



ACT Heritage Council

Entry to the ACT Heritage Register

Heritage Act 2004

20081. Cuppacumbalong Homestead

Blocks 6, 7 & 8, Section 10

THARWA

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Conservation Requirements (including Specific Requirements), as defined under the *Heritage Act 2004*, that are contained within this document are taken to be Heritage Guidelines applying to this place or object, as the case may be.

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ACT Heritage Council

**AUSTRALIAN CAPITAL TERRITORY
ENTRY TO AN INTERIM HERITAGE PLACES REGISTER FOR:**



CUPPACUMBALONG HOMESTEAD PRECINCT

For the purposes of s. 54(1) of the *Land (Planning and Environment) Act* 1991, this heritage assessment for the above place has been prepared by the ACT Heritage Council as the basis for its inclusion within an interim Heritage Places Register.

Notification effective: 16 April 2004

Background material about this place and additional copies of the entry are available from:

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CUPPACUMBALONG HOMESTEAD PRECINCT

LOCATION OF PLACE:

Blocks 6, 7 & 8, Section 10, Tharwa. (Figure1)

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF CUPPACUMBALONG HOMESTEAD PRECINCT

The features which contribute to the heritage significance of the Cuppacumbalong Homestead Precinct, and which require conservation, comprise:

- The remains of two former homesteads;
- The current Homestead; and
- The Garden

STATEMENT OF SIGNIFICANCE

The Cuppacumbalong Homestead Precinct has a range of heritage values related to its historic, aesthetic and social associations. Formerly part of a working property set in a rural landscape it is now reduced to two Blocks (and a third Block negligible in size). Development to the north-west, which now joins it visually to Tharwa village, has impacted on its rural nature.

The remains of the first (Wright) homestead and the second (De Salis) homestead are important archaeological sites associated with the first settlement of the area. They demonstrate the growing knowledge of the relationship between the environmental constraints of new locations and the living conditions of the settlers. Flooding was not a typical problem in the local region (shown by the retention of the second homestead on the flat), which makes the responses (the third and present homestead being placed on higher ground) at Cuppacumbalong interesting in the ACT context.

The current homestead is a good, relatively rare and reasonably intact example of the Inter-War California Bungalow style in the ACT. It is one of only a few known examples of this style in the ACT. The homestead displays most of the key features of this style, these being:

- a visually prominent low-pitch roof;
- wide overhanging eaves; and
- exposed roof timbers, in the form of the eaves brackets.

It also displays other characteristics of this style in a modified form.

In addition to these formal stylistic characteristics, the homestead displays a number of attractive decorative spaces or elements including:

- the generous eastern verandah with its timber floor;
- the extended series of rooms along the east of the homestead;
- the extensive varnished and stained timberwork throughout the building including floors, doors, windows, skirtings, picture rails, cornices and ceiling beams;
- fireplaces;
- the sliding timber doors with leadlight panes in Room 1;
- window seats;

- the decorative plaster ceiling in Room 15;
- the original/early light fittings.

The homestead has demonstrative value through its distinctive design style, which is no longer practised and is of considerable interest. The small number of Canberra buildings in this style enhances this value.

The garden has aesthetic qualities as a charming place and as a setting for the homestead, set in an enclosed landscape. It demonstrates the development of a garden over time, and is reflective of the different styles popular at different times. The *Arbutus x andrachnoides* (a cross of an Irish and Greek strawberry tree) is significant as a rare form of this tree. (Criteria (v) and (ix)) A Wisteria and two Tamarisk trees are possibly from the earlier De Salis garden.

Cuppacumbalong has a moderate degree of social value for the ACT community through its role since 1975 as tourist/visitor destination.

Cuppacumbalong has significant historical associations through its long association since the 1840s with the early European settlement period of the Australian Capital Territory and with the settler families of the district. It also has strong associations with Count Leopold De Salis who held a prominent position within the rural community of the district, and in local affairs and politics.

Cuppacumbalong has a significant relationship with the following associated places:

- Cuppacumbalong Cemetery;
- Cuppacumbalong Woolshed and Shearers' Quarters; and
- the remnant elements of the former driveway on Block 9.

SPECIFIC REQUIREMENTS

In accordance with s.54 (l) of the *Land (Planning and Environment) Act 1991*, the following specific requirements are identified as essential to the conservation of the heritage significance of the place. The guiding Conservation Objective is:

The Cuppacumbalong Homestead Precinct shall be conserved and appropriately maintained in a manner consistent with its heritage significance, and consistent with a sympathetic and viable use or uses.

CONSERVATION OBJECTIVE 1.

Provide adequate conservation management planning

Conservation Objective 1.1

Ensure that any actions impacting on the significance of the place are based on professional conservation planning.

Specific Requirements for Conservation Objective 1.1:

- (a) A conservation management plan (CMP) should be developed for the place to guide its conservation and future use.

- (b) Any works necessary prior to the development of a CMP that have a potential impact on significant fabric shall be guided by a professionally documented interim assessment and conservation policy relevant to that area or component (ie a Heritage Impact Statement -HIS).
- (c) No changes of use necessitating substantial changes to the place, or other substantial works affecting fabric, other than reversible stabilisation works, will be permitted before the preparation of a CMP, after which all works and uses should be in accordance with the CMP.
- (d) Maintenance will be as defined in the Australia Icomos Burra Charter, and will not involve change to significant fabric. Maintenance shall be continued regardless of the status of the CMP or HIS.
- (e) Following the preparation of a CMP or HIS, identified essential conservation works shall be implemented. The requirements determined within the CMP or HIS may further refine the Specific Requirements in the interim Heritage Places Register

CONSERVATION OBJECTIVE 2.

Conserve the Significant components of the Cuppacumbalong Homestead

Conservation Objective 2.1

Maximise the retention of the historical integrity of the Cuppacumbalong Homestead by preventing demolition of the existing building.

Specific Requirements for Conservation Objective 2.1.

- (a) The building shall be conserved. Maintenance shall retain as much original fabric as possible and where replacement is required, replace same with same.
- (b) The demolition of features intrinsic to the significance shall not be permitted except in exceptional circumstances, including:
 - the building is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of demolition; or
 - the existing condition of the building poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment in support of demolition, and
- (c) Where standard conservation options are found not be feasible and prudent for a place or element, demolition or removal of significant material shall be limited to minimum extent necessary, and standard conservation principles will be applied to the maximum extent possible. All fabric to be removed or modified shall be professionally recorded and the records lodged with and responsibly archived by Environment ACT.

Conservation Objective 2.2

Retain the historical form and architectural character of the existing Cuppacumbalong Homestead building:

Specific Requirements for Conservation Objective 2.2

- a) The fabric of the homestead related to the Inter-War California Bungalow style shall be conserved, including the:
 - visually prominent low-pitch roof;
 - wide overhanging eaves;
 - exposed roof timbers, in the form of the eaves brackets;
 - large east and north verandahs, (latter now enclosed);
 - chimneys; and
 - the brick piers with a slab capping.
- b) The following attractive decorative spaces or elements shall also be conserved: (figure 3)
 - the generous eastern verandah with its timber floor shall remain open and without subdivision;
 - the former north verandah of the homestead shall not be further subdivided;
 - the extended series of rooms along the east of the homestead shall continue to be connected and no permanent division between rooms shall be constructed;
 - the extensive varnished and stained timberwork throughout the building including floors, doors, windows, skirtings, picture rails, cornices and ceiling beams;
 - fireplaces;
 - the sliding timber doors with leadlight panes in Room 1;
 - window seats;
 - the decorative plaster ceiling in Room 15; and
 - the original/early light fittings.
- c) Original fabric shall be conserved in situ. Any disturbance to the building fabric to be recorded before any action occurs.
- d) Additions to the existing building are not permitted unless they are of a minor nature and the need can be clearly demonstrated.
- e) Alterations and additions to the existing building should match the existing or original details, materials, finishes for all key elements including roofing and ridge capping, gutters and downpipes, fascia and eaves detail, wall finishes and details, window types, materials and sill details and door treatment. However it need not be identical in every detail provided essential details match and the character is maintained.
- f) All additions to the building shall be designed to minimise disturbance to the principal form of the existing building, and ensure that the existing building remains the dominant built form.
- g) Temporary structures to preserve and protect all identified features intrinsic to the significance of the complex shall be constructed so as not to damage the significant item, and shall be removed when the study and/or conservation of the significant item has been completed, or when an approved permanent protective structure is constructed.

CONSERVATION OBJECTIVE 3.

Conserve the Garden of the Cuppacumbalong Homestead Precinct

Conservation Objective 3.1

The garden shall be managed to retain its historic shape, and as far as possible, be a garden of mainly exotic plants.

Specific Requirements for Conservation Objective 3.1

- (a) The general shape of the garden (figure 4) shall be retained although extensions may be permitted.
- (b) The existing use of predominantly exotic plants in the garden, with only a few native plants, should be retained and continued. The plantings have a history of being affected by prevailing fashions in the replacement or addition of new plants, and this tradition may continue, within the context of the requirement regarding the predominant use of exotic plants.
- (c) Trees shall be managed to preserve their aesthetic qualities. Trees such as *Cupressus spp.*, which have branches to the ground, shall be allowed to retain this habit and not be pruned to raise branches from the ground.
- (d) The upper and lower gardens shall be retained. Subject to the specific requirements at 3.2, the removal of existing tree groups and the *Arbutus x andrachnoides* tree shall not be permitted.

Conservation Objective 3.2

The diversity of tree species on blocks 6 and 8 to be retained and individual trees or collection of trees be conserved.

Specific Requirements for Conservation Objective 3.2

- (a) The framework of trees is a significant feature contributing to the character of the garden and the precinct generally, and this feature shall be retained.
- (b) The trees to be conserved shall be identified, and management guidelines for individual trees or collections of trees be developed and incorporated into the Property Management Agreement and Conservation Management Plan.
- (c) Subject to thinning or removal of unnecessary suckers, the straight lines of Poplars on the easterly part of Block 6, and the beginning of the avenue of Elms to the cemetery shall be retained.
- (d) Trees in the garden and surrounding paddocks of Blocks 6 and 8 shall be managed for safety purposes and in accordance with the provisions of the Land (Planning and Environment) Act 1991 and the Tree Protection (Interim Scheme) Act 2001.
- (e) Tree management and replanting may occur with supporting specialised advice.
- (f) Any trees removed within the Archaeologically Sensitive Area shall be cut down to ground level but the stump and roots shall not be disturbed.

CONSERVATION OBJECTIVE 4.

Conserve the Archaeological Sites

Conservation Objective 4.1

Conserve the archaeological evidence associated with the original two homestead sites (see Figure 2)

Specific Requirements for Conservation Objective 4.1

No disturbance shall occur within the archaeologically sensitive areas that would alter the definition or interpretation of the site.

- (a) The Archaeologically Sensitive Zone identified in Figure 2 shall not be disturbed by activities which disturb the ground or sub-surface areas. Such activities include excavation, trenching, boring, or tilling the soil.

CONSERVATION OBJECTIVE 5.

New development not to Diminish Heritage Values

Conservation Objective 5.1

All features intrinsic to the significance of the site are to be conserved.

Specific Requirements for Conservation Objective 5.1

- (a) New development (except that covered under conservation objective 2.1) shall not involve the loss, removal or damage to any features intrinsic to the significance of the complex.
- (b) New development shall not adversely impact on the features intrinsic to the significance of the complex.

Conservation Objective 5.2

New development is to be sympathetic to the rural landscape character of the homestead complex and precinct.

Specific Requirements for Conservation Objective 5.2

- (a) The design of any new buildings or structures in the precinct shall avoid or minimise any impact on the significance of the place. Development of new buildings or structures shall be of low intensity and extent in order to retain the low- development density, rural landscape character of the precinct. New development should retain opportunities for large scale landscaping.
- (b) Additional uses of the precinct should be located within existing buildings where possible.
- (c) The style of any new buildings or structures shall be simple, low-key and sympathetic to the rural landscape character of the precinct. Styles which are identical to the heritage style of existing buildings shall not be used. Any new buildings shall be single storey.

- (d) The design, size, material and location of any new buildings or new structures shall be sympathetic to the design of the existing nearby buildings or structures. Form and mass shall be similar to existing buildings and structures.
- (e) New services shall be designed and located to minimise their impact and should be underground where possible.

Conservation Objective 5.3

The location of new development to be controlled so that the rural landscape character of the precinct is conserved.

Specific Requirements for Conservation Objective 5.3

- (a) Within the precinct buildings or structures shall not be constructed:
 - to the north or east of the homestead;
 - in the garden area; and
 - in the area of archaeological sensitivity
- (b) Development shall not take place on the driveway between the upper and lower gardens which obscures the view along the former north driveway on the land to the north of the precinct.
- (c) Only minor structures shall be located within the garden.

MANAGEMENT RECOMMENDATIONS:

The Heritage Council recommends that the following actions and activities should be undertaken to enhance the heritage values of the place. They are included as recommendations only and have no legal effect.

New and continuing uses remain compatible with significance.

Any continuing use or new use proposed for the precinct should be compatible with the significance of the place, and should be complimentary to the primary use(s).

Subdivision of blocks

Subdivision of the existing blocks should not be permitted.

Access to Cuppacumalong Cemetery Track

Cuppacumalong Cemetery (included in the ACT Heritage Places Register) is an important associated site. A path that joins the Cuppacumalong Homestead to the cemetery walking track should be maintained for public access.

Views to the east from the Homestead should remain those of a rural/pastoral landscape.

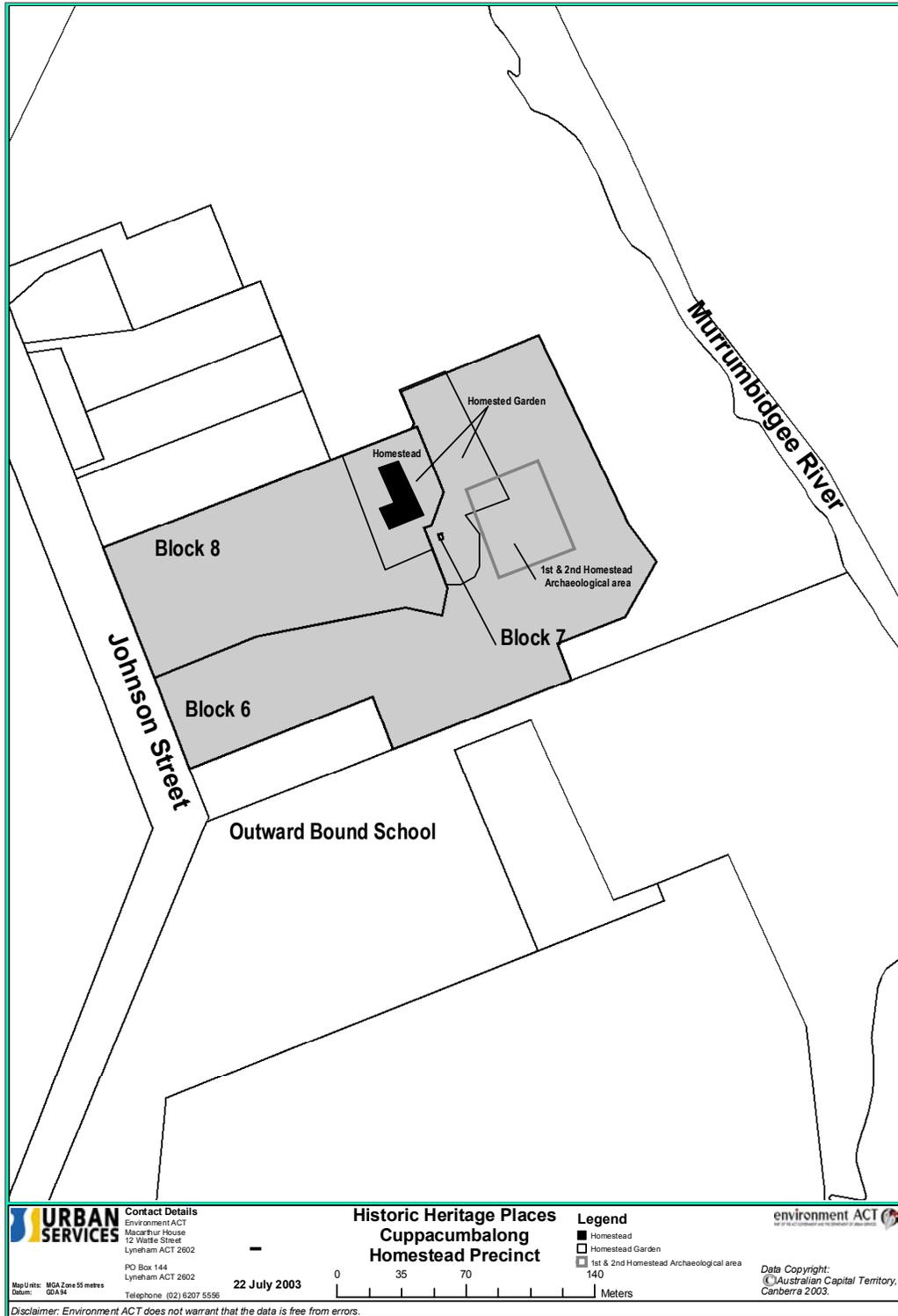
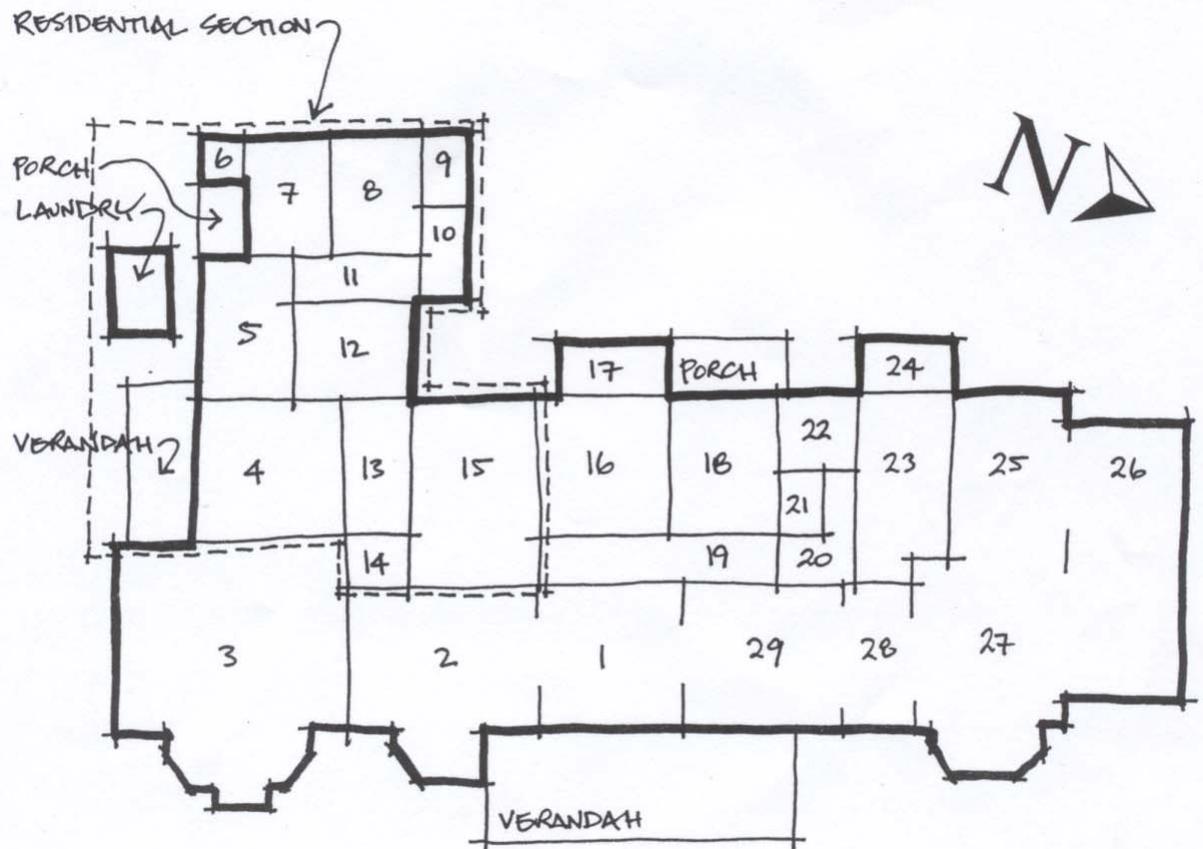


Figure 1. Location of Cuppacumbalong Homestead Precinct

Figure 2. Archaeological sensitive area surrounding the surface and sub-surface remains of the first (Wright) homestead and the second (De Salis) homestead (Not to scale)



Figure 3. Schematic plan of Cuppacumbalong Homestead (D. Marshall 2002)



Legend

- | | |
|-------------------------------|---------------------|
| 1. Entry hall | 16. Store |
| 2. Bar and lounge | 17. Office |
| 3. Lounge | 18. Store |
| 4. Kitchen | 19. Hall |
| 5. Store | 20. Hall |
| 6. Cupboard | 21. Bathroom |
| 7. Bedroom | 22. Bathroom |
| 8. Bedroom | 23. Kitchen |
| 9. Hot water service cupboard | 24. Pantry |
| 10. Bathroom | 25. Restaurant/cafe |
| 11. Hall | 26. Restaurant/cafe |
| 12. Siting | 27. Restaurant/cafe |
| 13. Hall | 28. Restaurant/cafe |
| 14. Walk in robe | 29. Restaurant/cafe |
| 15. Lounge | |

Figure 4. Cuppacumbalong Garden Plan

