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Schedule of Conservation Works

Kardinia House VHR H0337
1 Riverview Terrace, Belmont

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

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1 Introduction and Preliminaries

1.1 Purpose

This Schedule of Conservation Works has been prepared for the property at 1 Riverview Terrace, Belmont, otherwise known as Kardinia House (the subject site). It has been commissioned by Fathom Group. This report has been prepared in response to Heritage Victoria's (HV) Request for Further Information (RFI) dated 23 January 2025, issued as part of a heritage permit application P40103. Relevant sections of HV's request are summarised as follows:

Conservation works to Kardinia House

The scope of conservation works in the application does not provide sufficient detail and it is considered that the costing of the conservation works provided in the application (\$100,000) is low given the anticipated works required and expected by Heritage Victoria. The conservation drawings provided are not detailed and indicate requirements for further investigation. Given the case put to Heritage Victoria that the subdivision and resulting development is required to achieve a positive heritage outcome, a more detailed scope of conservation drawings is required with associated costings. This must be prepared by a heritage consultant based on investigations and analysis into Kardinia House. It is noted that drawings should include but not be limited to: retaining and stabilizing original materials and architectural features like brickwork, timber, and decorative elements; treatment of damp areas; paint work; reinstating lost or damaged elements (including after demolition), such as windows, doors, verandahs, or roofing features, based on historical evidence; restoring the roof and verandah to its original form, including materials, structure, and features, where alterations have occurred.

It is noted that, if the permit is approved, a full detailed schedule of conservation works would be the subject of a permit condition. It is likely that conservation works would be secured via a Bank Guarantee, otherwise the option to complete the conservation and repair works as a first stage of works (prior to other works approved by any permit) could be given as part of permit conditions.

This schedule of conservation works provides an outline of the proposed repair and conservation works to Kardinia House. However, at this stage, it is requested that further details including detailed costings and associated drawings, are provided through permit conditions.

Further, it is requested that a Bank Guarantee be conditioned, rather than completing conservation as a first stage of works. Due to the scale and complexity of this project, it is to be carried out in a staged manner with the first stage generating funds to enable the second stage. As such, any condition that requires works to be carried out in a certain order will impact the staging and funding streams for the project.

1.2 Statutory Context

1.2.1 Victorian Heritage Register (VHR)

The subject site is included on the VHR as Kardinia House (VHR H0337). The place's Statement of Significance is reproduced below:

What is significant?

Kardinia House, a two-storey brick and stone house, constructed in various stages. The name "Kardinia" is from the Wadawurrung language meaning 'morning' or 'sunrise'. The house is a two-storey masonry dwelling with a central portion flanked by two wings, with bay windows and a verandah. 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 (c. 1850) is still present, though it was extended and renovated in the 1860s and again in the 1880s. The house 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. Subsequent owners included other local and colonial politicians, cementing Kardinia House's place at the centre of high society in the region. [Criterion A]

Kardinia House is historically significant for its association with one of the founders of Geelong, Dr. Alexander Thomson. 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. Thomson was also 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, and the grazing of cattle and sheep, helped end the traditional way of life for Wadawurrung People in Greater Geelong. 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. [Criterion H]

1.2.2 Greater Geelong Planning Scheme

The heritage place is protected by the Greater Geelong Planning Scheme under Heritage Overlay HO13: *Kardinia House*. Prohibited uses are permitted under Schedule to Clause 43.01 Heritage Overlay.

1.2.3 Non-Statutory Controls

The heritage place is subject to non-statutory heritage controls. It is listed on the National Trust of Australia (Victoria) Heritage Register as Property No. B0801. The following statement of significance is included as part of the listing:

The house of Dr Alexander Thomson, founder and first Mayor of Geelong.

Classified: 05/03/1970.

This type of control is typically associated with classification by the National Trust of Australia (Victoria), or the Register of the National Estate (now archived). Non-statutory heritage controls relate to property listings that have no formal or legal weight in the planning scheme. While having no legal recourse, such listings are customarily considered when making planning decisions and are representative of heritage values in the community.

1.3 Conservation Approach

The overall aim of conservation is to retain the cultural significance of a place.

Building conservation work should be appropriate to the significance of the place and its surviving intact fabric. It is essential that work is well planned and of a high quality so that it will last well into the future. Poor quality work is uneconomical and can be damaging to heritage places.

The Conservation Approach has been informed by the existing site conditions and its known cultural heritage significance, experience, good heritage practice and the Burra Charter.

The conservation objectives of the project are:

- Retain as much of the original building fabric intact and in-situ wherever practical.
- Do as much as necessary, but as little as possible to achieve the desired outcome.
- In the first instance, works are to be undertaken on a 'like for like' basis, particularly for the replacement of elements that are beyond salvage.
- The use of traditional trades, materials and techniques are preferred where conserving significant fabric. However, in some circumstances, modern techniques may offer substantial conservation benefits and if appropriate, should be further explored.
- Repair in a manner that retains as much of the original fabric as possible, and works are to be undertaken in a manner that minimises impact to surrounding heritage fabric.
- Ensure that proposed repair methods consider the conditions and use of the buildings and minimise opportunities for water ingress for longevity.

1.4 Limitations

Trethowan Architecture are a firm of heritage architects and consultants and are not specialists on elements such as structural condition and damp proofing. Comments on these elements are the result of a visual inspection and a general understanding of these issues. Where detailed comments on these issues are required, Trethowan Architecture has recommended reference to specialists for further investigation.

All comments and observations of the external façade contained in this report are based on visual inspections, undertaken from the external street level. As no high-level access was possible, the areas unable to be physically inspected include all elements above 1.8m.

Where references are made to historical information, they are drawn from the *Conservation Management Plan* (CMP) prepared by Trethowan Architecture in August 2024.

1.5 Reference Documents

This report refers to the following documentation:

- *Kardinia House Conservation Management Plan*, prepared by Trethowan Architecture in August 2024.
- *Permit Application P40103 Request for Further Information Letter*, issued by HV on 21 January 2025.

Reference should also be made to the documents included in the permit application and RFI response submission, particularly the cover letter, amended Heritage Impact Statement, proposed permit conditions document, and report on the History, Significance and Condition of Kardinia House.

2 Site Details

The following sections are adapted from the CMP.

2.1 Site Overview

The heritage place comprises a Victorian period house, known as Kardinia House, with additions and alterations set in a large site comprising a front sloping landscape with return driveway and mature trees. The place overlooks Barrabool Road and the Barwon River to the north. Prominent postwar buildings, related to the institutional use of the place, dominate the rest of the site to the east and south.

Kardinia 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. The present appearance largely dates to the alterations undertaken by Geelong businessman H.F. Richardson in the 1880s. However, the ground level retains the original bay window front to the ground floor. Above this, the principle (north) elevation features prominent gable ends with decorative timber bargeboards, finials and trefoil detailing. The central section is defined by a hipped roof with projecting lacework verandah. The walls are masonry with bluestone quoining and the roof is clad in slates. A single storey gabled addition extends from the east wall with tripartite window to the north.

Several later post-war additions extend from the rear of the house, creating a paved courtyard. A timber outbuilding is joined to the rear of the house via a covered breezeway. It has been heavily altered by conversion into office spaces and reception area. 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.

2.2 Historical Understanding

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 nonprofit organisation providing disability, senior and employment services.

2.3 Condition and Current Use

Extensive details of the condition of the place are included in the CMP.

The condition of the heritage place varies. Externally, the house is generally in good condition, however the masonry walls and bluestone quoining has been overpainted and there is some decay to the balustrade and upper level verandah has missing elements. There is biological growth on the slate roof, although it appears to be in good conditions from a ground-level survey. The rear of the house is largely obscured by later post-war additions.

Internally, the house has been heavily altered. However, some Victorian detailing remains including some architraves, ceiling roses, cornices and fireplaces. The east front room also retains its pressed metal ceiling. Cracks are observed at various walls. Damage is also evident at window frames, timber elements, and plaster elements. There are signs of moisture ingress internally, but as this is concentrated to the ground floor it is unlikely to be caused by falling damp. Non-original paint scheme is observed throughout the building.

The heritage place no longer retains its original use as a singular private residence. The place is currently used for commercial purposes, but is largely redundant.

3 Schedule of Conservation Works

The following table outlines the general recommended repair and restoration works to Kardinia House. The works are arranged according to the two proposed stages, with Stage 1 to be undertaken following demolition of later additions to the south, and Stage 2 works to be undertaken after or during proposed new work to Kardinia House.

This schedule has been prepared based on the condition assessment and Action Plan, included in the CMP, prepared by Trethowan Architecture. The condition assessment is included in the report on the History, Significance and Condition of Kardinia House prepared as part of this RFI response.

It is requested that a detailed methodology, and associated drawings and costings, for these proposed works be included as part of any permit conditions and with regard to the proposed staging of works.

3.1 Stage 1 – Specific Conservation Works

These works should be undertaken prior to new works.

	Issue	Recommendation
A	High priority works	
1	High level access was not provided, and the building's roof was therefore not inspected. Water ingress was observed in multiple rooms, however this may be caused by rising damp or plumbing failures. .	Engage a roofing specialist to inspect roof elements and advise on condition and any required repair works. Develop schedule of works and methodology for roof works, including rainwater goods, based on roofing specialist's advice.
2	Wall cracks were observed in multiple rooms.	Engage a structural engineer to inspect the building and comment on stability of all elements and likely cause of wall cracks. Develop repair methodology for wall cracks based on engineer's advice. Undertake recommended works. Provide advice and specification for Stage 2 Item 3.
B	Other works	
1	Non-original elements exist throughout the building.	Remove non-original additions to rear (south) including stair at west. Consider material which can be retained for reuse.
2	Penetrations or openings may be exposed following the removal of non-original additions, affecting the watertightness of the building.	Make good / weatherproof building following removal of non-original additions, ensuring the building is secure during the works.
3	Redundant and detracting services observed exist externally and internally throughout the building.	Remove redundant and detracting services, both external and internal to the building, and make good.
4	Moisture damage and efflorescence observed on walls external to the building and in multiple rooms.	Resolve causes for moisture ingress / efflorescence in bricks (e.g. inadequate DPC, leaking pipes), make good including replacement bricks where required. Refer to Stage 2 Item 2 related to civil and landscaping works around the perimeter of the building.

5	Building is painted in non-original white paint throughout, including brickwork, bluestone, rendered quoining, and window architraves.	Investigate options for external paint removal and reinstatement of original / early paint colour scheme. Refer to Stage 2 Item 1 for paint works.
6	Current paint scheme is non-original and not historically appropriate.	Undertake a paint scrape analysis to determine original / early interior colour schemes and develop repainting schedule. Refer to Stage 2 Item 7 for paint works.

3.2 Stage 2 – Ultimate Conservation Works

These works should be undertaken during or after the new works.

	Issue	Recommendation
1	Building is painted in non-original white paint throughout, including brickwork, bluestone, rendered quoining, and window architraves.	Undertake external repainting / paint removal based on investigation at Stage 1 Item B5.
2	Non-original asphalt driveway and concrete / hard surfaces detract from the original garden setting surrounding the building.	Remove asphalt driveway and any concrete / hard surfaces close to the building base and reinstate garden setting. Allow for the installation of new, or connection to existing, drainage.
3	Sections of the original upper-level verandah have been removed.	Reinstate removed portions of upper-level verandah based on documentary and physical evidence.
4	Timber wall elements throughout the building are subject to various levels of deterioration.	Undertake repair and reinstatement works to timber wall elements such as skirting, dados, architraves.
5	Plaster elements throughout the building are subject to various levels of deterioration.	Undertake repair and reinstatement works to plaster ceiling elements such as cornices, arch mouldings, and ceiling roses.
6	Damage was observed at multiple windows, such as wood rot to the frames, broken glass, dysfunctional sashes.	Repair all damaged or faulty windows and window elements, e.g. timber framing, glazing, locking mechanisms, weights or pulleys.
7	Redundant, non-original finishes conceal original fabric throughout the building.	Remove later finishes to reveal any concealed original elements. Later finishes may include suspended ceilings, flexible floor coverings (e.g. carpet, vinyl sheeting), infilled fireplaces, joinery etc.
8	Non-original, unsympathetic hardware are installed to doors throughout the building.	Remove unsympathetic hardware such as door handles, handrails, and replace with historically appropriate hardware. Make good affected areas.
9	Current paint scheme is non-original and not historically appropriate.	Undertake interior repainting based on Stage 1 Item B7.

