

KOROIT STREET WEST PRECINCT (H0316)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Canterbury and Botanic Roads Heritage Overlay Precinct**, Warrnambool City Council.

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 complementary 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 Canterbury and Botanic Roads Precinct is largely residential and for the most part single-storey, with the notable exceptions of two fine villas, one with an Edwardian porch at 7 Canterbury Road and Ashton, now Emmanuel College, located on the corner of Bromfield Street and Canterbury Road. Ashton was the residence of J.A. Bromfield, a chemist and Chairman of the first municipality of Warrnambool. It was designed by Andrew Kerr and built in 1874.

The precinct is elevated, located on a rise some 800 metres north west of the main centre of the township, and generally dominated by the large two-storey cream brick classroom block of Emmanuel College. The land became available as large suburban villa allotments in the 1870s as part of the land speculation north of Raglan Parade. Both Canterbury Road and the east side of Botanic Road were part of a large area that was first subdivided and sold as freehold on 3 December 1869. This area of town became a more attractive and desirable place to live following the development of the Botanic Gardens in 1872, and retains this sense of exclusivity.

A large number of Victorian stone villas were built in this part of town, including Walter Robb's 'Whitehall', erected at No. 4 Canterbury Road in 1873. Canterbury Road includes several other notable residences erected from not long after subdivision up to 1898. Coryndon, the villa

at No. 10 Canterbury Road reflects the street's early beginnings as it faces the Botanic Gardens rather than Canterbury Road. A number of early residences also survive in Botanic Road, although these are mainly on the east side of the road, which was sub divided earlier than the west side. Another notable example is the stone villa at No. 71 Botanic Road, built in 1871. Some of the houses in this precinct also retain remnant features of their original Victorian fences and gardens, such as the excellent Cypress hedge and fence at 6 Canterbury Road, the finely designed cast iron fence at gates at 8 Canterbury Road and a number of significant trees which survive in various gardens. Coryndon has two fine Araucaria heterophylla (Norfolk Island Pine) as well as a notable Metrosideros excelsa (New Zealand Christmas Tree) in the garden. The garden at 55 Canterbury Road has a rare example (for Warrnambool) of a Magnolia grandiflora (Bull Bay Magnolia) and two excellent specimens of Phoenix canariensis (Canary Island Palm), which complement the fine Italianate villa with its original cast iron verandah and fountain. Canterbury Road also has a run of

Interwar bungalows opposite the site of Emmanuel College, illustrating a subsequent phase of development, in a period of prosperity after the Second World War, perhaps when land from the residence at 17 Somers Road was sold. The property at 17 Somers Road is also included within the precinct, as it is another excellent example of a Victorian villa and garden sited high above Warrnambool, looking toward the ocean over the township, with several mature trees including a pair of Cordyline australis (Cabbage Tree), Araucaria heterophylla (Norfolk Island Pine) and two Phoenix canariensis (Canary Island Palm).

The majority of the buildings and gardens in the whole of the precinct retain a high degree of integrity, and for the most

part, represent the upper middle class of Warrnambool from the late nineteenth century through to the mid twentieth century. The exception must be the north side of Botanic Road, where the housing stock, the setbacks and the allotment sizes are all much smaller than the rest of the precinct, reflecting less affluent housing on cheaper lower lying land.

Why is the Canterbury & Botanic Roads Precinct significant?

The Canterbury and Botanic Roads Precinct is of historical significance for illustrating the push northwards of the main township and land speculation in Warrnambool in the 1870s, which saw large subdivisions north of Raglan Parade set aside for large villa estates.

As the majority of this land was purchased, but not built on, it reflects certain social aspects of the early community of Warrnambool, which had a substantial core of middle and working class people rather than a large number of upper class families who could afford to establish such large villa estates. It is of further historical interest as are the large villa allotments were subdivided quite early, and as a result of the

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creation of the Botanic Gardens, Canterbury and Botanic Roads became a popular and sought after location, with many fine upper middle class Victorian residences erected between 1870-1900.

The precinct is of architectural significance for its range of building, fence and garden materials and styles, including a number of excellent representative examples of Victorian stone houses and villas and, in many cases, their surviving gardens. The precinct is of further architectural significance for the intact Interwar bungalows in Canterbury Road, all dating from a similar period, and possibly constructed by the same builder, demonstrating architectural fashion and middle class aspiration in the Interwar years. This is also evident on the south side of Botanic Road, where a number of substantial Interwar residences, set back from the street have been built by middle class families in the same period.

What is significant?

The precinct contains intact buildings from the 1870s, along with a mix of notable Victorian/ Federation era to interwar period dwellings – most set in small established gardens.

Dwellings are consistently single storey in scale, with pitched (typically 30 degree) hipped or gable CGI or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

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.

Interwar 'bungalow' and cottage style dwellings feature projecting gable or bay window forms; 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.

All 1870—1930s dwellings are consistent in front and side setback and address the street. Fencing is low to front boundaries. Some dwellings feature later period garages near dwellings where allotment width permits. Driveways are common along the street.



Late 19th / early 20th C villa typical to the precinct



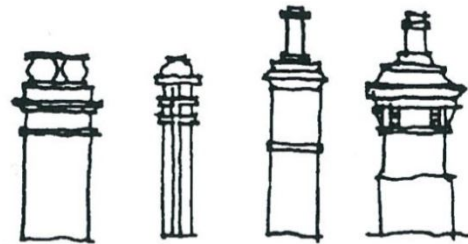
Interwar era cottage of high architectural quality – but with features common to earlier dwellings in the precinct – pitched roof, decorative arches, projecting front verandah



C1880s villa - set in generous grounds – note the steeply pitched roof, dominant chimneys, front verandah and vertically proportioned windows. Integration of garage not ideal, as alters the scale of the front facade and verandah.



Interwar bungalow dwelling – note decorative gables with timber battens and shingle facing, timber brackets to verandah and projecting bay window – all contributory features within the precinct



Retention of period chimneys add distinction to a streetscape

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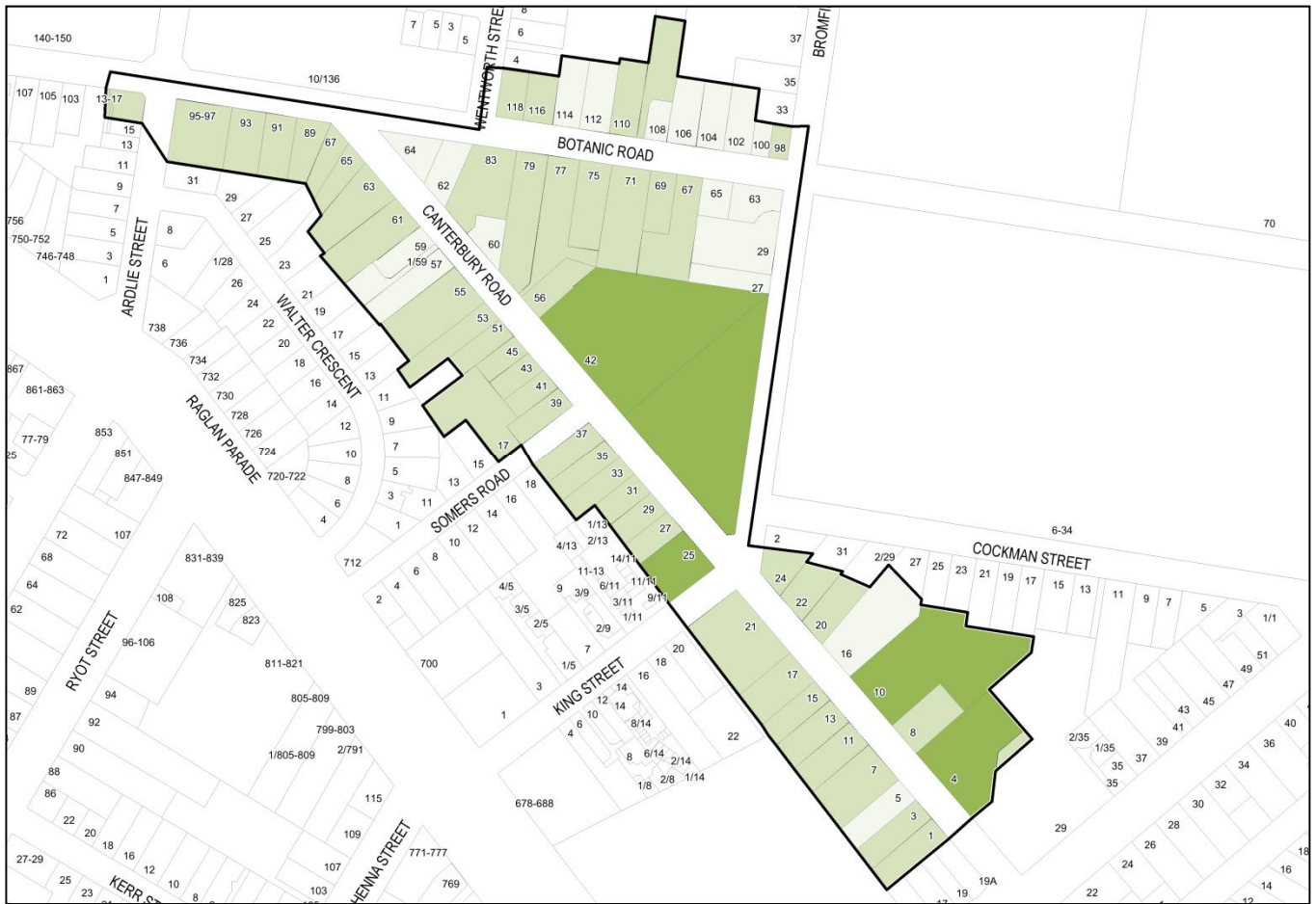
'Art-deco' era dwelling – still part of precinct character – note pitched roof, front porch/ verandah and complimentary front fence



C1880s symmetrical villa with hipped CGI roof and bullnose verandah – part of the precinct character

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HO316 - Canterbury and Botanic Roads Precinct Map



Contributory
 Non-Contributory
 Individually Significant

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

Canterbury Road

- 1 Canterbury Road - dwelling
- 3 Canterbury Road - dwelling
- 4 Canterbury Road - dwelling (Whitehall) (HO21)
- 6 Canterbury Road - dwelling, garden and Cupressus hedge
- 7 Canterbury Road - dwelling
- 8 Canterbury Road - dwelling
- 10 Canterbury Road - dwelling, cast iron fence and gates, garden and trees - 2 x Araucaria heterophylla and Metrosideros excelsa (Corydon) (HO22)
- 11 Canterbury Road - dwelling
- 13 Canterbury Road - dwelling
- 15 Canterbury Road - dwelling
- 17 Canterbury Road - dwelling
- 20 Canterbury Road - dwelling
- 21 Canterbury Road - dwelling
- 22 Canterbury Road - dwelling
- 24 Canterbury Road - dwelling
- 25 Canterbury Road - dwelling (HO24)
- 27 Canterbury Road - dwelling
- 29 Canterbury Road - dwelling
- 31 Canterbury Road - dwelling
- 56 Canterbury Road - dwelling (Morea)

- 55 Canterbury Road - dwelling, garden and trees - Magnolia grandiflora, 2 x Phoenix canariensis (Inverleith)
- 61 Canterbury Road - dwelling
- 63 Canterbury Road - dwelling
- 65 Canterbury Road - dwelling
- 67 Canterbury Road - dwelling
- 69 Canterbury Road - dwelling

Botanic Road

- 67 Botanic Road - dwelling
- 69 Botanic Road - dwelling
- 71 Botanic Road - dwelling
- 75 Botanic Road - dwelling
- 77 Botanic Road - dwelling
- 79 Botanic Road - dwelling, garden and wall
- 83 Botanic Road - dwelling
- 89 Botanic Road - dwelling
- 91 Botanic Road - dwelling
- 93 Botanic Road - dwelling
- 95-97 Botanic Road - dwelling
- 8 Botanic Road - dwelling

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33 Canterbury Road - dwelling
35 Canterbury Road - dwelling
37 Canterbury Road - dwelling
39 Canterbury Road - dwelling
41 Canterbury Road - dwelling
42 Canterbury Road - Emmanuel College Complex (HO20)
43 Canterbury Road - dwelling
45 Canterbury Road - dwelling
51 Canterbury Road - dwelling
53 Canterbury Road - dwelling

108A Botanic Road - dwelling
110 Botanic Road - dwelling
116 Botanic Road - dwelling
118 Botanic Road - dwelling (Claremont)

Ardlie Street

17 Ardlie Street - dwelling

Somers Road

17 Somers Road - dwelling, garden and trees - 2 x
Cordyline australis, 2 x Phoenix canariensis and
Araucaria heterophylla

Design Guidelines - basis

Suggested Approach

Subdivision

The regular, rectilinear layout of the precinct is of heritage value. Allotments line the streets and are generally equal in size, leading to a regular pattern of built form in the streetscape. Dwellings of significance are sited to face the streets and are set back in a consistent line, facing the street. Allotment widths are generally consistent, reinforcing the spatial character and consistent rhythm of built form along Koroi Street – single houses regularly spaced, with limited garden space between.

Further subdivision of allotments within the HO 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

Demolition of a contributory place is not typically supported within the Heritage Overlay. 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 Heritage Overlay. 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.

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.

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Design Guidelines - basis

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 Heritage Overlay significance of the locale – eg: setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

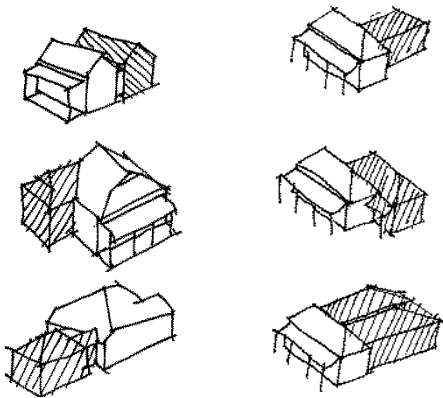
Dwellings in this Precinct are typically single storey, with pitched (typically 30 degree) hipped or gable CGI or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

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)

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.

External Alterations and Additions

Canterbury & Botanic Roads dwellings of significance are a mix of reasonable scale 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 2 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.

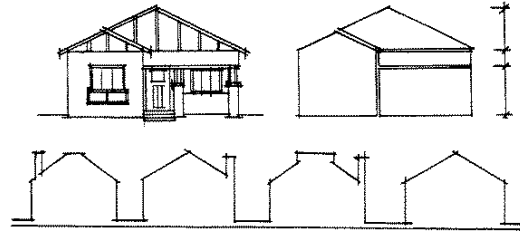


Additions should maintain the historic form and scale of the dwelling, when viewed from the streetscape

Suggested Approach

New development should respect the established spatial/ built form pattern of the streetscape of Canterbury & Botanic Roads. 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

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.

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 HO 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, later conite, or in some cases are stucco finished masonry or face stone/brick. 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.

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.

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 CGI roofing was a common practice mid-20thC, 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 C); crème, pale green and mid ochres (20thC interwar) to walls
- dark brown, green and Indian red (19th C) and ,lighter crèmes, green or red through to dark brown, red and green (20thC 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 c = 'ogee' profile, 20thC = 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

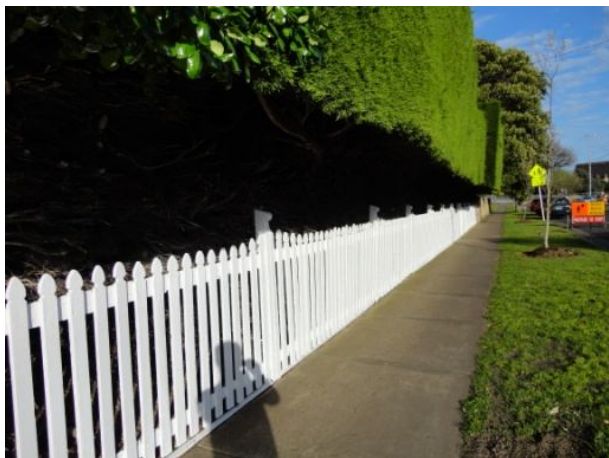
Fencing

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.

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

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.

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 1m. 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



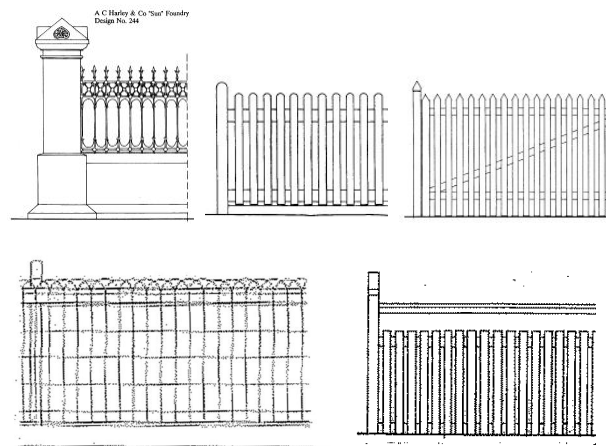
Timber picket/ hedging common fencing to the precinct

Suggested Approach

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 m 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.



Masonry pillar/ cast iron panel infill, woven crimp wire and timber picket and paling fences typical to the period of the precinct



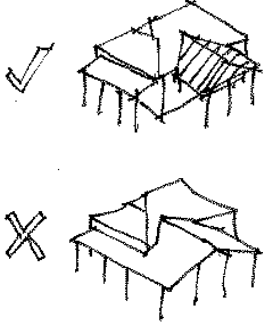
Cast iron/ wrought iron fencing found in the precinct – associated with substantial 1880s era dwellings only

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Design Guidelines - basis

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



Early garages to rear of dwellings – c1945

Suggested Approach

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 HO streetscape.