

# ELTHAM STYLE RESIDENCE, ORIGINALLY THE BATEMAN RESIDENCE, 85 SWEENEYS LN, ELTHAM



267 - Former Bateman House  
- Shire of Eltham Heritage  
Study 1992



Former Bateman House  
Colour 1 - Shire of Eltham  
Heritage Study 1992



Former Bateman House  
Black & White 1 - Shire  
of Eltham Heritage Study  
1992



Former Bateman House  
Colour 2 - Shire of Eltham  
Heritage Study 1992



Former Bateman House  
Colour 3 - Shire of Eltham  
Heritage Study 1992



Former Bateman House  
Black & White 2 - Shire  
of Eltham Heritage Study  
1992



Former Bateman House  
Colour 4 - Shire of Eltham  
Heritage Study 1992



Former Bateman House  
Colour 5 - Shire of Eltham  
Heritage Study 1992



Former Bateman House  
Colour 6 - Shire of Eltham  
Heritage Study 1992



Former Bateman House  
Colour 7 - Shire of Eltham  
Heritage Study 1992



Former Bateman House  
Colour 8 - Shire of Eltham  
Heritage Study 1992



Former Bateman House  
Black & White 3 - Shire  
of Eltham Heritage Study  
1992



Former Bateman House  
Black & White 4 - Shire  
of Eltham Heritage Study  
1992



Former Bateman House  
Colour 9 - Shire of Eltham  
Heritage Study 1992



Former Bateman House  
Colour 10 - Shire of Eltham  
Heritage Study 1992



Former Bateman House  
Colour 12 - Shire of Eltham  
Heritage Study 1992



Former Bateman House  
Colour 13 - Shire of Eltham  
Heritage Study 1992



Former Bateman House  
Colour 15 - Shire of Eltham  
Heritage Study 1992



Former Bateman House  
Colour 16 - Shire of Eltham  
Heritage Study 1992

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## Location

85 SWEENEYS LN ELTHAM, NILLUMBIK SHIRE

## Municipality

NILLUMBIK SHIRE

## **Level of significance**

Included in Heritage Overlay

## **Heritage Overlay Numbers**

HO167

## **Heritage Listing**

Nillumbik Shire

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## **Statement of Significance**

Last updated on - January 7, 2010

REVISED STATEMENT OF SIGNIFICANCE, CONTEXT, 2010

### **What is significant?**

The c1961 (or earlier) house and the surrounding site to a radius of 25 metres.

### **How is it significant?**

The house is architecturally and historically significant to the Shire of Nillumbik.

### **Why is it significant?**

The house is architecturally significant as one of the finest examples of the very creative and highly individual dwellings constructed in the former Shire of Eltham in the period following World War II. Like many other 'Eltham-style' buildings, it features the use of recycled materials and adobe bricks, made from clay dug on site (Criterion F). The house is historically significant because the development of the 'Eltham style' of architecture went on to influence Australian architecture and landscape design in the latter part of the 20th century (Criterion A).

### **BICK STUDY, 1992**

This residence is one of the finest examples of the very creative and highly individual dwellings constructed in the Shire of Eltham in the post Second World War period. Based on British and European medieval buildings to a greater or lesser extent (depending on the particular building) and with their local roots in the Montsalvat artist's colony (built 1934- ), these dwellings are the direct result of mores operating in the Eltham district during the 1940s - 1970s period and which have since very largely disappeared from the Municipality. The combination of their historical revival style based picturesque appearance, use of second-hand building materials and clay dug from the site for the adobe bricks, double storey with gallery main room, and artistic based and very distinctive designs, all make these Eltham style dwellings very different from the architectural norm of their time.

BASIS OF SIGNIFICANCE:

ILLUSTRATION OF THE THEMES

ARCHITECTURE

DEGREE OF SIGNIFICANCE: LOCAL AND REGIONAL SIGNIFICANCE

EXTENT OF SIGNIFICANCE: ENTIRE BUILDING AND SITE TO A RADIUS OF 25 METRES

Heritage Study/Consultant Nillumbik - Shire of Eltham Heritage Study, David Bick, 1992;

Construction dates	1961,
Other Names	85 SWEENEYS LA, ELTHAM,
Hermes Number	104519
Property Number	

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## **Historical Australian Themes**

DISTINCTIVE ELTHAM BUILDING STYLES

3.14.2 Using Australian materials in construction

8.10.4 Designing and building fine buildings

8.12 Living in and around Australian homes

## **Physical Description 1**

Style Eltham style.

Design one-off.

Plan rectangular.

Single storey with attic.

Walls?

Roof gabled, slate clad.

Features are the external design and internally, the planning and particularly the principal double storey room.

## **Usage/Former Usage**

Original and Continuing Use: Residence

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*