



## HIDER STREET AND RYOT STREET NORTH PRECINCT (H0311)

### Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Hider Street and Ryot Street North 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 Hider Street and Ryot Street North precinct runs approximately north-south from Raglan Parade to Koroit Street, with Hider Street running at an angle to the south-west, south of Lava Street. It is located approximately 0.8 kilometres north-west of the centre of Warrnambool and includes one of the highest points in this part of Warrnambool which is marked by a pair of Phoenix canariensis (Canary Island Palms) planted as street trees.

The precinct also includes some buildings from Kerr Street, and a few from Ryot Street and Raglan Parade. Eleven mature Norfolk Island Pines (*Araucaria heterophylla*) dominate the southern end of Hider Street with a twelfth Pine located at the south-east corner of the intersection of Hider and Koroit Streets. Otherwise Hider Street is open with wide grass verges, a few small isolated street trees and a relatively narrow bitumen road pavement. The footpaths, curbs and channels are uniformly concrete.

The precinct comprises a very wide range of housing stock and includes some abandoned quarry sites. One house has been built within a former quarry. The housing stock is mixed, ranging from small early stone and timber cottages through to late-nineteenth century houses, and some Interwar houses.

Most of the housing appears to date from after the 1870s. Some early cottages have been remodelled in Edwardian times, changes which are significant in their own right.

Humeburn is the oldest and largest property in the precinct. A substantial stone house in an extensive garden including a grass tennis court, it was built in 1860 as the Presbyterian manse but was superseded in that role in the mid-1870s. For nearly one hundred years it has been the home of the important Tait family, founded by the Rev. George Tait, Presbyterian Minister at St John's Warrnambool from 1879 to 1888.

In contrast, there are three very small timber cottages in Little Ryot Street which must date from soon after 1870. The house at 60 Ryot Street is typical of the mid-1870s while the house at 71 Ryot Street is a particularly fine example of a later Italianate villa. There are many modest Edwardian houses and several Interwar bungalows. The pair of Phoenix canariensis, Canary Island Palms outside 69 and 71 Ryot Street is an important landmark. Generally the housing stock retains a good degree of integrity and is in good to excellent condition.

Importantly, most of the houses are still single storey with very few extended by a second storey. Apart from the one pair at 55-57 Hider Street, all houses are single dwellings with standard setbacks, front gardens and discrete car access and parking. Almost all fences are appropriate for their style and scale, with some being original. Several stone walls are important contributing elements, such as that at 46 Hider Street. There is a very deep quarry on the east side between Kerr Street and Raglan Parade which coincides with the highest point in the streetscape. The quarry and its stone wall is an important contributing element to the precinct. The precinct is in relatively good condition with a high degree of integrity.

### Why is the Hider and Ryot Street North Precinct significant?

The Hider and Ryot Street North precinct is of historical significance as part of the westwards spread of residential development and its subsequent consolidation up to the Second World War. It demonstrates subsequent subdivision and prosperity in Warrnambool in the 1870s. The street names of Hider, Kerr, Osbourne all reflect important early members of the community who had contributed to the success of Warrnambool in the earliest years.

It is of architectural significance for its very wide range of housing stock, including several notable examples from each period represented in its development. The large number of early stone and timber cottages, late Victorian residences and Interwar buildings are of architectural significance for the range they represent, certain groups of matching cottages and for some particular idiosyncratic examples. These are of a high quality, and represent the social and architectural stylistic trends over a period of 140 years of development.

# HIDER AND RYOT STREET NORTH PRECINCT (H0311)

It is of social significance for demonstrating the close mix of different classes. The presence of the former Presbyterian Manse now called Humeburn is of particular historical, architectural and social significance.

## What is significant?

The precinct contains a series of intact dwellings from the initial 1870s era of subdivision, along with a mix of Victorian/ Federation era through 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 corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished. Dwellings are sited across the steep hill of the street. Therefore the streetscape is one of interest, with dwellings stepping up the street in siting.

19<sup>th</sup> and early 20<sup>th</sup> 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.

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.

Some dwellings feature later period garages near dwellings where allotment width permits. Driveways are common along the street.



*Streetscape of early 20<sup>th</sup> century character – all dwellings contribute to the heritage values of the precinct – note decorative gable fronts, with timber fretwork*



*Row housing c1870-90s period – also a part of the precinct character*



*'Inter-war' bungalows are also common to the precinct and contribute to its heritage character*



*Villa – typical to the precinct*

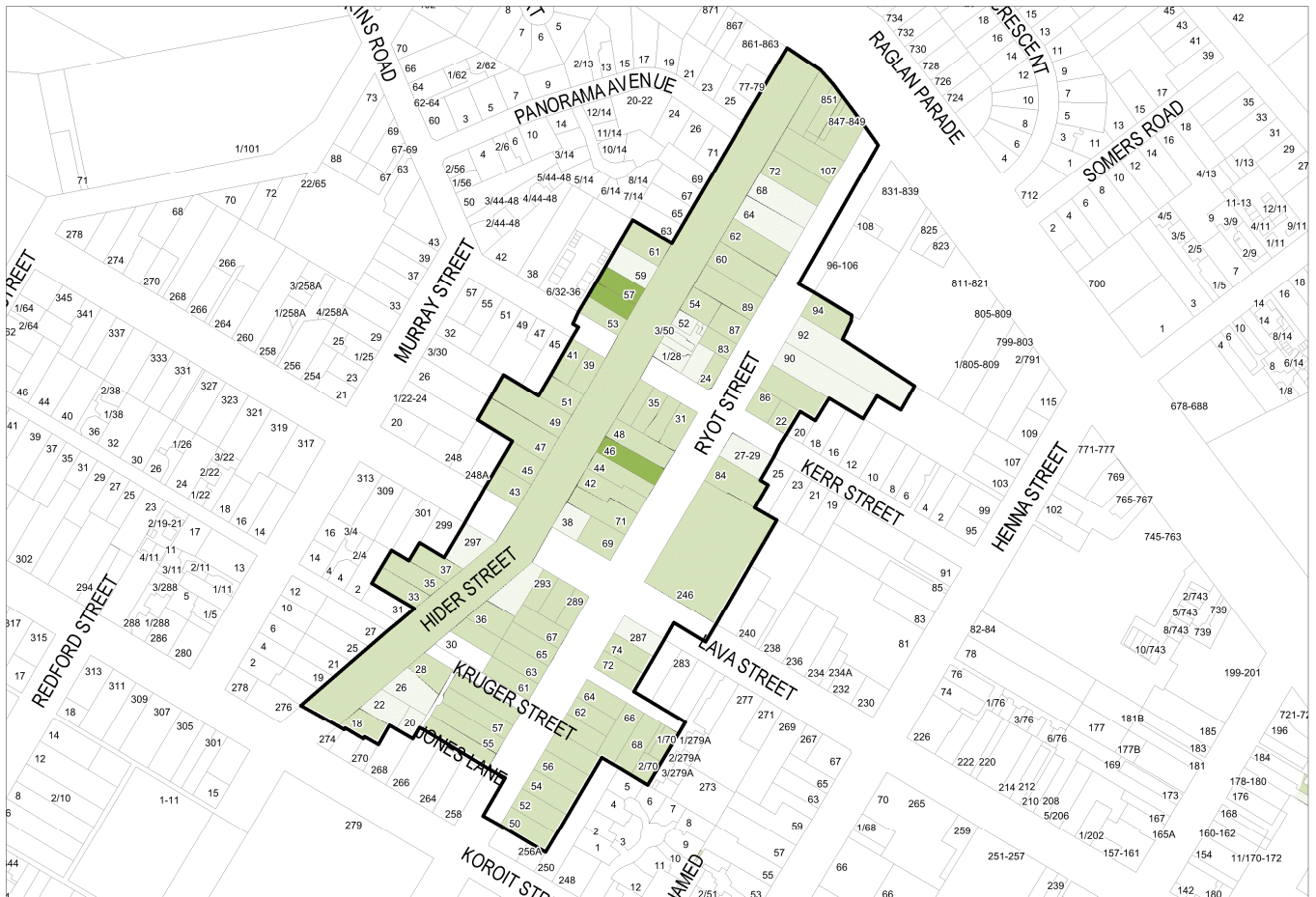


*c1870-1890s symmetrical villas – typical to the precinct*



# HIDER AND RYOT STREET NORTH PRECINCT (H0311)

## H0311 - Hider Street and Ryot Street West Precinct Map



Contributory
  Non-Contributory
  Individually Significant

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

#### **Hider Street**

- 18 Hider Street - dwelling
- 28 Hider Street - dwelling
- 33 Hider Street - dwelling
- 34 Hider Street - dwelling
- 35 Hider Street - dwelling
- 36 Hider Street - dwelling
- 37 Hider Street - dwelling
- 42 Hider Street - dwelling
- 43 Hider Street - dwelling
- 44 Hider Street - dwelling (Hilton)
- 45 Hider Street - dwelling
- 46 Hider Street - dwelling (H048)
- 47 Hider Street - dwelling
- 48 Hider Street - dwelling (Spreydon)
- 49 Hider Street - dwelling
- 51 Hider Street - dwelling
- 53 Hider Street - dwelling
- 54 Hider Street - dwelling (Alanbert)
- 55-57 Hider Street - duplex stone cottages (H049)
- 60 Hider Street - dwelling

#### **Ryot Street**

- 50 Ryot Street - dwelling
- 52 Ryot Street - dwelling
- 53 Ryot Street - dwelling
- 54 Ryot Street - dwelling
- 55 Ryot Street - dwelling
- 56 Ryot Street - dwelling
- 57 Ryot Street - dwelling
- 58 Ryot Street - dwelling
- 59 Ryot Street - dwelling
- 60 Ryot Street - dwelling
- 61 Ryot Street - dwelling
- 62 Ryot Street - dwelling
- 63 Ryot Street - dwelling
- 64 Ryot Street - dwelling
- 65 Ryot Street - dwelling
- 66 Ryot Street - dwelling (accessed via laneway)
- 67 Ryot Street - dwelling
- 68 Ryot Street - dwelling (accessed via laneway)
- 69 Ryot Street - dwelling
- 70 Ryot Street - dwelling (accessed via laneway)

# HIDER AND RYOT STREET NORTH PRECINCT (H0311)

61 Hider Street - dwelling  
62 Hider Street - dwelling  
72 Hider Street - dwelling  
Stone wall between 38 and 42 Hider Street  
Quarry between 62 and 52 Hider Street

**Kerr Street**

22 Kerr Street - dwelling  
24 Kerr Street - dwelling  
31 Kerr Street - dwelling  
33 Kerr Street - dwelling  
35 Kerr Street - dwelling  
37 Kerr Street - dwelling  
39 Kerr Street - dwelling  
41 Kerr Street - dwelling

**Lava Street**

246 Lava Street - dwelling (Humeburn)  
289 Lava Street - dwelling  
291 Lava Street - dwelling  
293 Lava Street - dwelling

**Raglan Parade**

847-849 Raglan Parade - dwelling  
851 Raglan Parade - dwelling  
853 Raglan Parade - dwelling

71 Ryot Street - dwelling (Maescelyn)  
72 Ryot Street - dwelling  
74 Ryot Street - dwelling  
83 Ryot Street - dwelling  
84 Ryot Street - dwelling  
86 Ryot Street - dwelling  
87 Ryot Street - dwelling  
88 Ryot Street - dwelling  
89 Ryot Street - dwelling  
94 Ryot Street - dwelling  
107 Ryot Street - dwelling

Design Guidelines - basis	Suggested Approach
<p><b>Subdivision</b></p> <p>The regular, rectilinear layout of the precinct is of heritage value. Allotments line the streets and are equal in size, leading to a regular pattern of built form in the streetscape</p> <p>Dwellings of significance are sited to face the streets and are set back in a consistent line, facing the street.</p> <p>Allotment widths are generally consistent, reinforcing the spatial character and consistent rhythm of built form along Ryot (and Hider) Street – single houses regularly spaced, stepping down the hill, with garden space between, marking the type of suburb layout of the period.</p> <p>The subdivision pattern is in part influenced by the steep terrain and former quarry in the area.</p>	<p>Further subdivision of allotments within the precinct is not encouraged, as the spatial/ built form character of the locale will be compromised.</p> <p>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.</p> <p>Future subdivision of non-contributory allotments should continue the established spatial character of development in the streetscape – in scale, width and pattern.</p> <p>The quarry escarpment should remain as a feature in the streetscape.</p>

# HIDER AND RYOT STREET NORTH PRECINCT (H0311)

## Design Guidelines - basis

## Suggested Approach

### 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.

The quarry face is an important part of the 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.

Demolition of parts of the quarry face is not supported..

### 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.

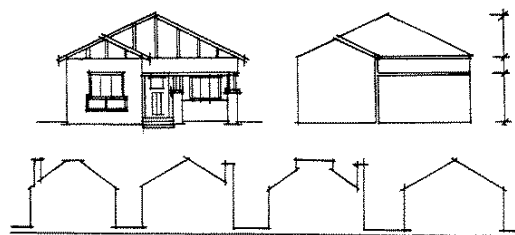
Dwellings in this Precinct are typically single storey, with pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, or clad in weatherboard or conite finished.

Late 19<sup>th</sup> 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.

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.

New development should respect the established spatial/ built form pattern of the streetscapes within the precinct. 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*

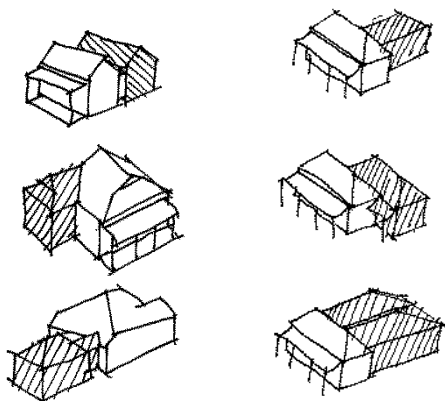
# HIDER AND RYOT STREET NORTH PRECINCT (H0311)

## Design Guidelines - basis

## Suggested Approach

### External Alterations and Additions

Ryot and Hider Streets dwellings of significance are a mix of modest and narrow footprint 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 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*

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. 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 19<sup>th</sup> 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 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-20<sup>th</sup> 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 (19<sup>th</sup> century); crème, pale green and mid ochres (20<sup>th</sup> century interwar) to walls.
- Dark brown, green and Indian red (19<sup>th</sup> century) and ,lighter crèmes, green or red through to dark brown, red and green (20<sup>th</sup> 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 – 19<sup>th</sup> century = 'ogee' profile, 20<sup>th</sup> 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.



# HIDER AND RYOT STREET NORTH PRECINCT (H0311)

## 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.

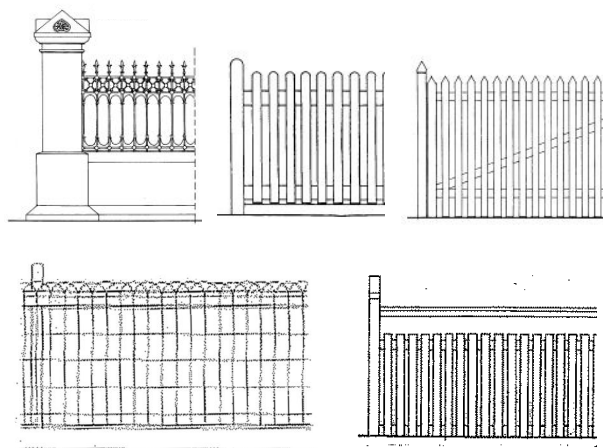
Some fencing in the locale is stone in construction – sandstone or limestone – and typically low in height, dressed with an overhanging coping stone.

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.

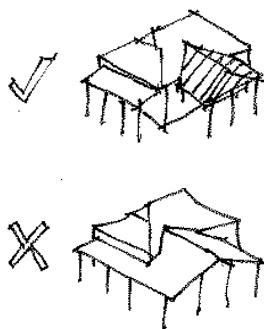
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Masonry pillar (ends only) and 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 or rear access has been achieved.



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.