung sash in the centre Floor to ceiling window frame painted in deep dusty pink and cream Peeling paint and wood rot at lower areas of the frame, concealed by duct tape | | | | |
| Significant Items | Fireplace and mantle Tripartite window Architrave, doors, and skirtings | | | | |
| Intrusive Items | Dropped ceiling Wall panelling | | | | |
| Other Features | 1x decommissioned fireplace to the west, chimney breast extant Mantle is made of black and white marble Fireplace is made of cast iron Area immediately below fireplace is of patterned tiles | | | | |
| Notes | Water ingress present at the wall between 6A and 7 | | | | |
| Significance | Primary | | | | |
| Integrity | Low | | | | |
| Photos |  | | | | |



| | | | | | |
|--|--|------------------|----------------------------------|----------------------|-------------|
| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
| Room No. | 8 and 9 | Room Name | G/F stairwell and 1/F stair hall | Surveyed by | JY |
| Use | Stairwell to 1/F with under-stair storage and 1/F stair hall | | | | |
| Ceiling | Plain ceiling | | | | |
| Walls | Painted in cream Doorway to 1 (corridor) – refer to room condition survey for 1 Built in cupboard next to the under-stair storage Skirtings are comparatively less ornate than the main house | | | | |
| Floor | Dark grey carpet | | | | |
| Doors | 1x timber 4-panel door to W15 with original lock and knob Painted in dusty pink and cream on the inside, white on the outside Considerable wear-and-tear of architraves and door due to high use | | | | |
| Windows | 1x double-hung sash windows with 6 panes of textured glazing Timber frame is cream painted, with curtain rod bracket Deep window frame interrupted by a dark, hardwood handrail matching the stair balustrade and above, a modern metal handrail 1x fixed stained glass window on 1/F appears to be in good condition | | | | |
| Significant Items | Staircase including balustrade, treads, spandrel Timber door Sash window Stained glass window | | | | |
| Intrusive Items | Contemporary metal handrailing Redundant lighting and wiring Carpeting and non-slip nosing Top of stair gate | | | | |
| Other Features | Under-stair cupboards painted in cream Staircase spandrel with decorative panelling Considerable wear-and-tear at spandrel and cupboard due to high use Unsympathetic timber gate affixed to the top balustrade on 1/F | | | | |
| Notes | Serious water damage to south and east walls causing paint bubbling and moulding Skirting near door is detached from the wall | | | | |
| Significance | Primary | | | | |
| Integrity | High to Medium | | | | |
| Photos |  | | | | |





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|--|---|------------------|-----------|----------------------|-------------|
| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
| Room No. | Courtyard | Room Name | Courtyard | Surveyed by | CM |
| Use | Courtyard | | | | |
| Ceiling | N/A (open-air courtyard) Verandah roof to main house is corrugated iron To red brick the ceiling is timber lining board | | | | |
| Walls | Weatherboard Red brick Glazing (metal sheet to the narrow passage to the west) Stone / render painted – some smooth, some rough Evidence of damp to rough walls | | | | |
| Floor | Paving Central element and two drains with standing water | | | | |
| Doors | Later doors to additions Original openings with panelled timber / glazed Door with bluestone threshold – altered frame and maybe bluestone threshold Other door is later, later opening but possibly original lintel | | | | |
| Windows | Main house – tripartite window with bluestone sill; single window possible 1x original sash but altered top sash, all overpainted Later window for extensions | | | | |
| Significant Items | Windows and door openings to main house Arrangement / connection to courtyard Vents | | | | |
| Intrusive Items | Later extensions and doors | | | | |
| Other Features | A boat is placed in the passage | | | | |
| Notes | Unusual wall finish partly rough and partly smooth Odd at left window, looks like the smooth wall has been cut out | | | | |
| Significance | Secondary significance (historical) | | | | |
| Integrity | Low | | | | |
| Photos | <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Figure 24. View towards the northeast.</p> </div> <div style="text-align: center;">  <p>Figure 25. View north to rear of house.</p> </div> </div> | | | | |




Figure 26. View towards the northwest.



Figure 27. View south.

| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
|--|---|-----------|----------|---------------|-------------|
| Room No. | 10 | Room Name | Corridor | Surveyed by | JY |
| Use | 1/F corridor that overlooks the courtyard | | | | |
| Ceiling | Dropped ceiling Access hatch near 9 conceals the original ceiling | | | | |
| Walls | Cream coloured walls Skirtings in deep dusty pink and less ornate than those on G/F Vents to the top part of the walls on both sides | | | | |
| Floor | Dark grey carpet Slopes up when approaching 12A and 12B | | | | |
| Doors | Close to 9 is an arched doorway with chamfered corners and the top part boarded up Matching doors to 9, 14, 15 with deep dusty pink architraves – timber 4-panel single swinging door painted in cream Close to 12A and 12B is an arched doorway with chamfered corners, it is fitted with a non-original glass door, cracks are observed at the corner of the wall | | | | |
| Windows | 3x equally spaced, identical double-hung sash windows overlooking the courtyard Southernmost window (closest to 12A and 12B) has a broken rope Middle window has broken glass on the bottom pane Northernmost window (closest to 9) appears to be in fair condition Lace curtains and associated rod bracket | | | | |
| Significant Items | Concealed ceiling Doors to 9, 14, 15 Chamfered, arched doorways (excluding later elements) Architraves and skirtings 3x double-hung sash windows | | | | |
| Intrusive Items | Dropped ceiling A/C unit Light tube and wiring Non-original glazed door Board concealing arched doorway Lace curtains Carpet Fire escape equipment | | | | |

| | | |
|----------------|--|--|
| Other Features | N/A | |
| Notes | Windows provide views to weatherboard annex roof | |
| Significance | Primary | |
| Integrity | Medium to Low | |
| Photos | <div></div> <div></div> <div></div> | |


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|--|--|------------------|--|----------------------|-------------|
| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
| Room No. | 11 | Room Name | | Surveyed by | CM |
| Use | Storage | | | | |
| Ceiling | Painted, no cornice Probably lowered | | | | |
| Walls | Painted plaster Cracks – big one to east wall Some patch repairs evident Covered vents to north Fireplace bricked up or plastered over Skirtings, different again but they look right | | | | |
| Floor | Carpet Possibly timber below | | | | |
| Doors | Thin original panel door to room 9 Altered and later hardware Architraves look right | | | | |
| Windows | Tripartite, double hung sliding sash with deep timber reveal Altered with mid panel and upper panes Unsure about that | | | | |
| Significant Items | Window General arrangement Door Joinery Maybe skirting | | | | |
| Intrusive Items | A/C and pipework Dropped ceiling Light fixtures Conduits Alteration to window Whiteboard | | | | |
| Other Features | Musty smell | | | | |
| Notes | Fairly plain room, decorative elements stripped out Hatch in ceiling might have some original details hidden Space secondary significance. Low integrity. | | | | |
| Significance | Primary | | | | |
| Integrity | Low | | | | |
| Photos |  | | | | |




| | | | | | |
|--|---|------------------|-----|----------------------|-------------|
| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
| Room No. | 12A & 12B | Room Name | N/A | Surveyed by | JY |
| Use | Circulation space that connects the main house with the red brick rear addition | | | | |
| Ceiling | 12A partially contains the original ceiling with cornices, an access hatch shows timber slats above the ceiling 12B has a dropped ceiling with light tubes and smoke detectors | | | | |
| Walls | Cream painted Skirtings in deep dusty pink Wall vent to the top part of the west wall Arched doorway to 10 Plain, rectangular doorway to red brick building A | | | | |
| Floor | Dark grey carpet, floor level higher than that of 10 | | | | |
| Doors | Arched doorway to 10 with chamfered corners, it is fitted with a non-original glass door 1x timber 4-panel single swinging door painted in cream, with deep dusty pink architraves, to 13 1x plain timber door to south wall (painted in cream), with plain door frame, leads to external fire stairs | | | | |
| Windows | 1x rectangular punched window with aluminium frame | | | | |
| Significant Items | Original ceiling Architrave and door to 13 | | | | |
| Intrusive Items | Non-original dropped ceiling South door to external fire stairs Punched window Doorway to red brick building Carpet | | | | |
| Other Features | N/A | | | | |
| Notes | N/A | | | | |
| Significance | Walls Primary, Space Secondary (Low integrity) | | | | |
| Integrity | Low | | | | |
| Photos |    | | | | |

| | | | | | |
|--|--|------------------|--------|----------------------|-------------|
| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
| Room No. | 13 | Room Name | Office | Surveyed by | JY |
| Use | Office | | | | |
| Ceiling | Original white-painted ceiling Contains ceiling rose and cornices | | | | |
| Walls | Cream painted walls Chimney breast on east wall remains Fireplace decommissioned Two-toned walls matching other rooms Cracks to walls connecting to the neighbouring room 14 4x wall hatches – 2 to west and 2 to south | | | | |
| Floor | Dark grey carpet | | | | |
| Doors | 1x timber 4-panel single swinging door painted in cream, with deep dusty pink architraves, to 12A and 12B | | | | |
| Windows | 1x tripartite window with the central sash window converted into a hopper window | | | | |
| Significant Items | Tripartite window Ceiling cornice and rose | | | | |
| Intrusive Items | N/A | | | | |
| Other Features | N/A | | | | |
| Notes | N/A | | | | |
| Significance | Primary | | | | |
| Integrity | Medium | | | | |
| Photos | N/A | | | | |

| | | | | | |
|--|---|------------------|--------|----------------------|-------------|
| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
| Room No. | 14 | Room Name | Office | Surveyed by | JY |
| Use | Office with 1 cubicle partitions | | | | |
| Ceiling | Dropped ceiling with light tubes, plain without cornice Cuts through original wall vent | | | | |
| Walls | Cream coloured with deep dusty pink skirtings 4x wall vents to the west wall | | | | |
| Floor | Dark grey carpet | | | | |
| Doors | 1x timber 4-panel single swinging door painted in cream, with deep dusty pink architraves, to 10 Original/early door knob | | | | |
| Windows | 1x large double-hung sash window with elaborate architrave painted in light dusty pink, providing access to the verandah The sash window has a later swinging screen door externally | | | | |
| Significant Items | Double-hung sash window and architrave Skirting Timber door Cupboard | | | | |
| Intrusive Items | A/C unit and piping Lighting and wiring Screen door | | | | |
| Other Features | Cupboard to the north of the door, white painted with deep dusty pink architraves | | | | |
| Notes | Holes on south wall Cracks along the west and south walls | | | | |
| Significance | Secondary | | | | |
| Integrity | Low | | | | |
| Photos |   | | | | |

| | | | | |
|--|---|------------------|----------------------|--------------------------|
| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | Date Surveyed | 14 May 2024 |
| Room No. | 15 | Room Name | | Surveyed by CM |
| Use | Office | | | |
| Ceiling | Painted No cornice Dropped | | | |
| Walls | Painted plaster Crack to west wall Crack at southeast corner Holes / damage along east 4x wall vents to north Skirtings as per room 11 Decorative door architrave Vent above door – 4 bricks thick | | | |
| Floor | Carpet | | | |
| Doors | Possibly original door to room 9, early hardware, thicker, normal compared to room 11 Decorative architrave | | | |
| Windows | Window to verandah – locked, goes to floor Sliding sash with decorative architrave, looks original | | | |
| Significant Items | Joinery Window, doors Vents Wall cupboard | | | |
| Intrusive Items | Lights Conduits Carpet Lowered ceiling AC unit | | | |
| Other Features | Wall cupboard – early Unsure if wall altered to suit Vent also in wall, stepped, near cupboard | | | |
| Notes | No evidence of fire place Nice room Space Secondary significance. Low integrity. | | | |
| Integrity | Low | | | |
| Significance | Secondary | | | |
| Photos |  | | | |

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|--|---|------------------|----------|----------------------|-------------|
| Room Condition Survey 1 Riverview Terrace, Belmont (Kardinia House) | | | | Date Surveyed | 14 May 2024 |
| Room No. | 16 | Room Name | Verandah | Surveyed by | CM |
| Use | Verandah | | | | |
| Ceiling | Verandah roof galvanized iron Some rust | | | | |
| Walls | Condition good, overpainted tuck pointing with overpainted bluestone quoining. Vents to rooms visible | | | | |
| Floor | Metal deck | | | | |
| Doors | N/A | | | | |
| Windows | Evidence of arched verandah in brick / stone above the flat parts of the side gables. | | | | |
| Significant Items | Vents Lacework | | | | |
| Intrusive Items | AC units Floor | | | | |
| Other Features | Balustrade – some decay to panel over bay window. 4x ports and timber balusters One balustrade panel missing. | | | | |
| Notes | Not really accessible, a bit dangerous Primary Significance, Medium integrity. | | | | |
| Integrity | Medium | | | | |
| Significance | Primary | | | | |
| Photos |  | | | | |



4 Significance

The heritage place is identified to have cultural heritage significance on both state and local levels and hence placed on statutory listings. It is also recognised by non-statutory listings such as the National Trust of Australia (Victoria) heritage register.

4.1 Victoria Heritage Register

The heritage place is listed on the Victorian Heritage Register (VHR) as VHR H0337 Kardinia House.



4.1.1 Statement of Significance

The latest Statement of Significance for the place is prepared as part of Heritage Victoria's *Statement of Recommendation from the Executive Director* in March 2024. It is reproduced as follows:

What is significant?

Kardinia House, a two-storey brick and stone house, constructed in various stages, the original stone structure being constructed in 1854 and additions made in 1869 and again in the 1880s. Significant later additions include the bay windows and cast-iron verandah during the 1880s. The house occupies an elevated and commanding position with an outlook towards the Barwon River. Several mature exotic trees survive from the nineteenth century garden.

How is it significant?

The Kardinia House is of historical significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion A

Importance to the course, or pattern, of Victoria's cultural history.

Criterion H

Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

Why is it significant?

Kardinia House is historically significant as one of the oldest residences in the Geelong region. The original stone house (1850-1855) is still present, though it was extended and renovated from the 1860s to 1880s. The house predates the gazettal of the township of Geelong and has a position of prominence within the landscape with views from the house to the Barwon River as well as views of the house from across the river. Kardinia House has a long and varied history and is associated with several influential Victorians and

organisations. After pioneer colonist Dr. Alexander Thomson, subsequent owners included other local and colonial politicians, cementing Kardinia House's place at the centre of high society in the region. From 1947 to 1986 the House was used as a children's home for the Salvation Army, reflecting the decline of opulent living, and the subsequent adaptation of large, colonial homes for public use. [Criterion A]

Kardinia House is historically significant for its association with the pioneer colonist, politician, churchman and patriarch, Dr. Alexander Thomson, one of the founders of Geelong. Thomson's career is interwoven with the history of Geelong and the infant Port Phillip colony. Thomson was an influential Victorian, campaigning for Victoria's separation from New South Wales, being elected twice to the new colony's Parliament, serving as Geelong's first mayor, and becoming director of the Geelong-Melbourne Railway Company. Kardinia House, with its commanding and elevated position overlooking the Barwon River and surviving mature plantings, is demonstrative of Thomson's status and his close relationship with the Geelong region, being one of the earliest residences to be established in this region, just a year before the gazettal of the township itself. [Criterion H]

A 1974 Statement of Significance, prepared as part of the Register of the National Estate, is also available on the Victorian Heritage Database website, as follows:

In 1836 pioneer Victorian settler Dr. Alexander Thomson, former medical officer with the Port Phillip Association, took up land at Geelong on the Barwon River. Kardinia, the two storey brick and stone house which now stands on this first site, was constructed in various stages with the stone house replacing the original timber structure between 1850 and 1855. The extensive additions were made prior to 1869 with the verandah dating from the later 1880s. Kardinia stands on one of the first settled and most historic homestead sites in the Geelong region, that of the legendary pioneer colonist, politician, churchman and patriarch, Dr. Alexander Thomson. The career of this remarkable and altruistic man is interwoven with the history of Geelong and the infant Port Phillip colony. The present homestead, of uncertain date, contains within the fabric the stone house of 1850-55, later extended beyond recognition c 1890 by H.F. Richardson, Geelong businessman. Kardinia has been converted as a children's home for the Salvation Army. The building is recognisably intact externally, but the late 1880s interior has been largely obliterated. The structure is of low integrity.

The following text was recommended by the Heritage Council to be added to the Statement of Significance on 6 June 2024:

"Thomson was heavily involved in requests for the 'protection' of the newly arrived squatters which came at the expense of the Wadawurrung People. Ultimately, his usurping of Wadawurrung Country (to use the words of Fred Cahir) and grazing of cattle and sheep helped end the Traditional way of life for Wadawurrung People in Greater Geelong. With regard to associations with the Wadawurrung People, no explanation has been given for the Indigenous name of the property, "Kardinia", an explicit meaning being 'morning' or 'sunrise'. Thomson established "Kardinia" on the south bank of the Barwon River. To the Wadawurrung, this waterway is known as Barwong (Barri Warri Yaluk) – the great river (Yaluk) that runs from the Otway Ranges (Barri – mountains) in Eastern Maar Country (the place of the Gadubanud and Gulidjan Peoples) into Wadawurrung Country and enters the sea (Warri) at Barwon Heads (the place where the salt and fresh waters mingle)."

4.2 Permit exemptions

The heritage place is subject to general and specific exemptions if the proposed works will not harm its cultural heritage significance. They are reproduced below:

4.2.1 General exemptions

General exemptions apply to all places and objects included in the VHR. General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which do not harm its cultural heritage significance, to proceed without the need to obtain approvals under the Act.

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.

4.2.2 Specific exemptions

The works and activities below are not considered to cause harm to the cultural heritage significance of the Kardinia House subject to the following guidelines and conditions:

Guidelines

1. Where there is an inconsistency between permit exemptions specific to the registered place or object ('specific exemptions') established in accordance with either section 49(3) or section 92(3) of the Act and general exemptions established in accordance with section 92(1) of the Act specific exemptions will prevail to the extent of any inconsistency.
2. In specific exemptions, words have the same meaning as in the Act, unless otherwise indicated. Where there is an inconsistency between specific exemptions and the Act, the Act will prevail to the extent of any inconsistency.
3. Nothing in specific exemptions obviates the responsibility of a proponent to obtain the consent of the owner of the registered place or object, or if the registered place or object is situated on Crown Land the land manager as defined in the Crown Land (Reserves) Act 1978, prior to undertaking works or activities in accordance with specific exemptions.
4. If a Cultural Heritage Management Plan in accordance with the Aboriginal Heritage Act 2006 is required for works covered by specific exemptions, specific exemptions will apply only if the Cultural Heritage Management Plan has been approved prior to works or activities commencing. Where there is an inconsistency between specific exemptions and a Cultural Heritage Management Plan for the relevant works and activities, Heritage Victoria must be contacted for advice on the appropriate approval pathway.
5. Specific exemptions do not constitute approvals, authorisations or exemptions under any other legislation, Local Government, State Government or Commonwealth Government requirements, including but not limited to the Planning and Environment Act 1987, the Aboriginal Heritage Act 2006, and the Environment Protection and Biodiversity Conservation Act 1999 (Cth). Nothing in this declaration exempts owners or their agents from the responsibility to obtain relevant planning, building or environmental approvals from the responsible authority where applicable.
6. Care should be taken when working with heritage buildings and objects, as historic fabric may contain dangerous and poisonous materials (for example lead paint and asbestos). Appropriate personal protective equipment should be worn at all times. If you are unsure, seek advice from a qualified heritage architect, heritage consultant or local council heritage advisor.
7. The presence of unsafe materials (for example asbestos, lead paint etc) at a registered place or object does not automatically exempt remedial works or activities in accordance with this category. Approvals under Part 5 of the Act must be obtained to undertake works or activities that are not expressly exempted by the below specific exemptions.
8. All works should be informed by a Conservation Management Plan prepared for the place or object. The Executive Director is not bound by any Conservation Management Plan and permits still must be obtained for works suggested in any Conservation Management Plan.

Conditions

1. All works or activities permitted under specific exemptions must be planned and carried out in a manner which prevents harm to the registered place or object. Harm includes

moving, removing or damaging any part of the registered place or object that contributes to its cultural heritage significance.

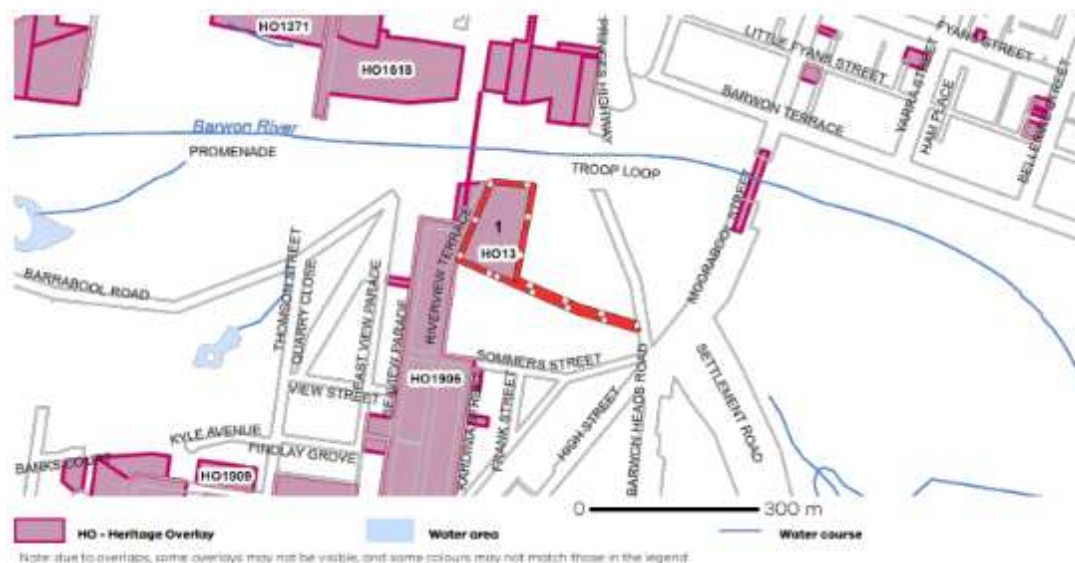
2. If during the carrying out of works or activities in accordance with specific exemptions original or previously hidden or inaccessible details of the registered place are revealed relating to its cultural heritage significance, including but not limited to historical archaeological remains, such as features, deposits or artefacts, then works must cease and Heritage Victoria notified as soon as possible.
3. If during the carrying out of works or activities in accordance with specific exemptions any Aboriginal cultural heritage is discovered or exposed at any time, all works must cease and the Secretary (as defined in the Aboriginal Heritage Act 2006) must be contacted immediately to ascertain requirements under the Aboriginal Heritage Act 2006.
4. If during the carrying out of works or activities in accordance with specific exemptions any munitions or other potentially explosive artefacts are discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.
5. If during the carrying out of works or activities in accordance with specific exemptions any suspected human remains are found the works or activities must cease. The remains must be left in place and protected from harm or damage. Victoria Police and the State Coroner's Office must be notified immediately. If there are reasonable grounds to believe that the remains are Aboriginal, the State Emergency Control Centre must be immediately notified on 1300 888 544, and, as required under s.17(3)(b) of the Aboriginal Heritage Act 2006, all details about the location and nature of the human remains must be provided to the Secretary (as defined in the Aboriginal Heritage Act 2006).

Exempt works and activities

6. All internal works to and demolition of the detached post 1960s buildings to the east and west of Kardinia House.
7. All internal works to and demolition or removal of the corrugated metal shed located on the southern property boundary.

4.3 Greater Geelong Planning Scheme

The site is covered by HO13 in the local Greater Geelong Planning Scheme:



4.4 Levels of Significance

Fabric of primary significance is as follows:

Fabric of primary significance is that associated with the historical and associative significance of the place with Alexander Thomson.

Fabric of primary significance is also that associated with the history of the place as an important colonial homestead in the region in the nineteenth century up to and including the original fabric of the final 1880s enlargement and additions to the house. These have primary significance due to their demonstration of the evolution of the house from the period of Thomson to the ongoing use of the house as a prestigious residence in the colonial period associated with the associative and historical significance of the house.

Fabric of secondary significance is as follows:

Any original fabric associated with the operation of the house as an early residence in the region up to its conversion from private use, including remnant outbuildings or exterior spaces, landscaping or plantings. This fabric contributes to an understanding of how the house functioned in the period of significance and to its broader setting.

Fabric of no significance can be defined as any fabric associated with the conversion of the house from private use, particularly including all post-war additions and alterations. The removal of such spaces or fabric will have no impact on the cultural heritage significance of the place.

Interior spaces have also been given primary, secondary significance according to their level of integrity or importance to the history of the house. Spaces with low integrity have been generally attributed secondary significance, while spaces with high to medium integrity are of primary significance. Given the level of change throughout the house, most significant spaces are of medium integrity.

4.5 Significance Plan

The following house plan is marked to indicate the areas of primary, secondary and no significance. Note that all original (nineteenth century) external and internal walls are considered to be of primary significance.

KARDINIA HOUSE - EXISTING GROUND FLOOR SIGNIFICANCE PLAN

EXTERNAL AND INTERNAL WALLS & FIREPLACES

ALL WALLS - PRIMARY SIGNIFICANCE

EXTERNAL STAIRS - NO SIGNIFICANCE

INTERIOR SPACES

1. HALL - PRIMARY SIGNIFICANCE
2. BOWFRIEND - PRIMARY SIGNIFICANCE
3. KITCHEN - SECONDARY SIGNIFICANCE
4. ART ROOM - PRIMARY SIGNIFICANCE
5. CLASS ROOM - PRIMARY SIGNIFICANCE
6. BA CORRIDOR - SECONDARY SIGNIFICANCE, BA BATHROOM - SECONDARY SIGNIFICANCE
7. OFFICE - PRIMARY SIGNIFICANCE
8. STAIRS - PRIMARY SIGNIFICANCE

ALL RED/WHITE PLANING SIGNIFICANCE

INTERNAL ROOM LEGEND
GREEN INTERNAL SPACES - PRIMARY
YELLOW INTERNAL SPACES - SECONDARY
RED AREAS - NO SIGNIFICANCE



KARDINIA HOUSE - EXISTING FIRST FLOOR SIGNIFICANCE PLAN

ALL EXTERNAL AND INTERNAL WALLS ARE OF PRIMARY SIGNIFICANCE EXCEPT RED AREAS

INTERNAL ROOM LEGEND
GREEN INTERNAL SPACES - PRIMARY
YELLOW INTERNAL SPACES - SECONDARY
RED AREAS - NO SIGNIFICANCE



5 BIBLIOGRAPHY

5.1 BOOKS /REPORTS

D. Rowe, About Corayo: A Thematic History of Greater Geelong, City of Greater Geelong, 2021

Statement of Recommendation from the Executive Director, Heritage Victoria Kardinia House, H0337 1 Riverview Terrace, Belmont, 18 March 2024.

Heritage Council Determination, Kardinia House, 6 June 2024.

ARCHIVAL RECORDS AND HERITAGE COLLECTION

Public Record Office of Victoria

State Library of Victoria

Geelong Heritage Library

Victorian Heritage Database

5.2 NEWSPAPERS AND JOURNALS

Geelong Advertiser