



HENNA STREET SOUTH PRECINCT (HO309)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Henna Street South 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 Henna Street South Precinct runs north-south between Merri and Lava Streets (excluding the intersections) and areas of Timor Street included in the original 1847 Survey, from 274-290 (even) and 281-297 (odd) Timor Street.

The housing stock varies throughout the precinct but not so much as in other nearby precincts. There are several large houses dating from the 1860s, there are fewer cottages and more good quality Interwar houses. In fact, some surviving cottages and smaller late nineteenth century houses such as 35 Henna Street and 57 Henna have been modified in the 1920s to look more like bungalows. Tay House at 41 Henna Street is very much compromised by alterations made to modernise it in the Interwar years. Airlie at 19 Henna Street, one of the earliest and probably the most important villa residence south-west of Raglan Parade is loosely in the Italianate style. It is much extended and now stands on a reduced allotment. Monovae at 23 Henna Street, although rooted in the Victorian picturesque aesthetic like Airlie, also shows interesting transitional forms and details, anticipating the Federation style. Other nineteenth century houses, such as 55 Henna Street are more conventional.

The Interwar houses include some excellent contrasting examples of popular styles, such as the smart Moderne house at 1 Henna Street

which is opposite the stolid bungalow Moseley at 2 Henna Street. The intersection of Henna and Timor Streets is one of the most intact in the residential parts of Warrnambool. The Christ Church Anglican complex is the keystone of the precinct.

Henna Street is dominated by its street trees. There are two species which are to some extent inter-planted. There is an avenue of 51 Norfolk Island Pines (*Araucaria heterophylla*). On the west side of Henna Street between Merri and Timor Street there is a row of eight common Olive trees (*Olea europaea* supsp. *Europaea*).

Why is the Henna Street South Precinct significant?

The Henna Street South Precinct is of historical significance as an area of early subdivision, land sales and prosperity in Warrnambool. It remains one of the best residential areas in the City, a prestige which commenced and continues to be advanced by the proximity of the Christ Church complex.

The Norfolk Island Pines, planted as street trees reflect the aspirations of the townspeople, to create a dramatic streetscape of strong architectural trees, which are now at maturity, and provide aesthetic significance to the precinct.

Of architectural significance is the large number of early residences, late Victorian residences and Interwar buildings. These are mainly of a high quality, and represent the social and architectural style trends over a period of 140 years of development and which allow a comparison from one period to the next. The architectural significance of the precinct is very strongly reinforced by the simple but distinguished Gothic Revival style of Christ Church and the modest domestic architecture and garden of the vicarage.

What is significant?

The precinct contains a series of intact dwellings from the early years of settlement (1860s), along with a mix of Victorian/Federation era through to interwar period dwellings – many set in generous, established gardens.

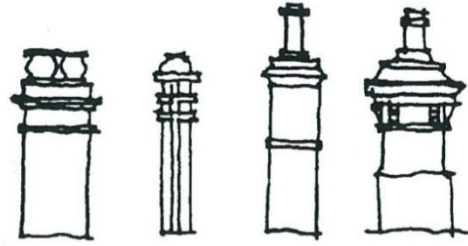
Dwellings are a mix of single and two storey scale buildings, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished. Several substantial mid/late 19th century dwellings are historic landmarks in the street. 19th and early 20th century dwellings are typically either symmetrical cottages or asymmetrical villas in style, many 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. Driveways are common along the street.

HENNA STREET SOUTH PRECINCT (HO309)



Symmetrical villas typical of the precinct period of heritage significance, sited in response to the rise in land along the street. Note pitched, hip roofs, chimneys, consistent alignment and verandahs



Retention of period chimneys add distinction to a streetscape



Extensive timber fret decoration to this c1890-1915 villa adds architectural character to precinct



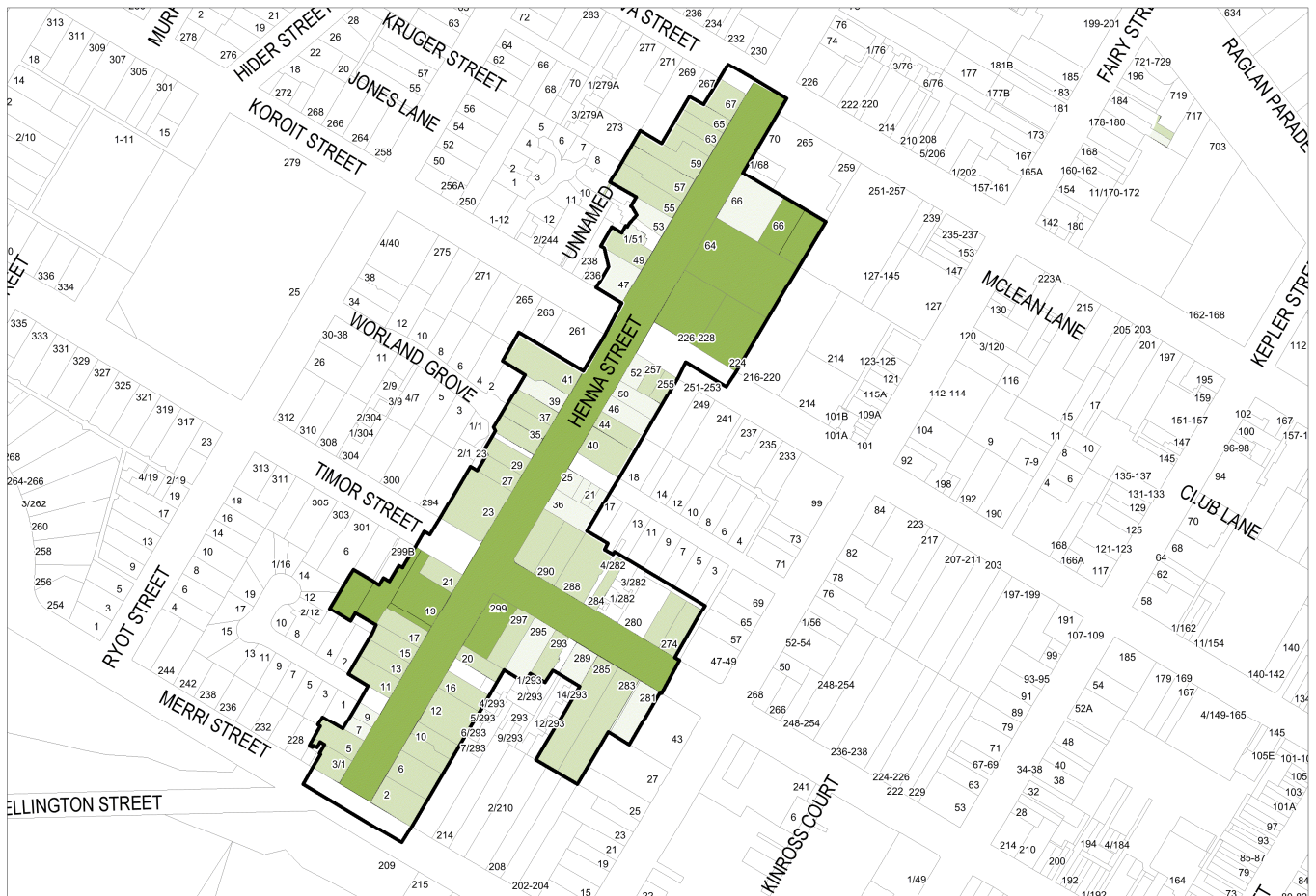
Substantial c1880s projecting bay window villa – note the vertically proportioned windows, decorative eaves brackets, and extensive use of cast iron lacework decoration to the front verandah



'inter-war' period dwellings which also contribute to the precinct heritage character – still pitched roofs, front verandahs or porches and vertical openings. Note fence types match era of dwelling in material/ detail

HENNA STREET SOUTH PRECINCT (HO309)

HO309 - Henna Street South Precinct Map



Contributory
 Non-Contributory
 Individually Significant

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

Henna Street

1 Henna Street - dwelling
 2 Henna Street - dwelling
 5 Henna Street - dwelling
 6 Henna Street - dwelling
 8 Henna Street - dwelling
 10 Henna Street - dwelling
 11 Henna Street - dwelling
 12-14 Henna Street - dwelling
 13 Henna Street - dwelling
 15 Henna Street - dwelling
 16 Henna Street - dwelling
 17 Henna Street - dwelling
 19 Henna Street - dwelling
 20 Henna Street - dwelling
 21 Henna Street - dwelling
 23 Henna Street - dwelling
 27 Henna Street - dwelling
 29 Henna Street - dwelling
 33 Henna Street - dwelling
 35 Henna Street - dwelling

37 Henna Street - dwelling
 40 Henna Street - dwelling
 41-43 Henna Street - dwelling
 44 Henna Street - dwelling
 49 Henna Street - dwelling
 55 Henna Street - dwelling
 57 Henna Street - dwelling
 59 Henna Street - dwelling
 61 Henna Street - dwelling
 63 Henna Street - dwelling
 64 Henna Street - dwelling
 65 Henna Street - dwelling
 66 Henna Street - dwelling
 67 Henna Street - Dwelling
 Row of *Araucaria heterophylla* (x51) and *Olea europaea* supsp. *Europaea* within Henna Street road reserve (HO226)

Koroit Street

224 Koroit Street - Christ Church Complex (HO183)
 255 Koroit Street - dwelling (Holland House)
 226-228 Koroit Street - Christ Church Complex (HO183)
 257 Koroit Street - dwelling

Timor Street

274 Timor Street - dwelling
 283 Timor Street - dwelling
 276 Timor Street - dwelling
 285 Timor Street - dwelling
 284 Timor Street - dwelling
 293 Timor Street - dwelling
 288 Timor Street - dwelling
 297 Timor Street - dwelling
 290 Timor Street - dwelling
 299 Timor Street - dwelling (HO174) (Jenolan)

HENNA STREET SOUTH PRECINCT (HO309)

292 Timor Street - dwelling
Row of *Araucaria heterophylla* within
Timor Street road reserve (HO226)

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 or street intersections 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 Henna Street – single houses regularly spaced, with garden space between, marking the early grid layout of Warrnambool.

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 a mix of single and double 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 nineteenth and early century dwellings are typically 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; 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 in some instances. 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.

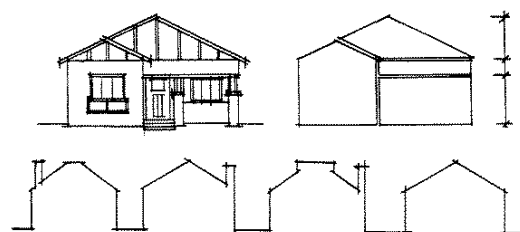
Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

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 Henna Street. New buildings should continue the scale/ proportion of built form/ open space common to the immediate 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 where the surrounding built form character does not reference these design attributes.



Scale, spatial pattern and proportion is important

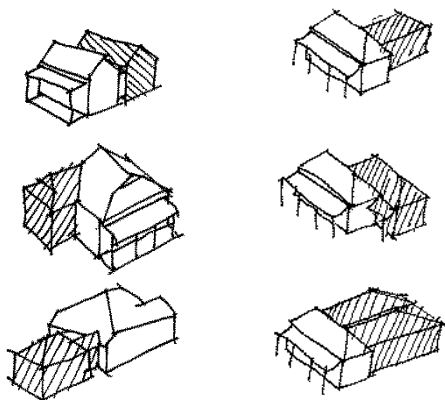
HENNA STREET SOUTH PRECINCT (HO309)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Henna Street dwellings of significance are a mix of large and moderate footprint buildings, both single and two storey in scale – reflecting the type of dwelling erected for middle income/ professionals during the 1860-1930s period in Warrnambool. Houses typically contain several 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 single storey dwelling – and hence compromise the suburban setting of places within the streetscape. Upper floor additions may only be appropriate if proposed to existing two storey scale buildings, 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.

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.

HENNA STREET SOUTH PRECINCT (HO309)

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.

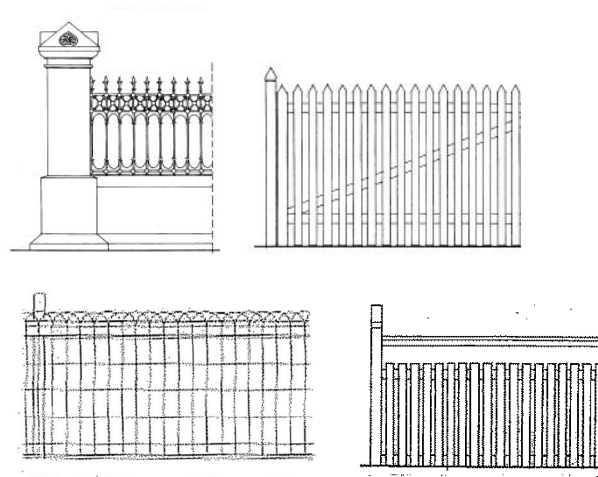
Some fencing in the locale is stone in construction – sandstone or limestone – and typically low in height, dressed with a overhanging coping stone.

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.

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.

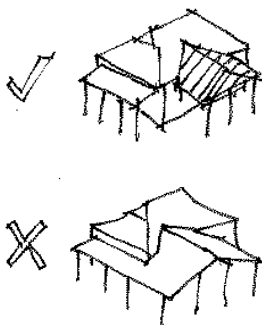
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



End pillar/ cast iron panel; timber picket, woven crimp wire and timber 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 – some with a sweeping driveway around dwellings.



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.