

KERR STREET PRECINCT (HO308)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Kerr 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 Kerr Street East Precinct is located on the north-east side of Kerr Street between Henna and Ryot Streets. The street was presumably named in honour of the Shire of Warrnambool's highly regarded and long-serving engineer, Andrew Kerr who died in 1887. Kerr had surveyed much of the township and, as an architect, designed a number of important buildings in Warrnambool – one of the earliest being the first hospital building in 1860, which was situated a few blocks away from what would become Kerr Street.

Kerr Street appears to have been laid out in the late 1860s, when many of the allotments were sold. The street is lined with relatively humble dwellings and appears to have developed in the early 1870s more as a working-class, rather than as a middle-class area. The inferior social status of the area may be related to the nearby quarries, with one of the biggest quarries located on the south side of the street. The bulk of the housing stock, possibly occupied by quarrymen and their families, is of a modest single storey scale and lacks the ornamentation of other residential precincts.

The setbacks are close to the street boundary, have uniform facades, rooflines and small gardens. The houses generally date from the mid to late nineteenth century, with some twentieth century houses included. The street is narrow, with uniform concrete footpaths, curb and channelling and crossovers. There are no significant street trees. The Kerr Street Precinct has a very high degree of integrity and is in good condition.

Why is the Kerr Street Precinct significant?

The Kerr Street East Precinct is of historical significance as one of the small streets laid out in Warrnambool's second post 1860s phase of development. It is of further historical significance as a very intact representative example of the types of street commonly inhabited by artisans and working class families from the 1860s through to the 1950s. Its architectural significance lies in the three finely constructed and well-designed cottages located at 6-8, 16 and 20 Kerr Street which are representative of the social aspirations of the better off working class, as well as for the subsequent development of cottages and houses from the 1880s, the early 1900s and the Interwar period. All are intact and in good condition demonstrate the changing architectural fashions and styles of a social group over time.

What is significant?

The precinct contains a series of intact dwellings from the initial 1860s subdivision, along with a limited number of late-Victorian/ Federation - interwar period dwellings – most set in small established gardens.

Dwellings are consistently single storey in scale, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, with only a few clad in weatherboard or conite finished. 1860 symmetrical cottages, with arched head entries are the most distinctive and significant in the street.

19th century dwellings are symmetrical cottages in style. Late 19th/early 20th century dwellings are 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 dwellings are consistent in roofline and 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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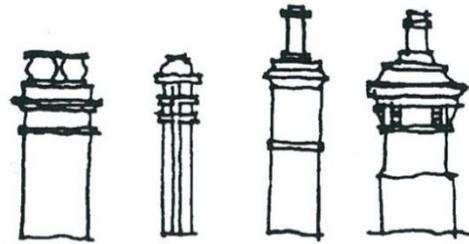
Typical c1870s symmetrical cottage of the precinct – distinctive to Warrnambool – hipped roof, arch-head doorway, vertically proportioned front windows. Note fence is higher than typical for the era of significance of precinct



Pair of attached cottages of same era



Another example of 1870s cottages - possibly same builder for all within precinct



Retention of period chimneys add distinction to a streetscape



Example of early 20th century dwelling - also contributes to precinct character

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HO308 - Kerr Street Precinct Map



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

Kerr Street

- 2 Kerr Street - dwelling
- 4 Kerr Street - dwelling (Valhalla)
- 6 Kerr Street - dwelling
- 8 Kerr Street - dwelling
- 10 Kerr Street - dwelling
- 12 Kerr Street - dwelling
- 16 Kerr Street - dwelling
- 20 Kerr Street - dwelling

KERR STREET PRECINCT (HO308)

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 Kerr Street - single houses regularly spaced, with limited garden space between, marking the type of suburban 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 within a precinct.

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.

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.

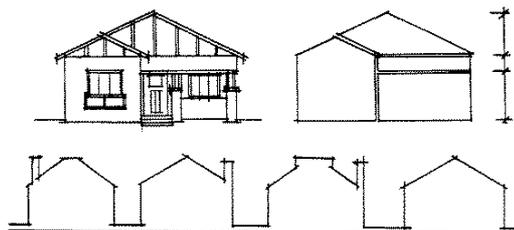
Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

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 Kerr 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

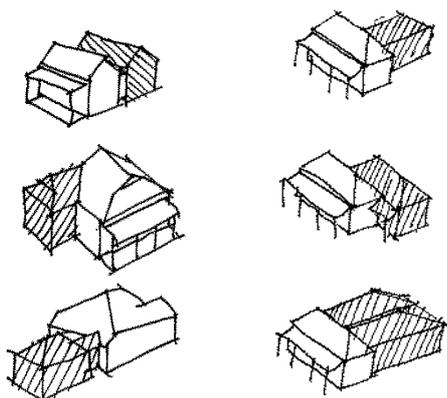
KERR STREET PRECINCT (H0308)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Kerr Street dwellings of significance are modest and narrow footprint buildings, typically single storey in scale – reflecting the type of dwelling erected for lower income earners during the 1860-1900s 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

Materials, Colours and Finishes

Mid/late 19th and early century dwellings are typically symmetrical cottages or asymmetrical villas in style. Walls are masonry, or clad in weatherboards, or in some cases are stucco finished masonry.

Bullnose verandahs (sometimes wrap-around) are also common to the front of asymmetrical villas, 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/slate and are of gable/hip form and 30 degree in pitch. Red painted corrugate 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.

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.

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.

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.

Marseille 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.

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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Design Guidelines - basis

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.

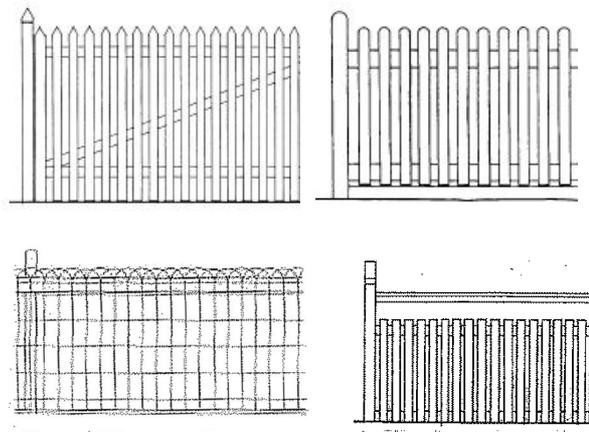
Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. 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 an overhanging coping stone.

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.

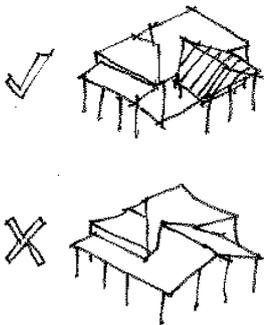
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Woven crimp wire and timber picket and paling fences typical to the period of the precinct

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 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.