

VERDON STREET PRECINCT (H0326)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Verdon 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 western end of Verdon Street and the northern end of Simpson Street was the original alignment of the highway until the mid-1960s.

The land was developed from the late 1950s through to the early 1960s. The elevated position and its northerly prospect meant that the new Verdon Street was an attractive residential address, especially for families who could afford a car. Consequently, garages are an important element of the houses which are remarkably consistent in their date, style, form, scale and materials. Other featured elements are freestone veneered chimneys, patios and picture windows, all typical of the Post World War 2 period.

The houses in the precinct are of consistently high quality and are excellent examples of the suburban dream home, strongly influenced by American models, which eventually became possible with increased prosperity after World War 2.

The most distinctive house, at 97-101 Verdon Street, was built for David Jones, the son of Fletcher Jones, the founder of the clothing cooperative with its factory nearby. Other early residents were senior management at Nestlé's, Warrnambool's other major employer, and successful local businessmen and merchants, along with their families. The domestic gardens in the precinct are equally consistent and, with

the various street trees and the landscaping of the precinct generally, are important contributors to its character. The building stock retains a very high degree of integrity and is in excellent condition as are the public spaces.

Why is the Verdon Street Precinct significant?

The Verdon Street Precinct is of historical significance as the best surviving example of post-World War II development in Warrnambool, reflecting its prosperity at the time and various influences from America. It is of architectural significance for its consistent row of suburban 'dream homes', including those of the cul-de-sac, Hillside Avenue.

There is further significance in the houses which were architect designed, specifically those designed by the local architect, Tag Walter. It is of social significance for demonstrating the emerging domination of cars in day-to-day life in the post-World War 2 period.

What is significant?

The Verdon Street Precinct is located on the eastern side of Warrnambool, 2.5 kilometers from the city centre and immediately south of the Princes Highway. It includes the cul de sac of Hillside Avenue as well as properties facing Verdon Street.

The Precinct is entirely residential, and a mixture of single and two storey dwellings. The housing dates from the post Second World War period.

Dwellings are face brick, with decorative stonework to façade elements and chimneys in some cases. Roof pitches are flat or relatively shallow hipped tiled roofs, sometimes a combination of both.

Glazing is in large panes with timber frames and smaller opening panes often in vertical rows.

Setbacks are generous to the front of allotments, with narrower side setbacks. Garages are often incorporated into the main dwelling or set beside the houses in the case of Hillside Avenue.

Fencing is low in height, of face brickwork and decorative metalwork to suit the design of the house; no fencing occurs in Hillside Avenue.

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Flat roofs, crème brick, plate glass picture windows, rectilinear forms characterise houses within the precinct



This dwelling features a skillion roof and a screened porch with wrought iron balustrading



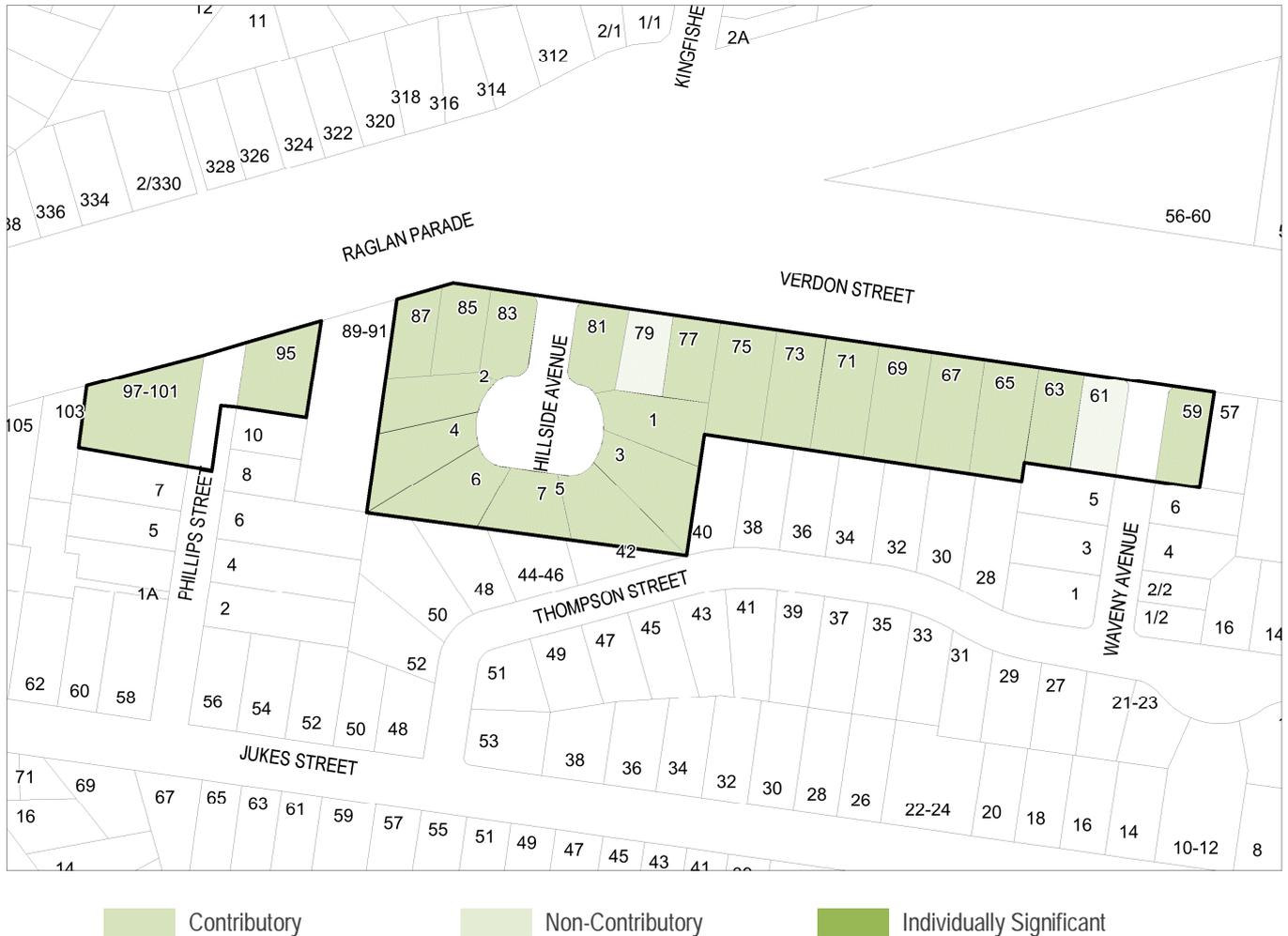
Dwellings included a mix of flat and hipped, tiled roof structures – all contribute to the character of the precinct



Note wrought iron balustrading and fencing particular to the style

VERDON STREET PRECINCT (HO326)

HO326 - Verdon Street Precinct Map



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

Verdon Street

- 59 Verdon Street - dwelling
- 63 Verdon Street - dwelling
- 65 Verdon Street - dwelling
- 67 Verdon Street - dwelling
- 69 Verdon Street - dwelling
- 71 Verdon Street - dwelling
- 73 Verdon Street - dwelling
- 75 Verdon Street - dwelling
- 77 Verdon Street - dwelling
- 81 Verdon Street - dwelling
- 83 Verdon Street - dwelling
- 85 Verdon Street - dwelling
- 87 Verdon Street - dwelling
- 95 Verdon Street - dwelling
- 97-101 Verdon Street - dwelling

Hillside Avenue

- 1 Hillside Avenue - dwelling
- 2 Hillside Avenue - dwelling
- 3 Hillside Avenue - dwelling
- 4 Hillside Avenue - dwelling
- 5 Hillside Avenue - dwelling
- 6 Hillside Avenue - dwelling
- 7 Hillside Avenue - dwelling

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Design Guidelines - basis

Suggested Approach

Subdivision

The generally rectilinear allotment pattern along Verdon Street, as well as the radial subdivision of Hillside Avenue, is of heritage value. Dwellings are sited facing the street and are at a generally consistent setback to the front boundary.

Allotment widths and depths are consistent along Verdon Street, with no later subdivision having occurred as yet. The irregular allotments of Hillside Avenue are symmetrical about the centre axis of the street.

Subdivision of allotments is not encouraged, as the spatial/ built form character of the locale will be compromised.

Secondary development in rear yards is limited. The built form character of the streetscape should be maintained (dwellings, with open space between) if rear allotment development is considered. Access to rear allotments is difficult to achieve as the prevailing dwelling design has a wide frontage

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

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

Removal of rear additions not in character with those typical to the era of significance of the place may be considered by Council. Items to be demolished and replaced will require consideration of the replacement structure when considering the merit of the demolition proposal.

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

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 location of garaging.

Dwellings in this Precinct are single and two storey, with shallow pitched / flat or hipped tile roofs. Walls are typically masonry in face brickwork, with contrasting brick plinths or feature stonework. Most dwellings retain masonry chimneys and decorative elements such as balustrade panels and fencing detail.

New development should respect the established spatial/ built form pattern of the precinct. New buildings should continue the scale and proportion of built form/ open space common to the locale.

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 consistent with the predominant character of the precinct.

Consistent front setbacks and low fencing is appropriate for new development. No fencing should be proposed for Hillside Avenue properties.

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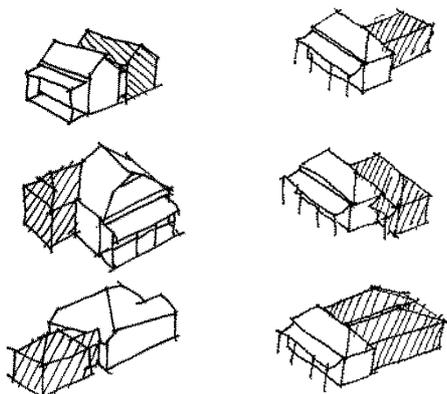
Design Guidelines - basis

Suggested Approach

External Alterations and Additions

The dwellings within the precinct are large, wide frontage dwellings of single storey and two storey scale – reflecting the type of house constructed north of the Highway during the post war (World War Two) period in Warrnambool.

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, particularly for existing two storey dwellings. Upper floor additions may only be appropriate if sited to the rear of a property and stepped so that new roof 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 may be difficult to achieve given the wide frontage of most dwellings.

Original timber framed windows facing the street should be retained and repaired where possible.

Original verandah and pergola elements should also remain and be maintained.

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

Materials, Colours and Finishes

Earlier dwellings are predominantly Victorian and Edwardian in style, with an asymmetric plan with hipped and gabled roof forms. Dwellings retain masonry chimneys. Verandahs are generally straight or bullnose with decorative cast iron or timber fretwork. Walls are typically masonry, with only a few clad in weatherboard.

Later bungalow and interwar dwellings have slightly lower pitch roofs and verandahs incorporated under projecting roof forms, but again are generally masonry buildings with timber decoration to gable ends.

Early paint finishes to stucco and render 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.

Paint colours typical to the period include

- Pastel highlight colours to eaves and balustrades, white to timber window frames; face brickwork should be left unpainted.

Face brick and stone wall finishes should be retained and not be rendered or painted.

Galvanised tray deck steel roofs should be retained and repaired. Tiled roofs should be retained and repaired as required.

Replacement gutters should reflect profiles common to the era of construction of the dwelling – generally squareline or formed aspart of the eaves. Rectangular metal downpipes are recommended – UPVC types have jointing systems which are visually inappropriate to the era of the dwelling.

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.

Fencing

Front fences to this precinct are a combination of low masonry and steel decorative panels, and some hedging planted behind masonry, although the dwellings in Hillside Avenue do not have any front fencing.

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including low masonry, low hedges, and low decorative wrought iron panels/ brick piers to match the dwelling. All new front boundary fencing should be limited in height to match adjoining properties.

Rear and side fencing can be replaced to suit where out of view of the streetscape. Masonry or timber plank fences are preferred.

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Carparking/ Garaging

Dwellings within this precinct have parking and garaging often incorporated under the main roof of the dwelling, or located to the side of the house.

Crossovers are single width and regularly spaced.

New garages or carports are not permitted forward of dwellings in the streetscape, so the scale and siting of the dwelling remains extant. Materials should reflect those of each dwelling – matching face brick generally being appropriate. A rendered finish to a lightweight structure may be supported if detailed appropriately and proposed in a suitable colour scheme. Roofing should match that of each dwelling, continuing the established built form character of dwellings in the locale.

Any roller/ panel door to garages/ carports should be in colour in keeping with the dwelling's colour scheme and palette of materials, to reduce visual dominance within the streetscape.



Typical garaging incorporated in dwelling