



HERITAGE GUIDELINES

WARRNAMBOOL CITY COUNCIL 2015



TIMOR AND RYOT STREET WEST PRECINCT (HO302)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Timor and Ryot Street West 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 Timor and Ryot Street West Precinct consists of the majority of the northwest end of Timor Street from Hyland Street through to Ryot Street, and the southwest end of Ryot Street, between Merri Street to Timor Street. The precinct is located in residential area of Timor Street as opposed to the other parts of Timor Street, which are predominately commercial. The precinct contains a mix of nineteenth and early twentieth century buildings, which for the most part are relatively intact.

Almost all the buildings in this precinct are single storey detached dwellings. There are parts of the precinct where mid twentieth century developments are apparent, but do not detract from the overall. The Warrnambool Base Hospital Complex, although outside of the Precinct, tends to dominate the Timor Streetscape, with its multi storey form. Strong street tree plantings in Timor Street create a definitive sense of place - a row of eighteen (18) Phoenix canariensis (Canary Island Palm) at the western end of the street reflect the predominantly Edwardian character of that end of Timor Street. The precinct is generally in good condition, and retains a high degree of integrity.

Why is the Timor and Ryot Street West Precinct significant?

The Timor and Ryot Street West Precinct is of historical significance because it illustrates the expansion of residential allotments outside the original town layout as a result of economic growth in the 1860s and 1870s. This is reflected clearly in the building stock.

The precinct also contains early 20th century and Interwar dwellings. The row of Canary Island Palms creates a strong linear visual delineation through the main part of the precinct.

The precinct is of architectural significance for its fine range of buildings dating from the 1860s through to the 1960s, exhibiting over one hundred years of architectural fashion reflecting Warrnambool's changing economic and social climate, as reflected in the architectural styles and positioning of dwellings.

What is significant?

The precinct contains intact dwellings from the initial 1860/70s subdivision of the area, along with a mix of Federation era through to interwar period dwellings - most set in established gardens.

Dwellings are single storey, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically clad in weatherboard or conite finished.

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable fronts and 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. Most dwellings also feature brick chimneys to main rooms.

All dwellings are consistent in front and side setback and are narrow in width facing the street. Many properties have reasonably wide side setbacks. Fencing is low to front boundaries. Few vehicle crossovers exist along Timor Street (especially to the high side of the street).

Some dwellings feature later period garages near dwellings where allotment width permits.

TIMOR AND RYOT STREET WEST PRECINCT (H0302)



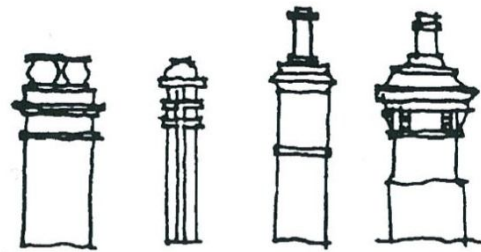
Note heritage features - picket fences, projecting decorative gable fronts to dwellings, timber barge detailing



Timber detailing to verandah - a heritage attribute of precinct



Note spatial pattern of dwellings in streetscape - substantial open space between dwellings is characteristic of the area



Retention of period chimneys add distinction to the precinct



Late nineteenth century dwellings typical within the precinct - note steeply pitched roofs, chimney details



Recent contemporary infill development - repeats heritage attributes of precinct - roof pitch, window proportions, verandah

TIMOR AND RYOT STREET WEST PRECINCT (H0302)

H0302 - Timor and Ryot Street West Precinct Map



Contributory

Non-Contributory

Individually Significant

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

Timor Street

313 Timor Street - dwelling
 317 Timor Street - dwelling
 319 Timor Street - dwelling
 321 Timor Street - dwelling
 329 Timor Street - dwelling
 331 Timor Street - dwelling
 333 Timor Street - dwelling
 334 Timor Street - dwelling
 335 Timor Street - dwelling
 336 Timor Street - dwelling
 337 Timor Street - dwelling
 338 Timor Street - dwelling
 339 Timor Street - dwelling
 340 Timor Street - dwelling
 341 Timor Street - dwelling
 342 (1 & 2) Timor Street - dwelling
 343 Timor Street - dwelling
 344 Timor Street - dwelling

351 Timor Street - dwelling
 353 Timor Street - dwelling
 354 Timor Street - dwelling
 355 Timor Street - dwelling
 356 Timor Street - dwelling
 357 Timor Street - dwelling
 358 Timor Street - dwelling
 360 Timor Street - dwelling

Ryot Street

3 Ryot Street - dwelling
 5 Ryot Street - dwelling
 8 Ryot Street - dwelling
 9 Ryot Street - dwelling
 11 Ryot Street - dwelling
 13 Ryot Street - dwelling
 14 Ryot Street - dwelling
 15 Ryot Street - dwelling

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345 Timor Street - dwelling
 346 Timor Street - dwelling
 347 Timor Street - dwelling
 349 Timor Street - dwelling
 Row of Phoenix canariensis (x18) within Timor Street road reserve (HO226)

Redford Street

5 Redford Street - dwelling

16 Ryot Street - dwelling
 17 Ryot Street - dwelling
 18 Ryot Street - dwelling

Merri Street

242 Merri Street - dwelling
 244 Merri Street - dwelling
 246 Merri Street - dwelling

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 are sited to face the street and are set back in a consistent line, further emphasising the collective development of the streetscape.

Allotment widths are consistent, reinforcing the spatial character and consistent rhythm of built form along the Timor and Ryot Streets – single houses regularly spaced, with garden space between, marking the type of suburb layout of the period.

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 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. Rear development along the high end of Timor Street is discouraged, as the open character of the streetscape (views between dwellings up hill) will be compromised.

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 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 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.

TIMOR AND RYOT STREET WEST PRECINCT (H0302)

Design Guidelines - basis

Suggested Approach

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.

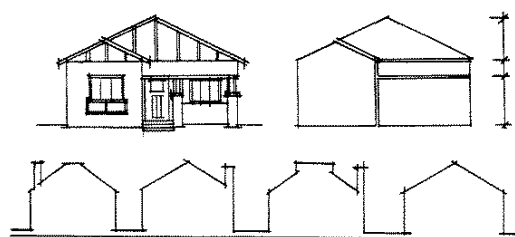
Dwellings in this Precinct are single storey, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically clad in weatherboard or conite finished.

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable fronts and 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; 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.

New development should respect the differing, but established spatial/ built form pattern of the streetscapes of Timor and Ryot Streets. New buildings should continue the scale/ proportion of built form/ open space common to the locale – especially along the high end of Timor 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

External Alterations and Additions

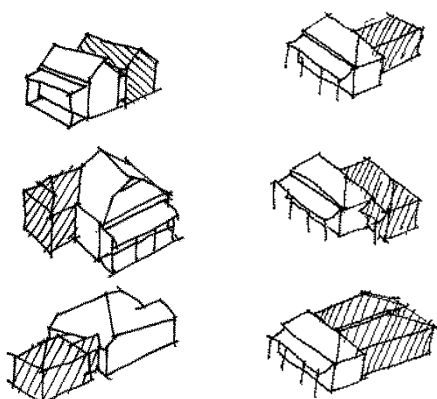
Timor and Ryot Street dwellings of significance are not overly large in footprint and are typically single storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1870-1930s period in Warrnambool. Houses typically contain 2 or three bedrooms and principal 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.

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.



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

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Design Guidelines - basis

Suggested Approach

Materials, Colours and Finishes

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable front sections facing the street. 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.

California bungalows and cottage styles generally have weatherboard cladding (square or curved edge), with details in pebbledash stucco. Walls of many bungalows and cottages of the period in Warrnambool have since been finished in Conite. Most bungalow roof and verandah gables are half-timbered, often infilled with pebbledash stucco, pressed metal sheeting simulating same, timber shingles, or fibro-cement sheeting. Front verandahs dominate front facades, are deep in plan and feature substantial gable fronts. Cottage verandahs are less dominant, being a flat porch roof or an extension of the main roof in form. Masonry verandah pillars – face brick, stucco, or combinations of pillars, precast columns or timber posts – support verandahs to both.

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.

Early paint finishes to stucco would have been lime wash 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.

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.

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),
- 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.

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

TIMOR AND RYOT STREET WEST PRECINCT (H0302)

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.

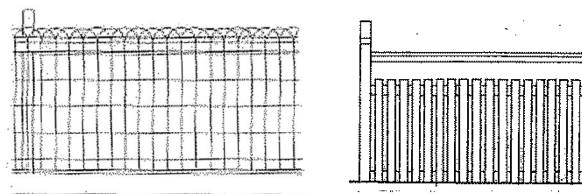
Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth.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

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.

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.

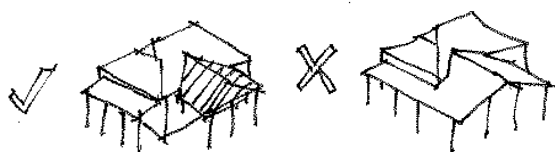
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



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

Car parking/ Garaging

Most houses in the street were erected without driveways or garages. Rear laneways provide limited access to the rear of properties. Garages are uncommon to the front yards of dwellings within the Precinct.



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 to 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.

New garages/ carports should also be sighted out of view of the streetscape, to maintain the setting of the place from within the streetscape.

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.