

HERITAGE IMPACT STATEMENT

CULLYMONT | 4 SELWYN STREET | CANTERBURY



Final Report – 28 November 2024

LUCINDA
OWEN⁺CO.

HERITAGE SPECIALISTS
+
CONSULTANTS

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Final Report – 28 November 2024

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20.09.2024	HIS - Preliminary Draft	LO
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Cover Image – Cullymont - 4 Selwyn Street, Canterbury. Source: National Trust - 2024

1.0 Introduction

This Heritage Impact Statement has been prepared for the owners of the property at Cullymont - 4 Selwyn Street, Canterbury [Figure 1]. The report has been prepared to comment on the potential heritage impacts relative to the proposal for landscape works for and to the front [north] garden by request of Heritage Victoria.

Heritage Victoria anticipate further information relative to the history of the place and the subject landscape to allow a better understanding of the place, including, but not limited to, a better understanding of the original/early principal path that is defined at the property frontage via the original Cullymont gateway – Gate 1.

In this particular instance, it is important to note that the majority of the garden/outdoor space is located to the front grounds of the place – Cullymont does not have a conventional rear yard due to Eyre Court, the property pair at No 2 Molesworth Street, backing onto the rear of the house.

In the preparation of this report, proposal drawings Series EL00254 [dated June 2024] prepared by Esjay Landscapes, have been reviewed.

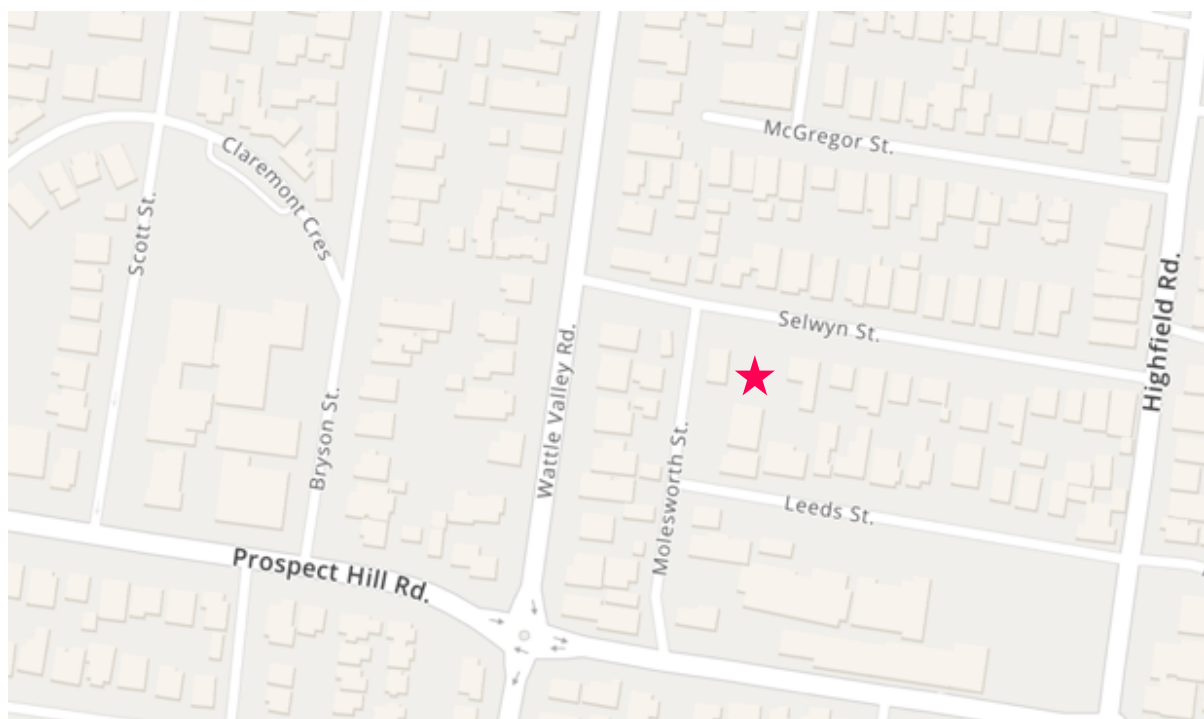


Figure 1 Location plan – Cullymont - 4 Selwyn Avenue Canterbury - Subject Property indicated via red star. Note: Built-form indicated on this map is notional rather than actual. Source: Map Quest – 2024

Limitations:

This report is applicable to the review of the Cullymont – Subject Property – Landscape only. Cullymont House including the interiors have not been inspected nor reviewed.

The quality and/or resolution of some downloads/images [aerial images] provided may not present clearly. Every effort has been made to seek the best resolution possible.

2.0 Heritage Controls and Listings

2.1 Boroondara Planning Scheme

Cullymont, 4 Selwyn Street, Canterbury, is 'individually' listed in the Boroondara Planning Scheme Schedule to the Heritage Overlay as Cullymont - HO 119 [Figure 2].¹ The key control applicable to the property is associated with the property also being indicated in the Victorian Heritage Register – HV 811.

The property adjacent to the rear [south] – Eyre Court, No 2 Molesworth Street, is Cullymont's pair which is also individually listed as HO 98 - Eyre Court.² There are no other individually listed properties in the inmate area. Eyre Court [HV 817] is also listed on the Victorian Heritage Register.

Cullymont [along with HO 98] is also located within HO 145 – The Maling Road Shopping Centre and Residential Environs Precinct.

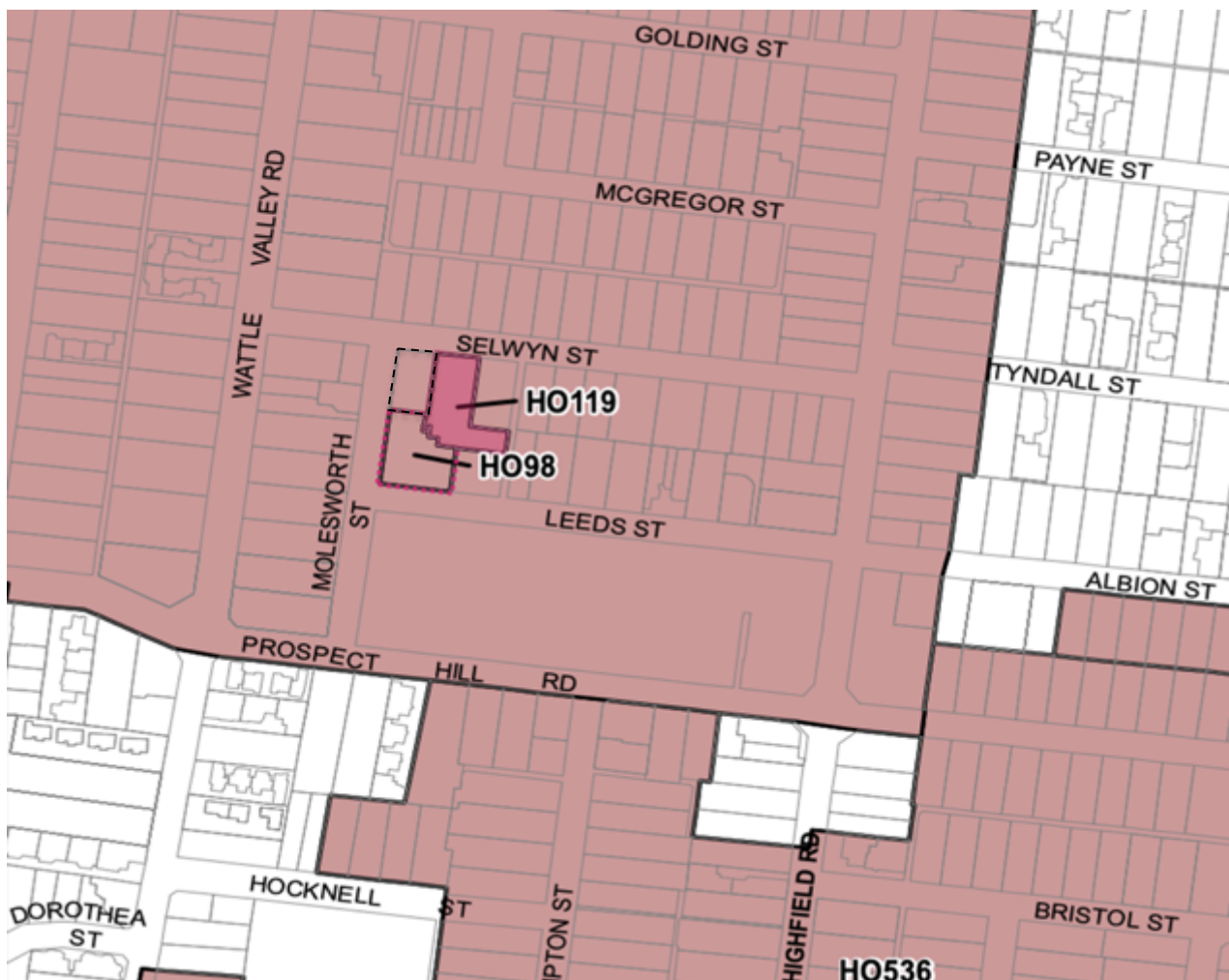


Figure 2 City of Boroondara HO 119 - Cullymont [HV 811] – Subject Property [highlighted red].
Eyre Court adjacent [pair] property which fronts Molesworth St HO98 + HV 817] - red dotted line
HO 145 Maling Road Shopping Centre & Residential Environs
Black dotted line indicates 1 Molesworth St
Source: Boroondara Planning Scheme Schedule to the Heritage Overlay - Map 14

¹ Boroondara Planning Scheme – Clause 43.01 Schedule to Overlay as Heritage Overlay.

² Ibid.

2.2 Heritage Studies and Report

Cullymont has been included in previous heritage studies and reports prepared for the City of Boroondara and the former Camberwell City Council:

- City of Boroondara Municipal-wide Heritage Gap Study, prepared by Context – 2018;
- City of Camberwell Conservation Study, prepared by Sanders & Butler – 1986, rev 1991.
Cullymont and Eyre Court were included in Conservation Precinct 22; and
- Cullymont Condition Assessment and Conservation Works Report, prepared by Sands de Vos Architects & Heritage Consultants - 2023.

Other relevant heritage publications include - Heritage Victoria Landscape Assessment – 2015.

2.3 Victorian Heritage Register

Cullymont - 4 Selwyn Street, Canterbury is included in the Victorian Heritage Register - Heritage Overlay HO 811.³

Statement of Significance:

What is significant?

The villa known as Cullymont, along with its pair Eyre Court, was completed in 1890 as suburbanisation followed the extension of the railway to Lilydale [1882]. Constructed in the Italianate style of stuccoed brick, it consists of two opposing two-storeyed bayed wings with an arcaded verandah extending on two levels between the bayed wings. A parapeted tower divides the two villas at the apex. The original owner's coat of arms survives as features on the tower, the gates and on keystones over the main windows, as do also leadlight fanlights depicting Shakespearian characters over the front door.

How is it significant?

Cullymont is historically and architecturally significant to the State of Victoria.

Why is it significant?

Together with Eyre Court, Cullymont is important as an unusual example of a villa type. It is important in exhibiting an unconventional integration of the two villas, and for the richness of detail in features, including an arcaded verandah, parapeted tower, leadlight windows and the coat of arms of the original owner. Cullymont is of historical importance because of its association with suburban expansion, the result of rail network extensions. The villa is important in exhibiting social and cultural associations with the nineteenth century ideals of suburbia.

The landscape is not specifically referred to. The key noted landscape element/s is limited to the property's frontage gateway [Gate 1] including the pilasters and the attached Macully 'coat of arms'.

³ Boroondara Planning Scheme – Clause 43.01 Schedule to Overlay as Heritage Overlay.

3.0 Cullymont – 4 Selwyn Street – Canterbury - Background

3.1 Canterbury – A Brief History

The Canterbury Railway Station is in many ways responsible for the existence of Canterbury. Before the opening of the Melbourne-Camberwell [and then Lilydale] railway in 1882, the area was a semi-rural area. Even then, it was occupied by the 'retreating' well-to-do. Many of these early residents and in some cases, their properties, are remembered in the street names of the suburb, notably Logan Street [Michael Logan] and Monomeath Avenue [Edward Snowden's property Monomeath].⁴

Canterbury Post Office opened on 22 November 1870 [it was closed between 1887 and 1892].

The first subdivision in the area came in 1885, when Michael Logan created the 'Claremont Park Estate' within the area of Canterbury Road, Bryson Street, Prospect Hill Road and Logan Street. Thereafter in 1890, Logan sought to sell a further portion of his landholding to the east of Claremont Park which was referred to as Logan's Paddocks Estate. This estate comprised of eighty-five allotments as denoted on the promotional allotment layout prepared by Surveyor, John S. Jenkins [Figure 3]. Over time this area became a much sought after location for affluent/influential residents.

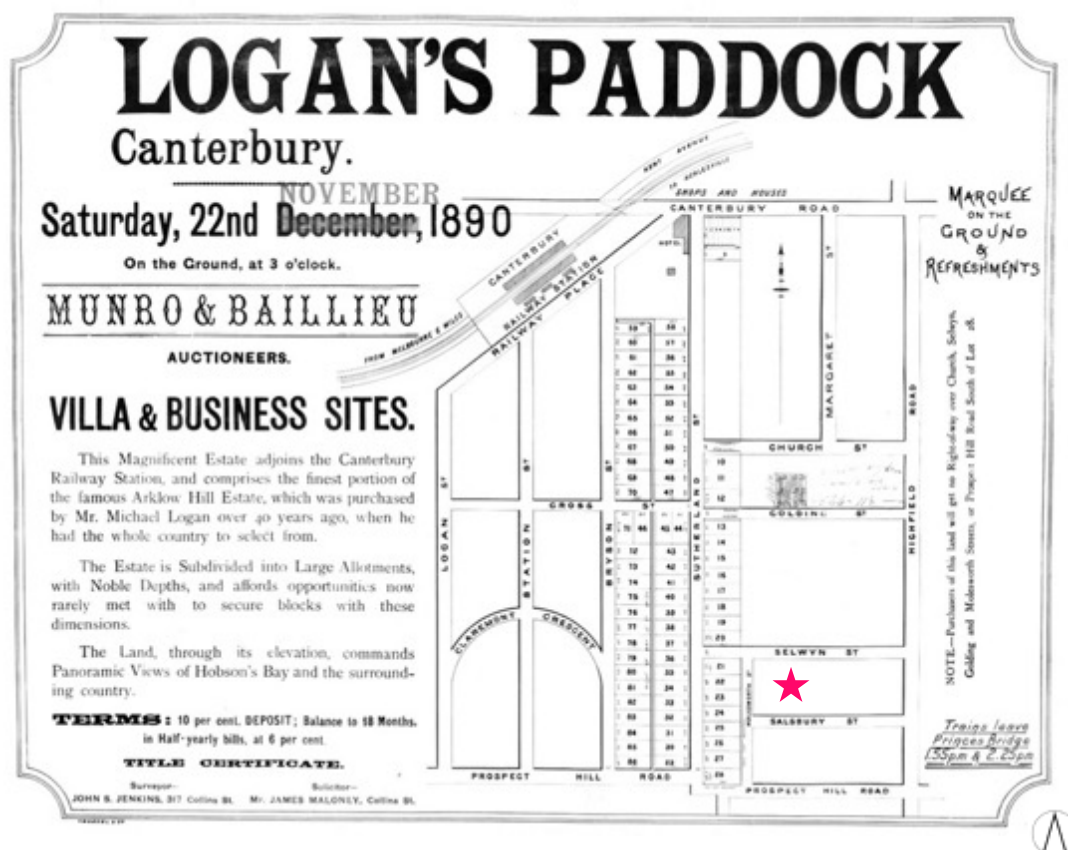


Figure 3 Logan's Paddock Estate Allotment Layout, prepared by John S. Jenkins c1890. Cullymont and Eyres Court [c1888] had been established upon the Macully land holding prior to the Logan's Paddock land sales. Refer Macully landholding – red star. Source: SLV ID 9922110493607636 - File HA00010

⁴ Canterbury – Wikipedia

3.2 Cullymont – 4 Selwyn Street – Canterbury

Cullymont and its pair Eyre Court were designed by Melbourne Architect John Beswicke [1847-1925] for John James Macully and his son Alexander Macully in 1888 on land that was bounded by Molesworth Street, Selwyn Street, Highfield Road and Salisbury Street [Leeds Street] to the south⁵ Eyre Court presented to Molesworth Street – Cullymont presented to Selwyn Street [Figure 4]. The Macully's valued these properties, however when the property boom crash occurred, the financial crises impacted them greatly. By 1893, both properties came to be in possession of their financial lenders – Equity Trustees & Executors Co took possession of Cullymont and the Commercial Banking Co took possession of Eyre Court. At the head of the property boom crash, Alexander Macully relocated to Queensland and later Brighton, South Australia. After he commenced his role as Anglican rector at St. Jukes Brighton, he and his family resided at Dunluce Castle, Brighton, South Australia [inset – Alexander Macully and family].⁶ Both Cullymont and Eyre Court were leased whilst in the possession of the bank/s.⁷



Figure 4 Cullymont – Subject Property c1980s - Looking south [south-west]. Pool and pool fence is visible in the foreground. Source: Canterbury Historical Group

⁵ Landata 1890 Land Title - Land comprised of Lot 14-Lot 23

⁶ Canterbury Historical Society, 2024

⁷ Ibid.

The MMBW Detail Plan dated 1907 shows the two houses, Cullymont and Eyres Court, as a conjoined pair sharing a two-storeyed arcaded-verandahs and the grand tower to the north-west where the verandahs meet. Ancillary quarters [wing] were located to the rear east of the two houses. Here kitchen and laundering facilities were located with staff quarters incorporated to the east. A north courtyard adjacent this wing allowed for the provision of fresh vegetables [Figure 5]. Several outbuildings, including a stable building, were located beyond the ancillary wing further east and thereafter open paddocks are evident. A laneway which ran north from Salisbury Street to Selwyn Street divided Cullymont and Eyres Court from the paddocks at this time.

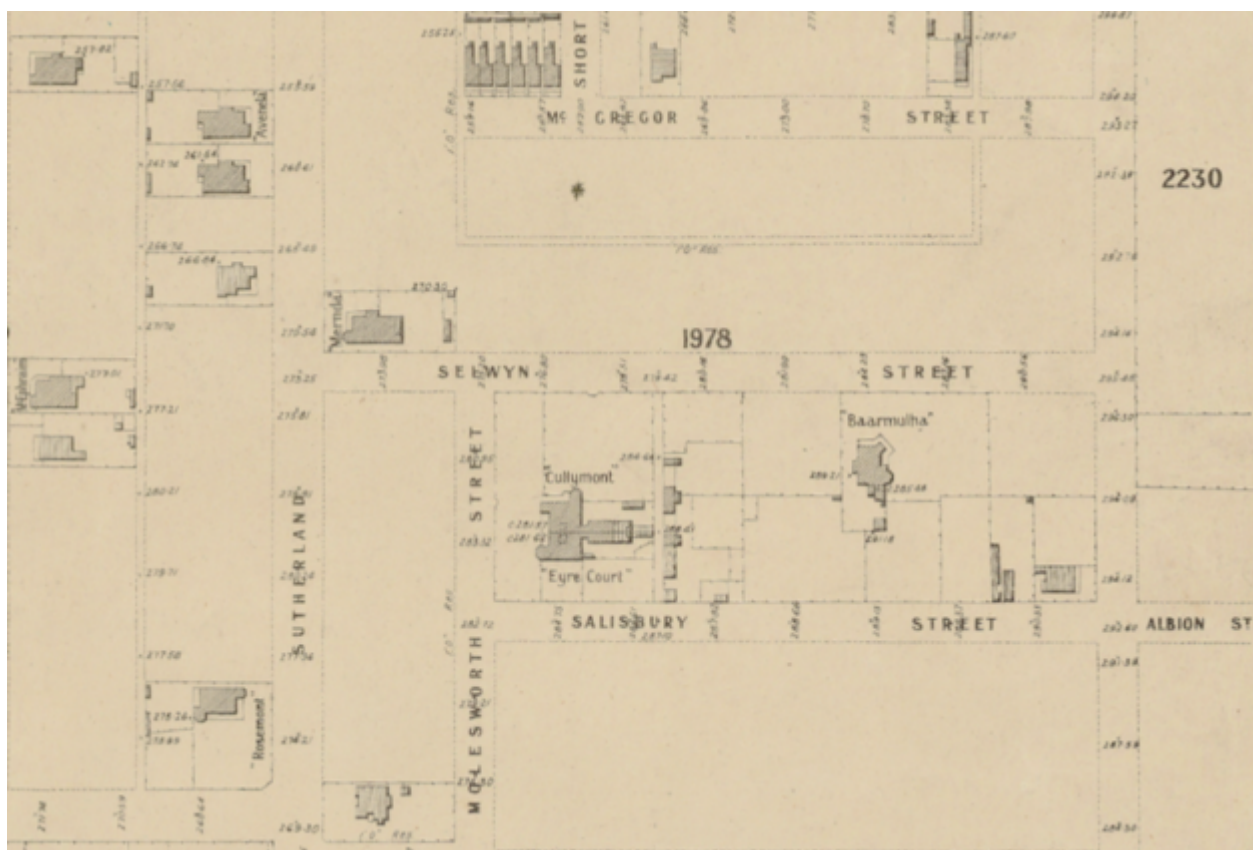


Figure 5 MMBW Detail Plan Camberwell & Boroondara – Map 71 – c1905. Both Cullymont and Eyre Court are clearly evident including the property rear laneway and rear paddocks. Note the indented gateways to both Cullymont and Eyres Court – these gateways remain insitu. Land east of the immediate paddocks was sold c1900 - Baarmutha House to the east, was constructed c1894. Source: SLV

It is understood that William Henry Gates [1858-1952] purchased Cullymont in 1909 not long after his marriage to Matilda Elizabeth [Jamison] Gates.⁸ William worked for the Victorian Department of Education. At this time the Cullymont property title comprised of all the land fronting Selwyn Street including the laneway which was referred to as the easement at that time. During the 1950s, William Gate subdivided the land to the east. Cullymont was referred to as Allotment 17. The adjacent, Allotment 18, became known as '4A Selwyn Street', and further east the allotments were referred to as Allotment 19, Allotment 20 and Allotment 21 respectively.

A house was built on Allotment 18 during the later 1950s - this property was known [and remains known] as 4A Selwyn Street.⁹ This single-storey Postwar house remains today.

⁸ Prov – Births deaths + Marriages RN: 1193/1890

⁹ Sands & MacDougall 1960, p. 249

Both Matilda and William Gates were community minded and held fundraising events at Cullymont where stalls were set up on the lawns during the day followed by music recitals in the evening.¹⁰

In 1953, William Gates transferred the ownership of the property to his daughters Eileen and Vera Gates. By the later part of the 1950s, neither Eileen nor Vera resided at Cullymont. Between 1957 and 1959, Cullymont became the Burmese Consulate. The Sands MacDougall Directory lists E.G. Scrivenor as the occupier of Cullymont at that time.¹¹ The Gates sisters sold the property in c1959 to the Denholm family.¹² During this period the Denholm's made several changes to the property including landscape works. Known works carried out by the family included:

- A single-storey hip-roofed bay-fronted addition with was constructed to the north of the rear wing.
- The area between the ancillary wing and the north outbuilding was built-in;
- A nineteenth century lamp post was introduced to the lawn to the north [north-west] of the bay;
- A curved kidney shaped in-ground swimming pool and spa were introduced to the north-east of the bay; The pool fencing comprises of recycled cast-iron rods with cast spearheads; the former location of this fencing has not been determined;
- The carpark to the north-west gateway [Gate 2] to Selwyn Street was paved;
- The brick fence with brick pilasters and brick capping was introduced to the property frontage; and;
- The paths from the house front [verandah] to the Selwyn Street gateway [Gate 1] were concreted; it is thought that the early/original path/s were gravel with open brick edging/drains.

The property has had many owners and occupiers over time.

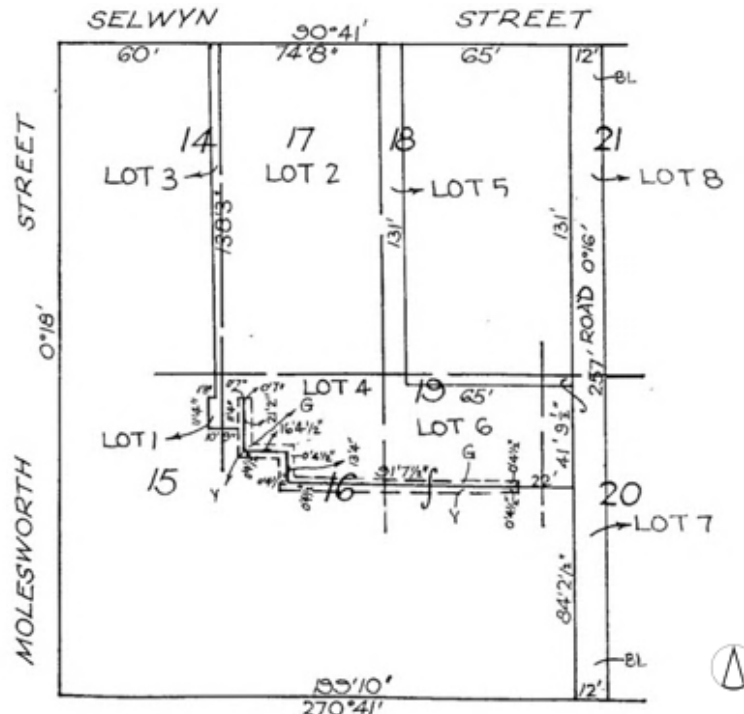


Figure 6 Cullymont [Subject Property] - Patrick Landholding c1990. Property comprises 8 allotments. Title includes shared access to the tower – Lot 1.

¹⁰ The Reporter [Boxhill – Vic.] 1918, p. 6

¹¹ Ibid

¹² Landata, Vol 3330 Fol. 841

The current owners, the Patrick Family, purchased the property in 1990. The Land Title for the property indicates that Patrick's landholding comprises of several allotments including Lot 2, Lot 4 and Lot 6 and the east laneway, which is termed a 'Right of Way' [Figure 6].¹³ The Patricks also own Lot 3 at 1 Molesworth Street, which once formed part of the Eyre Court property. The Patricks purchased this property in 1994. Due to the configuration of the land title boundaries, the property open-space is located to the front of the house only – the property does not have a conventional backyard. The land to the very east, beyond the ancillary rear [service] wing, is reserved for carparking.

When the Patrick's purchased the property, the Cullymont was intact and in reasonable order, however much work was needed to be carried-out to rescue the property grounds from overgrowth and decline. Consequently, the Patricks set-about making good the landscape – this work comprised:

- The removal of fallen trees;
- Branches that encumbered and unduly intersecting other trees, were removed;
- Over-run and ill-defined garden-beds were remediated;
- Declining and lost hedges were remediated/replanted;
- Lawn were resown where they were was sparse and weeded;
- The arched steel arbour was introduced in c1990;
- The introduction of the Chinese Elm [*Ulmus pavifolia*] was introduced;
- The Lillipilli [*Syzigium sp*] and the Camelia plantings located along the east fence-line which divides Cullymont from No 4A.

The garden-beds and lawns to the south-end of the garden adjacent to the house's frontage appear high. This is particularly so to the south-east corner of the garden adjacent to the verandah. Ideally, this immediate area would be levelled-off.

Cullymont and Eyre Court were included on the Victorian Historic Buildings Register in 1990 – now referred to as Heritage Victoria.

¹³ Landata, Vol 08205 Fol. 549

4.0 Cullymont – Canterbury - Description

4.1 Cullymont House

Cullymont remains as remarkably intact grand Italianate stucco-brick mansion composed of two opposing two-storeyed bayed-wing with two-storey arcaded verandah with pressed cement balustrading with tower to the north-west corner of the site that is shared with Eyrecourt.

The upper-most outlook of the tower is topped and complemented with pressed cement balustrading with urns to the four corner pilasters and bears the crest of the Macully family. Cullymont retains its original ancillary rectangular form wing and the rear outbuilding [garage] that has been converted to a garage for car use.

The non-original bayed addition built during the 1980s to the north of the ancillary wing remains [Figure 6].



Figure 6 Cullymont as viewed within the garden – looking south [south-west]. The addition [c1980s] is just visible. [left – refer yellow window sash] - The extant *Fagus sylvatica* [Copper Beech] is visible within the pool fence-line. The *Ulmus parvifolia* [Chinese Elm] planted by The Patrick Family mid-1990s is visible beyond to the right. Source: LO + Co 2024

4.2 Cullymont – Landscape

As mentioned previously, the original landscaping of Cullymont was cursory only due to Alexander Macully's short period of ownership. A comprehensive understanding of the landscape dating from 1888 to 1891 has not been established. At this stage, it is understood that the key landscape elements known to have been established for that duration include the inset gateway [Gate 1] to the Selwyn Street frontage. This gateway, which is palisade in nature with bluestone plinthing, comprised of a tall cast-iron gate located between two yet taller cast-iron pilasters. To each side of the gateway there is a curved section of steel rods with spearheads which are completed at each end with another matching pilaster. The pilasters retain their original orbed finials and the Macully 'coat of arms'. The Eyre Court property has a similar gateway to its Molesworth Street frontage. This is located along the axis of the tower. The nature of the fencing proper to Cullymont and to that of Eyre Court, dating from this period has not been confirmed. It can only be surmised that palisade fencing matching the gateway continued along the Selwyn Street frontage; and that of Molesworth Street.

A Lassi-Spear diagram dating from c1950s denotes 'pickets' along the property frontage. This may be a reference to early palisade [rods with spearheads] fencing.

In terms of other elements dating back to the nineteenth century, it is likely that the path from the front steps to the Selwyn Street gateway [Gate 1] dates from that period. It is thought that the path, and any other paths located on the property, were originally of gravel possibly with brick edging/open drains that have since been overlayed with layers of concrete over time.

Victorian garden design revolved around a front lawn which was a mainstay and to that a fountain and/or a sculpture element was typically incorporated as focal elements. No evidence of the either element has been evidenced on site to date.

Victorian garden design was formalised with a romantic fluidity was typically interwoven via flowering herbaceous borders. Shorter stemmed plantings were located to bed frontages followed by plantings which tapered upwards into taller plants to the bed rear/s to allowed blooms to be enjoyed.

No original/early garden-beds dating from the nineteenth or early twentieth century have been clearly identified.

The treed [*Ulmus parvifolia* – Chinese elm] roundel located adjacent to the swimming pool does not date from the nineteenth century nor the early twentieth century.

4.3 Cullymont – Landscape – Aerial View

A twentieth century aerial photograph of Melbourne dating from c1945 includes the suburb of Canterbury. When viewed in conjunction with a current aerial image [c2024] comparisons can be made relative to site evolution.

Refer Figure 7 + Figure 8 – c2024 aerial image and c1945 image.

Notable elements to Cullymont include lawn areas to the Cullymont garden/front-yard, a path that commences at the verandah steps continues to the gateway fronting Selwyn Street [Gate 1], a focal feature fountain/sculpture located to the north of the house [within the lawn area] and what appears to be a parking bay to the north-west corner of the yard, tree plantings are evident to the centre-north of the front garden which continues to the east laneway at that time.

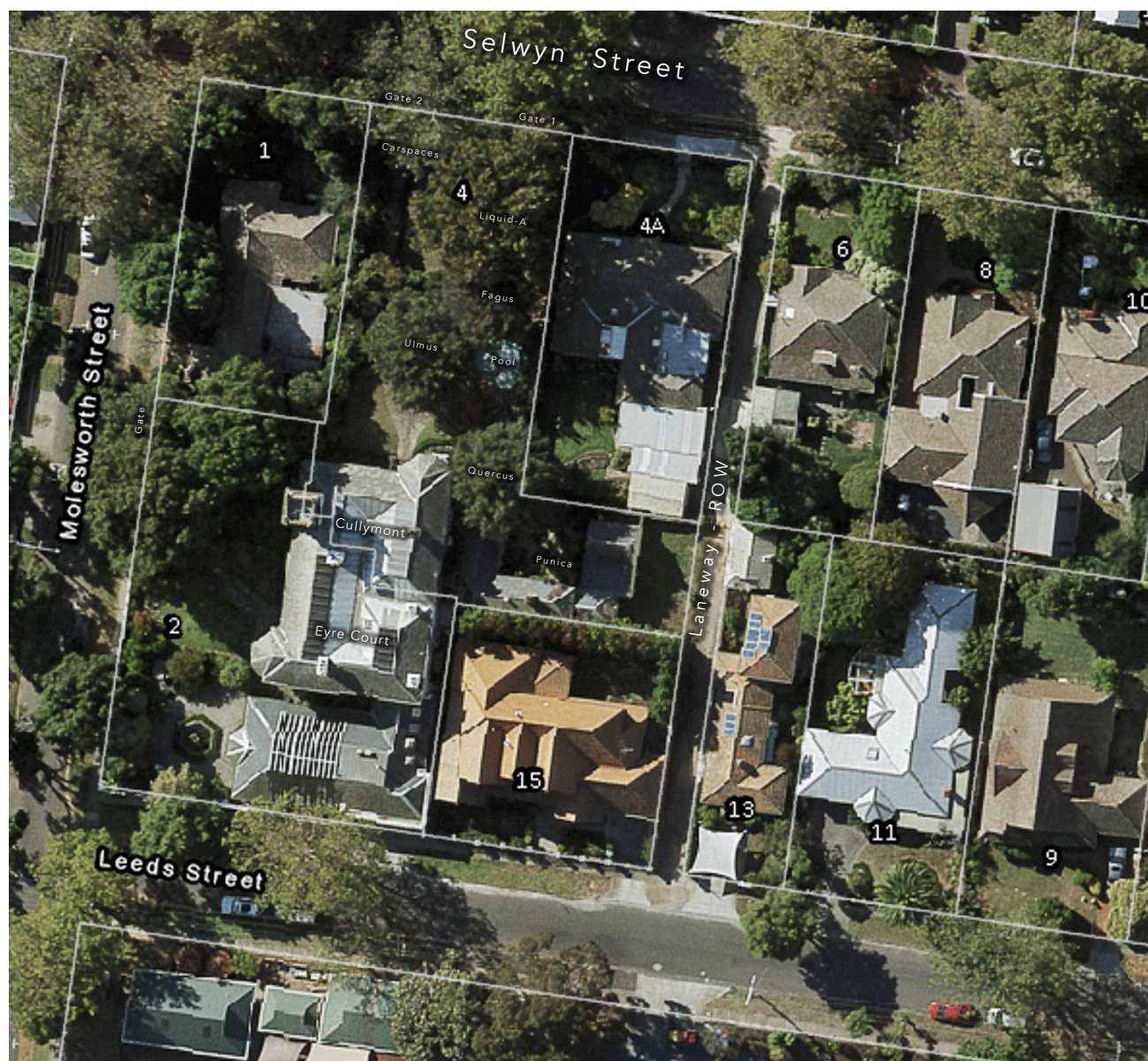




Figure 8 Aerial Map Canterbury c1945 Refer Cullymont [Subject Property] identified via arrow. Notable landscape elements to Cullymont include lawn areas to the Cullymont garden/front-yard, a path that commences at the verandah steps continues to the gateway [Gate 1], a focal feature fountain/sculpture located to the north of the house and what appears to be a parking bay to the north west corner of the yard, tree plantings are evident to the centre-north of the front garden which continues to the easyt laneway at that time.



Other key sites have been identified including the Canterbury Railway Station and the Mailing Road Shopping Strip [north of Cullymont] and Canterbury Primary School [south of Cullymont]. The house at No 4A Selwyn Street had not been built at this time. Source: Melbourne 1945.



Figure 9 Cullymont – Subject Property
Vehicle Gate Entry – Gateway 2 - Looking south [left]
Arbour visible beyond



Figure 11 Cullymont – Subject Property
Arbour – Looking south [below]



Figure 10 Cullymont – Subject Property
Vehicle Gate Entry – Gateway 2 - Looking south [left]
Cullymont House visible beyond



Figure 12 Cullymont – Subject Property
Gate Entry – Gateway 1 – Palisade gate + fencing
[cast-iron + wrought-iron] - Looking east [north-east] [left]



Figure 13 Cullymont – Subject Property
Gate Entry – Gateway 1 – Looking south [south-west]
[below]. The tall/slender cast-iron pilasters topped with
impressive, orbed finials display the Macully
'CULLYMONT' coat-of-arms [Refer inset]





Figure 14 Cullymont – Subject Property
Gate Entry – Gateway 1 – Looking south [left]
Bluestone gateway threshold and plinthing visible.
Note: The concrete pavement to the paths is now
uneven, cracked and in some areas unstable

Figure 15 Cullymont – Subject Property
Concrete paved path visible – Looking south
[below left]



Figure 16 Cullymont – Subject Property
Path at pool fence – Looking south [south-west]
[below]



Figure 17 Cullymont – Subject Property
Path/garden junction [left]





Figure 18 Cullymont – Subject Property
Looking east [left]
Swimming pool + pool fencing
Grassed [lawn] roundel - foreground

Figure 19 Cullymont – Subject Property
Swimming pool with exposed aggregate [pebble] edge with
stepped brick paving - Viewed within pool zone
Looking east [south-east] below



Figure 18 Cullymont – Subject Property
Swimming pool + pool fencing – Looking north [left]
Tree E09 - Liquid Amber [American sweetgum] and Tree E12
Fagus sly [Copper beech] are visible beyond the pool fence



Figure 19 Cullymont – Subject Property
Projecting East Bay – Looking south-east
c1980s addition [red brick] visible [left]
Tree E25 visible to the left of the addition

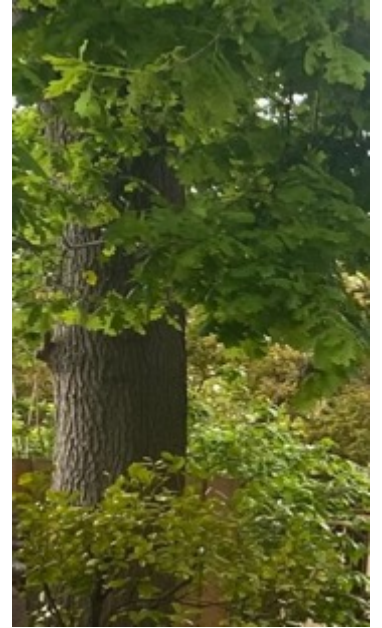


Figure 20 Cullymont – Subject Property
Tree E25 – Quercus sp. [Oak] c1950s
[above]



Figure 21 Cullymont – Subject Property
Former Kitchen Garden [left]

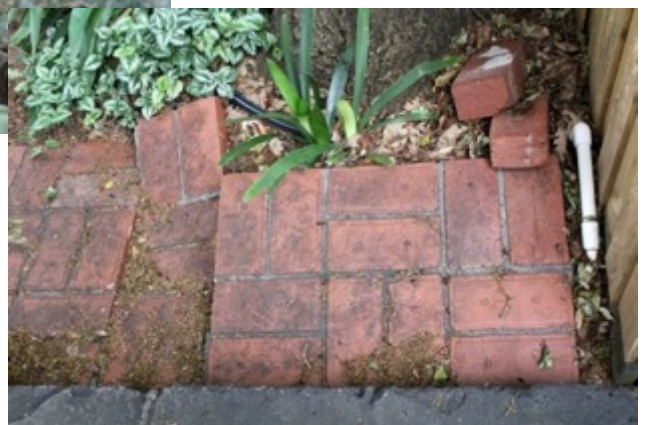


Figure 22 Cullymont – Subject Property
Tree E28 – Punica sp. [Pomegranate]
c1960s [above]. Infill [built-form] visible,
centre, between the rear wing and the
north-east out-building



Figure 23 Cullymont – Subject Property
View of former kitchen garden - Looking south-east [left]
Tree E28 – Punica sp. visible to the left
Existing pavers + gravel form irregular surface for passage

Figure 24 Cullymont – Subject Property
Threshold/step between former kitchen garden and the commencement of pool area paving [below]. The existing brick paving is subject to 'heave' resulting from the 'rise and fall' of the substrate [earth] and tree movement + growth [roots]



5.0 Cullymont – Landscape Works Proposal

5.1 Cullymont – Proposal Works

The proposal for landscape work prepared for the site comprises of:

- Rectification of the front carparking bay to provide a more uniform/unified and maintainable surface. New concrete paving will be laid with an exposed aggregate surface.
- Remounting of the existing c1990s steel arbour. This will involve a slight shifting of the element to the east to allow the arbour axis to be aligned better with the arches to the Cullymont House verandah.
- Path and paving works – The concrete paving to the principal path will be lifted and replaced with replacement concrete, again with exposed aggregate surfacing.
- All removed brick paving will be repurposed wherever possible to the configuration proposed allowing the paving to be more unified and consistent to will aid safe/even foot-passage.
- Remediation of the pool and the immediate pool surround including the introduction of decking to the junction where the north portion of the pool meets the east courtyard. Like the brick paving, the deck will allow for a more unified consistent zone to recreate and move through.
- The existing non-original pool fencing is to be preplaced with new steel [powdercoated] fencing comprising of vertical slats which will have a matching [steel slat] gate – the area to the head of the pool [south] adjacent to the pool zone steps will be glazed. Importantly, as well as being designed to fit thoughtfully the heritage place/landscape and within the pool area/zone, the pool fence and gate have been designed for pool safety compliance.
- Remediation of the east courtyard including the introduction of stepping plinths/steppers in conjunction with gravel. The intention here is to provide for more unified/safe passage to and from the rear wing doorway to the front garden/grounds. The extant Punica [Pomegranate -E28] tree will be retained.
- The existing treed roundel will be replaced with/by a revised brick-paved roundel planted with a new tree – a Jacaranda mimosifolia [Jacaranda].
- Tree removal – Two mature trees are to be removed. These include Tree E06 [Syzigium sp. [Lillipilli] and Tree E35 [Fagus sylvatica - Chinese elm] – both trees were planted by the current property owners – The Patricks. Several plantings will be removed, including the non-original Camilla sp. [Camellia] plantings to the east and west edges of the property.
- Other more general works include garden-bed soil revitalization and replanting, the resowing of the lawn including substrate preparation, the rectification of site drainage, irrigation works including automated irrigation system and the introduction of garden lighting.
- The cast-iron lamppost is to be retained.

5.2 Cullymont – Demolition works

No demolition works involving the demolition of built-form are proposed.

With regard to the proposed landscape works, the following landscape demolition works will be carried-out:

- Soil-works – including a general site cut of approximately 150mm – this will be required to restore and condition the soil substrate.
- All brick paving located in the vicinity of the extant swimming pool including the paving to the south end of the pool will be removed and stockpiled ready for reuse.
- The concrete paved paths will be lifted ready for replacement path paving.
- The paving to the extant non-original carpark located adjacent to Gate 2 will be removed ready for the new/proposed paving.
- A degree of plantings will be cut-back and removed.
- Concrete stepping stones to the former kitchen garden will be removed, ready for brick paving comprised of salvaged/stockpiled bricks.
- The extant pool fencing will be removed.
- The extant pool coping will be removed.
- The extant/redundant pool equipment including the pump and filter system will be relocated.

Refer Demo – Existing Tree Plan – ESJAY Landscapes Sheet 2.

6.0 Assessment of Heritage Impact

6.1 Heritage Policy Framework

It is important to ensure the overall significance of the place is not diminished.

To enable relative significance to be reflected in the development of the landscape and in order to guide the alterations to be made to the property, key landscape elements located within the front garden have been identified.

Whilst some elements may not hold individual significance in their own right, they may contribute to the understanding of the place.

Three tiers/levels of significance have been attributed to the landscape as tabled – these coincide with the levels of significance attributed to Cullymont House.

Levels of Significance:

Primary Significance	<p>Elements and areas of primary significance are those which contribute in a fundamental way to an understanding of the cultural significance of the place. They may be predominantly intact in building form and fabric and/or particularly demonstrative of the original design or functional concept with regard to plan, form or fabric.</p> <p>Elements and areas of primary significance should be retained and conserved, and if altered, it should be done with minimal impact on the significant fabric. Where replacement is required - it would be appropriate to replace 'like with like'.</p>
Contributory	<p>These features and elements contribute to the cultural heritage significance of the site. These features and elements vary in the ways in which they support the significance of the site. They may be original or may have been constructed for a supporting, rather than primary use. The integrity of these elements may have been compromised by alteration/modification, which have nevertheless retained their original character or legibility.</p>
Non-contributory	<p>These features and elements do not contribute to the cultural heritage significance of the site.</p>

Key landscape elements considered as being of 'Primary Significance' include:

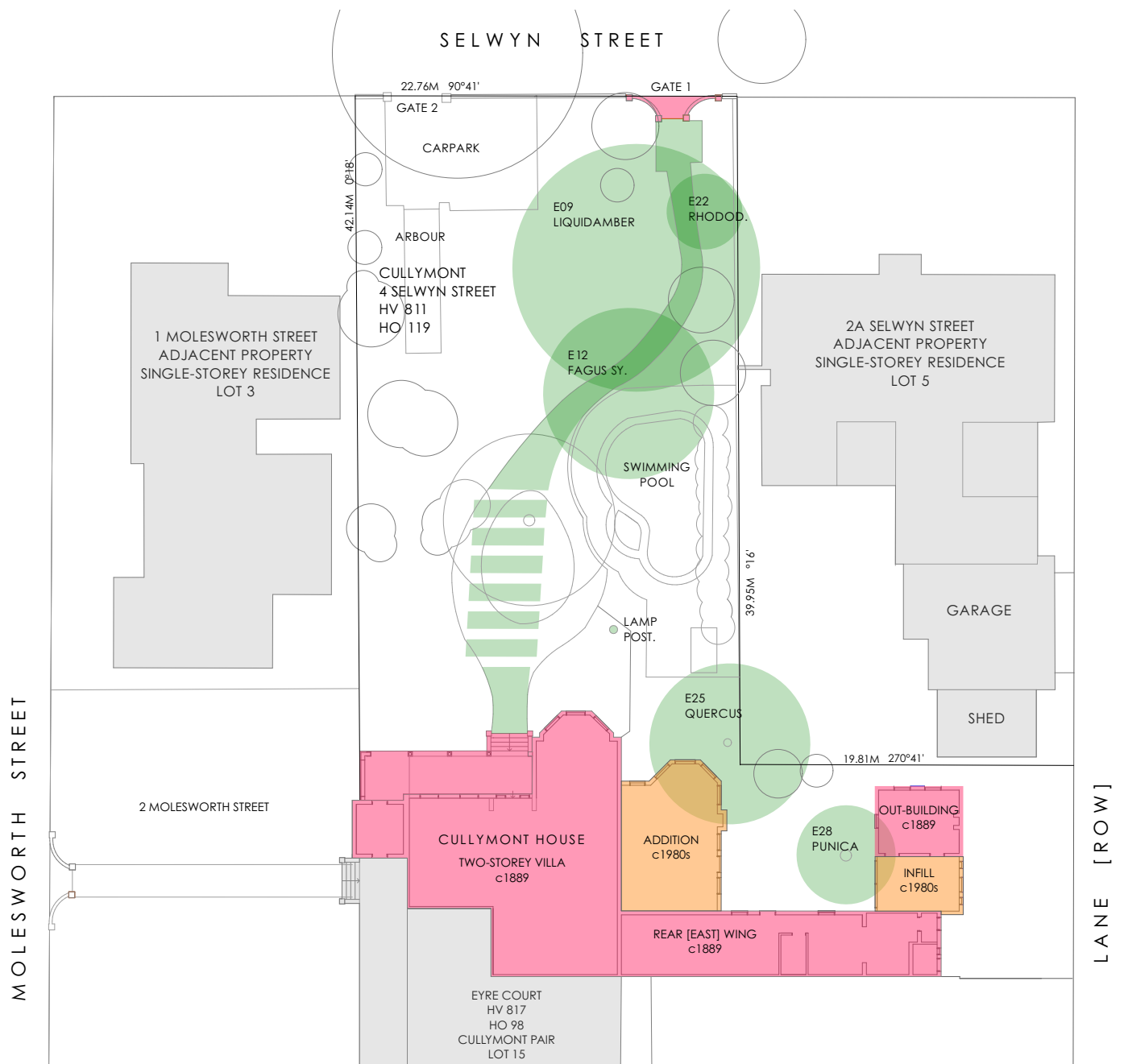
- The whole of Gate 1 including the cast + wrought gates, the gateposts/pilasters, curved metal [cast + wrought] fencing and all bluestone [basalt] stonework including the threshold plinths + fence base-plinths; and
- The steps to the front of the Cullymont House verandah too are 'Significant'.

Landscape considered 'Contributory' include:

- The path which commences at the base of the Cullymont House verandah steps and leads to the Selwyn Street frontage at Gate 1 is considered contributory – in addition and beyond the physical path, the pathway has intangible qualities.
- Trees that are non-original yet assist in supporting the design intent of Cullymont House and Victorian landscape design include Tree E09 [Liquid Amber], E12 [Fagus Sy], E25 [Quecus] and E28 [Punica]; and
- The mature Rhododendron [referred to as E22] located to the north-east corner of the garden, adjacent to Gate 1, is also considered as being contributory.

Refer to Significance Grading Diagram.

Levels Significance Legend



Significance Grading Diagram

Cullymont | 4 Selwyn Street | Canterbury

Note: The exact original form of the pathway in the vicinity where the path splits - has not been established – therefore the 'green' hatching [Contributory] has been dash-hatched.

In assessing the impact of the proposal on cultural heritage significance, the criteria used by the Heritage Council of Victoria to identify heritage values, including those identified in the statement of significance for the place has been taken into account. Refer Criteria for Heritage Significance.

CRITERIA FOR HERITAGE SIGNIFICANCE

Assessment of against the Heritage Council of Victoria for the proposed landscape Works demonstrates the following:

- | | |
|-------------|--|
| Criterion A | Importance to the course, or pattern, of Victoria's cultural history.
No impact – The works proposed are landscape works only.
No change will be seen from the Selwyn Street and consequently no notable/perceptible inference can be drawn.
No negative impacts are foreseen. |
| Criterion B | Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
Cullymont [and its pair Eyres Court] are notably unique. The proposal comprises landscape works only – no built-form works are proposed. No notable landscape elements are proposed for removal or changed.
No impacts are foreseen. |
| Criterion C | Potential to yield information that will contribute to an understanding of Victoria's cultural history.
Cullymont [and its pair Eyres Court] reflect the success gained by early settlers who immigrated to Victoria in mid-nineteenth century seeking wealth attributed to the Gold-rush and the property boom that then followed and additionally the losses associated with the property boom crash of the c1890.
No negative impacts are foreseen. |
| Criterion D | Importance in demonstrating the principal characteristics of a class of cultural places and objects.
As above – No negative impacts are foreseen. |
| Criterion E | Importance in exhibiting particular aesthetic characteristics.
No impact – the works comprise of discrete landscape works only.
No noticeable changes will be evident to Cullymont when viewed from within the property [the front garden] nor via Selwyn Street. Cullymont will retain its importance of being a grand and distinguished mansion. |
| Criterion F | Importance in demonstrating a high degree of creative or technical achievement at a particular period.
No impacts are foreseen. |
| Criterion G | Strong or special association with a particular present-day community or cultural group for social, cultural, or spiritual reasons.
Not applicable. |
| Criterion H | Special association with the life or works of a person, or group of persons, of importance in Victoria's history.
Not applicable. |

6.2 Heritage Analysis:

The proposal designed by Esjay Landscapes is considered thoughtful and reflects the time taken to understand the place including Cullymont House, the properties out-buildings and the extant landscape and that of Cullymont's pair, Eyre Court. The proposal takes into account the 'Statement of Significance' for the place and retains key landscape elements that support the understanding of the place, including the principal gateway [Gate 1] and the immediate fencing that forms the gateway and the stone steps to the verandah to Cullymont House. The 'contributory' trees, plantings and the pathway, have also been retained. The proposal subtly enhances aspects to unify the landscape and importantly takes into account mobility [access and foot movement] within the site with the unifying of key paved areas to reduce the risk of slipping and/or falls.

Whilst some changes are proposed, the approach is deemed cautious on the whole with the retention generally of the extant layout including that of the notional pathway layout.

Cullymont can absorb the degree of change proposed to the front garden/landscape without impacting adversely on the cultural heritage significance of the place.

6.3 Recommendations:

Any new landscape development should not diminish the overall significance of the landscape design and its interrelated role with the architecture, and new development proposed within the heritage overlay area should ensure the building's architectural expression and form is retained.

The proposal for landscape works to the grounds of Cullymont are deemed appropriate, subject to the following recommendations:

- I. Excavations to the south-west lawn shall be carefully carried-out.
Where lawn, topsoil and earth are to be removed, an initial shallow-dig shall be carried out to potentially reveal evidence of the early/original garden-bed edging and that of a former focal element substrate/footing; and have the substrate examined;
- II. Where the principal path is to be replaced, the landscape contractor [Esjay Landscapes] shall initially lift the concrete paving in portions only – the substrate shall then be examined;
- III. Unless it can be evidenced that there was a path to the area of the harbour [leading from the principal path] there shall be subtle break or joint at the junction of the principal path and the path leading to the harbour;
- IV. Construction joints to all new paths shall be indicated [and reviewed] on the proposal drawings; these shall be located at regular and appropriate centres;
- V. All 'significant' and 'contributory' elements shall be protected during works including all mature trees and plantings identified for retention.

A qualified heritage practitioner would be required to examine the open-work/substrate during the course of the initial works [landscape demolition-works; any relevant findings shall be reported to Heritage Victoria.

7.0 Conclusion

The landscape works proposed by Esjay Landscapes for Cullymont at No 4 Selwyn Street, Canterbury have been thoughtfully designed to enhance the grounds of the property whilst at the same time provide a greater amenity for the owners/the Patrick Family.

The proposal is deemed appropriate due to the retention of key significant and contributory elements including the principal gateway [Gate 1] to the property frontage at Selwyn Street, the principal pathway [albeit set for resurfacing] and the key mature trees.

No negative impacts are expected to the Cullymont grounds, the Selwyn Street streetscape, nor the Cullymont.

The proposal satisfies the applicable Heritage Victoria requirements, including The Burra Charter heritage guidelines for Cullymont HO 811 and that of the Boroondara Planning Scheme Heritage Overlay HO 119.

8.0 Definitions:

The Burra Charter Definitions - Article 1:

Australia ICOMOS Charter for the Conservation of Places of Cultural Significance [The Burra Charter] provides guidance for conserving, enhancing and managing heritage places:

*'The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.'*¹⁴

Place - means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance - means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, *records*, *related places* and *related objects*. Places may have a range of values for different individuals or groups.

Fabric - means all the physical material of the *place* including elements, fixtures, contents and objects.

Conservation - means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance - means the continuous protective care of a *place*, and its *setting*. Maintenance is to be distinguished from repair, which involves *restoration* or *reconstruction*.

Preservation - means maintaining a *place* in its existing state and retarding deterioration.

Restoration - means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction - means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material. Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. In some cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place.

Adaptation - means changing a *place* to suit the existing use or a proposed use.

Use - means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Interpretation - is all the ways of presenting the cultural significance of the place. The aim of interpretation is to reveal and help retain this significance. Conservation works, such as restoration, preservation and reconstruction can be seen as types of interpretation, having the potential to reveal significance and assist in its understanding. Interpretation can also take other forms, such as the way in which a place is used, investigated, or presented through a range of different media, such as signs, displays, activities, publications and events.¹⁵

Stucco:

Traditional stucco an exterior render made with hydraulic lime, sand, and water. Lime is added to increase the permeability and workability of modern stucco.

Render:

Rendering a wall or other surface is the application of thin or rough-textured paint, called 'render', to a thin base coat of plaster. The rendering process helps protect the lower layers from water damage. The rendering process for new buildings involves preparing a smooth base-coat of mortar or cement, filling the gaps between masonry units with sand and then applying two to three coats of a thick render mixture. The use of old renders can cause problems due to the presence of salts, decaying organic matter and bacteria in them.

Cement rendering is the application of a premixed layer of sand and cement typically to brick, cement, stone. It is often textured, coloured or painted after application, and is generally used on exterior walls but can be used to feature an interior wall. The mixes must not be too rich in cement, otherwise the wall may be susceptible to cracking and shrinkage.

¹⁴ The Burra Charter – 2013, p. 1

¹⁵ The Burra Charter – 2013, p. 2

Polychrome Brickwork:

Polychrome brickwork is a style of architectural brickwork in which bricks of different colours are used to create decorative patterns or highlight architectural features in the walls of a building. Historically it was used in the late Gothic period in Europe, and the Tudor period in England. Polychrome brickwork was vastly used in Australia, particularly Melbourne after the Gold Rush up until the Late- nineteenth century.

Bi-chrome brickwork [extent to the Subject Property] refers to brickwork that used two brick types/colours only.

Cast-iron:

Cast-iron is an iron alloy that contains 2 to 4% carbon, plus small amounts of silicon, manganese, sulphur and phosphorous. Cast iron is formed by smelting iron ore or melting pig iron and mixing in scrap metals and other alloys, pouring the liquid mixture into moulds, and allowing them to cool and solidify.

The idea of ornamentation on homes originated from England, however the forms and patterns of cast-iron ornamentation varied greatly between countries, and in Australia, varied from state to state. In terms of the history of ironwork in Australia, it became fashionable to use cast-iron when manufacturing ornamentation became viable and economical to produce. After the Gold Rush [Victoria c1851], the demand for decorative balustrades and fretwork, also known as lacework especially on terrace houses, exploded with the increase in population.

The first known cast-iron fabricators to patent cast-iron fretwork, columns and the like was the company of 'Davidson and Henderson', established by two Scotch immigrants Alexander Davidson and George Henderson.

Wrought-iron:

The word 'wrought' is a past participle of the verb 'to work', and so 'wrought iron' literally means 'worked iron'. Wrought iron is a general term for the commodity, but is also used more specifically for finished iron goods, as manufactured by a blacksmith.

9.0 References:

Legislation:

Archaeological and Aboriginal Relics Act 1972

Flora and Fauna Guarantee Act 1988

Heritage Act 1995

Planning and Environment Act 1987

Other sources:

Aitken, R., M. Looker, J. Ramsay and J. Schapper - 1998, A theoretical framework for designed landscapes in Australia – National overview report, Burnley College, Melbourne.

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Page, R., C. Gilbert and S. Dolan - 1998, A guide to cultural landscape reports: contents, process and techniques, US Department of the Interior, Washington D.C.

Australian Heritage Commission -2001, Australian historic themes: a framework for use in heritage assessment and management, Commonwealth of Australia, Canberra.

UNESCO World Heritage Convention: guidelines for cultural landscape.