HERITAGE MAINTENANCE PLAN
MENTONE HOTEL
95 Beach Road, Mentone

April 2016

LOVELL CHEN
ARCHITECTS & HERITAGE CONSULTANTS

LEVEL 5, 176 WELLINGTON PARADE
EAST MELBOURNE 3002
AUSTRALIA
TEL +61 (0)3 9667 0800
FAX +61 (0)3 9616 1818
enquiry@lovellchen.com.au
www.lovellchen.com.au
1.0 Introduction

This Heritage Maintenance Plan (HMP) is the heritage maintenance plan referred to in the Section 173 Agreement regarding the former Mentone Hotel, 95 Beach Road, Mentone. It applies to the former hotel building to the extent of the fabric included on the Victorian Heritage Register (VHR H2346) and as included in the schedule to the heritage overlay, HO 77, of the Kingston Planning Scheme. The plan prescribes the manner in which the significant building fabric should be maintained.

This HMP encompasses two parts:

Part A – which defines and describes the heritage fabric and describes what works are required for its ongoing management and maintenance.

Part B – which details the requirement for preparing reports which demonstrate that the requirements detailed in Part A have been fulfilled.

2.0 Heritage Victoria permit requirements

Under the provisions of the Heritage Act 1995 all works to a registered place are subject to the permit requirements of the Act. Under Clause 66 Exemptions from permits, the Act provides for the Heritage Council or the Executive Director to determine that a permit is not required in respect of particular works. At the time of registration the following permit exemptions were put in place for the Mentone Hotel.

Permit Exemptions

It should be noted that Permit Exemptions can be granted at the time of registration (under s.42(4) of the Heritage Act). Permit Exemptions can also be applied for and granted after registration (under s.66 of the Heritage Act).

General Condition 1

All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

General Condition 2

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible.

General Condition 3

All works should be informed by Conservation Management Plans prepared for the place. 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.

General Condition 4

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.

General Condition 5

Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.
Specific Exemptions:

Interior
Internal works to all parts of the place, excluding the main staircase, stairwell and ceiling light. Internal works must not result in any adverse impact on the original external fabric and must not be detrimental to the cultural heritage significance of the exterior of the place.

Exterior
Minor repairs and maintenance which replace like with like.
Removal of non-original items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc., and making good in a manner which does not affect the cultural heritage significance of the place.
Installation or removal of non-original external fixtures and fittings such as, hot water services and taps.
Installation and repairing of damp proofing by either injection method or grouted pocket method in a manner which does not affect the cultural heritage significance of the place.

Other
Demolition of the former bottle shop and non-original attachments to the original north-west facade.

Proposed maintenance works which are not covered by these exemptions will require a permit or a permit exemption from Heritage Victoria.

3.0 City of Kingston permit requirements
Under Clause 43.01 Heritage Overlay of the Kinston Planning Scheme, Clause 43.01-2 notes that no permit is required ‘to develop a heritage place which is included on the Victorian Heritage Register.’

4.0 Heritage fabric to be maintained in good condition
It is the objective of this Maintenance Plan that all of the heritage fabric of the place be maintained so that it is kept in a good condition. Where the Chief Executive Officer of the City of Kingston reasonably determines that any heritage fabric is not in good condition, remediation works will be undertaken to make good that heritage fabric.

5.0 Part A Heritage fabric
The following list identifies the heritage fabric associated with the former Mentone Hotel which is the subject of this plan.

Fabric and elements identified as being of heritage value are as follows:

- The surviving original external fabric of the hotel:
  - External rendered brick walls and ornamentation, but excluding any modern render, or new brick infill to original door and window openings and adapted windows openings.
  - Rendered chimneys.
  - Slate roof, upper slope, glazed lantern and rendered cupolas, but excluding recent air vent.
  - Finial of the corner tower and flag pole on Mentone Parade.
  - Decorative cast iron elements: columns, pillars, balustrades and friezes. Remains of cast iron balustrades stored in the altered dining area.
• Decorative tiling and cement work on the ground floor of south verandah, but excluding any modern external tiling.

• Windows located as follows:
  o Ground floor:
    ▪ South-west pavilion: East and west windows (2) of bay-windows.
  o First floor:
    ▪ South-west pavilion: South-east window (1) of south elevation and windows (1) of East elevation.
    ▪ South-east pavilion: South (2) and East (1) windows.
    ▪ South tower: Curved window (1).
    ▪ Corner tower: curved window (1).
    ▪ North-east pavilion: windows (2) of north elevation.
    ▪ North-west pavilion: windows (4) of north elevation.
  o Second floor:
    ▪ Corner tower: Windows (2+2) of east and north elevations.

• The surviving original internal fabric;
  • Painted brick walls and columns in the cellar.
  • Main stair and turned timber balustrade in the large open stairwell.
  • Arcade between the lobby to Beach Road and stairwell.
  • Decorative column in the altered dining area.
  • Decorative plaster cornices and moulded timber skirting.
  • Window openings and frames as listed above.
  • Stained glass ceiling light of the stairwell.

5.1 Maintenance of the heritage fabric

The following maintenance schedule requires ongoing checks of the heritage fabric and for the works prescribed below to be undertaken to ensure that the infrastructure is maintained in a good condition.

The maintenance schedule for heritage fabric is divided into two programs: short term, and medium to long term required works.

All the short term (1 year), medium term (3-5 year) and long term (10 year) works must be overseen by a suitably qualified practitioner with recognised expertise in heritage conservation works.

All inspections and works must be undertaken in a manner that does not damage the heritage fabric.

5.1.1 Management schedule for short term ongoing works

From 1 June 2016 the following short term ongoing inspections and works must be undertaken to the ‘Heritage Fabric – Structures, Walls and Roofs’ at the frequency specified below.

REQUIREMENT

Inspect roofs, gutters, rainwater heads and sumps every six months, or more frequently if required. Remove debris and vegetation, and rectify defects as required to maintain the system in a sound operational condition.

Inspect storm water drains connected to the street gutters or underground drains every six months or more frequently if required. Clean out all blocked drains and replace all broken drains.

Inspect all bird proofing on all horizontal courses, nylon coated nettings of the towers and corner tower every six months, or more frequently if required. Maintain and complete bird proofing and remove bird guano where deposited.

Inspect ceilings below terraces and towers every six months, or more frequently if required. Remove false ceilings and rectify roof leaks as required to maintain the fabric in a sound condition.
Inspect heritage fabric for graffiti every six months or more frequently if required. Remove all graffiti within seven days of identification.

Inspect timber doors and window frames every 12 months and ensure that they are sound and watertight.

The works undertaken in accordance with the short term maintenance schedule are to be described and detailed in the three yearly report required to be supplied to the Chief Executive Officer of the City of Kingston, pursuant to the provisions of the Section 173 agreement.

5.1.2 Management schedule for medium and long term ongoing works

From 1 June 2016 the following medium and long term ongoing inspections and works must be undertaken to the heritage fabric at not less than the frequency specified below.

REQUIREMENT

- Subject to inspection and assessment of condition, repaint all external painted surfaces every seven years. This includes, but is not limited to, painted render, all woodwork including to verandahs, doors and windows, and all iron work.
- Inspect heritage fabric for any evidence of structural movement or dampness every three years. Undertake rectification works as required.
- Inspect window and door openings associated with heritage fabric for water egress every five years or more frequently if required. Implement corrective action where water egress is detected or advised within five days.
- The works undertaken in accordance with the medium and long term management schedule are to be described and detailed in the three yearly report required to the Chief Executive Officer of the City of Kingston pursuant to the provisions of the Section 173 agreement.

6.0 Part B Heritage fabric – reporting requirement

Every three years, commencing from 1 June 2016, a ‘Mentone Hotel Management Report’ (‘Report’) must be submitted to the Chief Executive Officer of the City of Kingston pursuant to the provisions of the Section 173 agreement. The report will be produced by a suitably qualified person with recognised expertise in heritage conservation.

The Report must provide the following information:

1. Full details of what works have been done to all areas of the heritage fabric in the previous six months for the first report (30 December 2016); and in the previous three years for the subsequent reports (commencing 30 December 2019), as required by the Maintenance Plan in accordance with the Management Schedules described at Parts A and B of this Management Plan.
2. A full assessment must be made as to the current status of all heritage fabric. The assessment must rate the current condition of each item defined as heritage fabric as either ‘Good’, ‘Fair’ or ‘Poor’. For any item not rated ‘Good’ a description of what works are required to be undertaken to make that item ‘Good’ and the proposed timing of the remedial works must be provided.
3. Identify the works programmed for the next 12 months.
4. Identify the works programmed for the next three years.
5. Identify any deficiencies of this Maintenance Plan.

Upon receipt of the Chief Executive Officer of the City of Kingston will make an assessment of the Report and will advise in writing as to whether the report is satisfactory.

The Chief Executive Officer of the City of Kingston may reasonably request any additional information or inspect the site to determine whether the obligations required by this Management Plan have been met.
7.0 Determination as to whether heritage fabric is in ‘Good’ Condition

Where the Chief Executive Officer of the City of Kingston, on inspecting the heritage fabric, reasonably determines that any heritage fabric is not in ‘Good’ condition, remediation works must be undertaken to make good the heritage fabric.

8.0 Attached plans

List here