

MURRAY STREET PRECINCT (H0307)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Murray Street Heritage Precinct**, Warrnambool.

Warrnambool has 26 heritage precincts which recognise the distinctive heritage character of Warrnambool. Each heritage precinct is now incorporated in the Warrnambool Planning Scheme. The Heritage Overlay within the Warrnambool Planning Scheme lists the types of works to buildings which trigger the need for a planning permit.

If you are considering any works to a property within a heritage precinct, we suggest you contact Council to confirm if a planning permit is required. Council also provides a complimentary Heritage Advisory Service for owners of properties within heritage precincts. Conservation and design advice is readily available by appointment (telephone (03) 5559 4800).

This guideline is intended to encourage and support the retention and enhancement of the historic character of the area. A series of guiding design principles are provided to encourage compatible new development and appropriate minor works or alterations and additions to existing properties.

Historical Background and Significance Statements are referenced from *Warrnambool City Council Heritage Guidelines 2012*.

Historical Background

The Murray Street Precinct is located between Lava and Kerr Streets (including a small portion of Kerr Street), 1 kilometre west of central Warrnambool. It is solely residential and almost uniformly single-storey, although the houses on the hill towards Lava Street are set high up the natural slope.

Murray Street is part of a later subdivision that took place after 1870, when land west of Ryot Street was surveyed for housing lots. Murray Street followed the grid pattern set by the original township plan.

The housing stock is mainly timber, being both cottages and houses dating from about the 1870s through to the Interwar period. The bulk of the dwellings however are small-scale, hipped-roof Victorian-style cottages built without pretension. Some are so simple that they lack any form of ornamentation - even the practicality of a verandah (for example, 25 Murray Street). There are some stone buildings, such as the cottage at 43 Murray Street, a traditional symmetrical stone cottage and the stone villa at 20 Murray Street, dating from about 1880. Overall the precinct has a high degree of integrity and is in good condition.

Why is the Murray Street Precinct significant?

The Murray Street Precinct is of historical significance as an area of modest secondary development from the early 1870s, and demonstrates a property and population boom in the growing township of Warrnambool. It is of further historical interest for the large number of small scale cottages and lower-middle class housing which survive and which still represent that period very well.

It is of architectural significance for its intact range of late Victorian cottages and houses, built of timber and stone, with very little pretension or ornamentation.

The precinct has suffered less intrusive development than elsewhere and was part of the first fabric to be recognised for representing the heritage of Warrnambool.

What is significant?

The precinct contains a series of intact dwellings from the initial 1870s subdivision, along with a mix of Federation era through to interwar period dwellings – most set in small established gardens.

Dwellings are consistently single storey in scale, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished. Dwellings are sited across the steep hill of the street. Therefore the streetscape is one of interest, with dwellings stepping up the street in siting.

19th and early 20th century dwellings are typically either symmetrical cottages or asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street.

All 1870-1930s dwellings are consistent in front and side setback and address the street. Many properties have reasonably wide side setbacks. Fencing is low to front boundaries.

Some dwellings feature later period garages near dwellings where allotment width permits. Driveways are common along the street.

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Gable front with decorative batters, typical feature of precinct



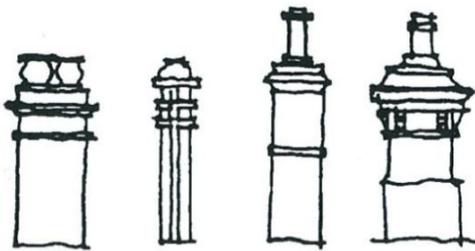
Another small cottage characteristic of the precinct



Hipped roof weatherboard cottage with front verandah and early lean-to to rear – common to precinct



Asymmetrical villa – conite finished, but still a significant part of heritage character of precinct



Retention of period chimneys add distinction to the streetscape

MURRAY STREET PRECINCT (HO307)

HO307 - Murray Street Precinct Map



Contributory

Non-Contributory

Individually Significant

List of places which contribute to the heritage values of the precinct

Murray Street

- 20 Murray Street - dwelling
- 21 Murray Street - dwelling
- 23 Murray Street - dwelling (HO130)
- 25 Murray Street - front dwelling (HO131)
- 29 Murray Street - dwelling (HO132)
- 31 Murray Street - dwelling (HO133)
- 33 Murray Street - dwelling
- 35 Murray Street - dwelling
- 39 Murray Street - dwelling
- 43 Murray Street - dwelling (HO134)

Kerr Street

- 57 Kerr Street - dwelling

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Design Guidelines - basis

Suggested Approach

Subdivision

The regular, rectilinear layout of the precinct is of heritage value. Allotments line the street and are equal in size, leading to a regular pattern of built form in the streetscape.

Dwellings of significance are sited to face the street and are set back in a consistent line, facing the street.

Allotment widths are consistent, reinforcing the spatial character and consistent rhythm of built form along Murray Street – single houses regularly spaced, stepping down the hill, with garden space between, marking the type of suburb layout of the period.

Demolition

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

Demolition of parts of a Contributory Place visible from the public domain has the potential to adversely affect the significance of the precinct. Demolition of parts of a place which do not contribute to the significance or the setting of a place may be considered, if removal does not adversely affect the fabric and significant views (setting) of the affected Contributory place.

New Buildings

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

Dwellings in this Precinct are typically single storey, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

Late 19th and early century dwellings are typically symmetrical cottages and asymmetrical villas in style, with bullnose verandahs supported by timber posts dressed with cast iron lacework, or timber fret (sometimes wrap-around) to the street. Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; featuring deep front or side verandahs supported on a variety of masonry pillar styles; timber batten/ shingle detailing to gable fronts; architecturally detailed timber windows and doorways, decorative timber eaves and weatherboard or stucco clad walls. Most dwellings also feature brick chimneys to main rooms.

Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is possible, but may be limited due to allotment size. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered.

Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape – in scale, width and pattern.

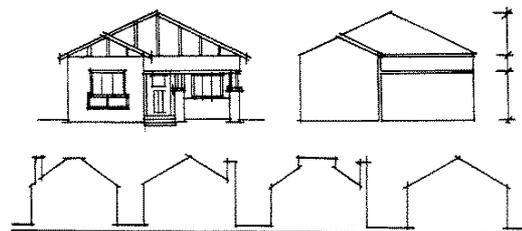
Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

Removal of later garages, rear additions or fences not in character with those typical to the era of significance of the place may be considered by Council.

Removal of original timber sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New development should respect the established spatial/ built form pattern of the streetscape of Murray Street. New buildings should continue the scale/ proportion of built form/ open space common to the locale and be oriented to face the street.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported.



Scale, spatial pattern and proportion is important

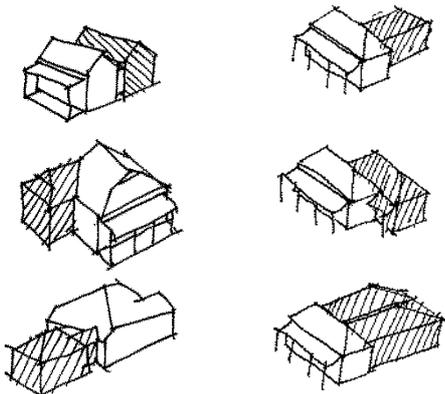
MURRAY STREET PRECINCT (H0307)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Murray Street dwellings of significance are a mix of modest and narrow footprint buildings, typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1870-1930s period in Warrnambool. Houses typically contain two or three bedrooms and principal living spaces face the street. Future additions and alterations to these dwellings are possible to suit modern needs, but heritage values - embodied in the external appearance - also need to be considered.



Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Upper floor additions are generally not appropriate, as they will alter the scale of the dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new ridge lines do not dominate streetscape views of existing dwellings. Upper floor additions should also not be seen from side views, from the streetscape.

Any proposed additions should be to the rear of existing dwellings, to minimise adverse visual impact on the streetscape. Additions to the side of dwellings are not encouraged, as additions will alter the original scale (width) of dwellings when viewed from the street. Further, construction of additions on to the side boundary are not appropriate if seen from the street, as this alters the spatial/ built form character of the streetscape.

Original timber framed windows facing the streetscape should be retained and repaired where possible. Replacement of later aluminium framed windows with replica original timber windows is encouraged, to improve the historic integrity of dwellings.

Original verandahs should also remain and be maintained, based on original evidence or on similar examples found elsewhere in the street (based upon the period of construction of the dwelling).

Alterations to interior finishes and rooms will not impact on the values of the precinct.

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Design Guidelines - basis

Suggested Approach

Materials, Colours and Finishes

Late 19th and early century dwellings are typically symmetrical cottages or asymmetrical villas in style. Walls are clad in weatherboards, or in some cases are stucco finished masonry or even face stone. Bullnose verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework, or timber fret to the street.

Early paint finishes to stucco would have been limewash in type.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch. Red painted corrugated galvanised iron roofing was a common practice mid-20th century, when roof rust was painted out in colours to match the more expensive terracotta tiling.

Paint colours for timberwork typical to the period include

- Light ochre colours (19th century); crème, pale green and mid ochres (20th century interwar) to walls.
- dark brown, green and Indian red (19th century) and lighter crèmes, green or red through to dark brown, red and green (20th century interwar) to timber details.

Stone and face brick wall finishes should be retained and not be rendered or painted. Conite clad buildings should ideally be refurbished as timber clad dwellings when Conite is removed in the future.

Tile roofs should also remain and be repaired to match, or re-clad as historically appropriate with similar deep profile corrugated, galvanised or mid grey colorbond roof sheeting.

Original stained finish timber shingles to 'bungalow' style gable faces should be oiled, not painted in finish.

Early stucco finishes should be painted using matt or low gloss finish paint, to simulate earlier gloss levels and also hide past patching work in stucco.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – 19th century = 'ogee' profile, 20th century = ½ round and quad profile preferable. Round metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

Timberwork – matt finishes to wall planking. Gloss finishes to fascias, barges and joinery in colours suggested recommended. Potential for accent colours to be used on front doors.

Roller shutters and obvious window film tints to windows are discouraged.

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Suggested Approach

Fencing

Front fences were an important part of the design of Victorian era houses. Most fences were simple timber pickets, sometimes with more complex picket heads. Most small houses had a central gate of the same material leading to the front door. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used.

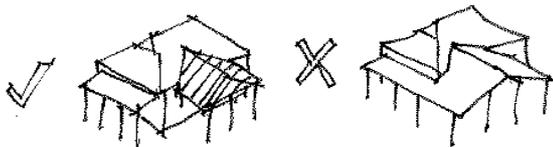
Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing. Where red brick traditional style Federation houses exist, the occasional red brick masonry fence, sometimes with white render.

Some fencing in the locale is stone in construction – sandstone or limestone – and typically low in height, dressed with a overhanging coping stone.

Fencing associated with California Bungalow/ cottage style dwellings was typically either crimped wire with looped tops or low masonry fences rendered to match verandah balustrades. Low hedges or vertical timber plank fences were also common. Fencing was almost always no higher than 1 metre. Timber plank or corrugated iron sheet fencing was common to side or rear yards. Timber picket fences were less commonly used for this style of dwelling

Carparking/ Garaging

Most houses in the street were erected without driveways or garages. Driveways and garages have been added over time.

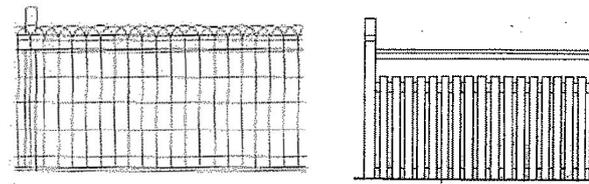
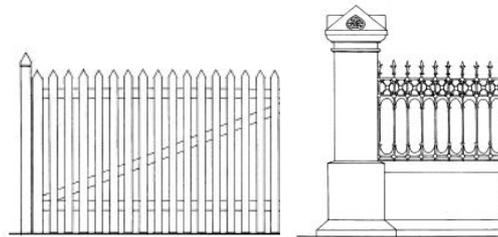


Location of carport maintains scale of dwelling

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, cast iron palisade, face stone masonry, crimped woven wire with looped tops, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 metre high maximum.

High picket or solid masonry fencing is not permitted, as this is contrary to the streetscape character of the locale.

Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Low cast iron and end pillar, timber picket, woven crimp wire and timber paling fences typical to the period of the precinct

New garages or carports are not permitted forward of dwellings in the streetscape.

New garages should be sited towards the rear of each property, so the traditional scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick, painted render or timber/ corrugated clad structures are appropriate. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

Any carport/ garage proposed in new development should be set back from the front facade of such development by at least the width of the garage. Garages/ carports should not be built on side boundaries of allotments, as this disrupts the established spatial/ built character of the streetscape.

Any roller/ panel door to garages/ carports should be painted to match the surrounding wall colour, to reduce visual dominance within the streetscape.