

## BANYAN STREET SOUTH PRECINCT (H0313)

### Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Banyan 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 Banyan Street South Precinct runs north south between the intersection of Merri Street opposite the cutting to Lake Pertobe to just over the Banyan Street/Lava Street intersection. Banyan Street is one of the original streets laid out in the 1847 township survey of Warrnambool, and had some of the earliest buildings, dating from 1847.

Most of the early buildings have been demolished to make way for twentieth century buildings. The precinct is largely residential and almost uniformly single-storey. The southern end of the precinct contains mainly residential buildings, and housing stock is mixed, ranging from stone cottages and houses mostly at the southern end which date from the earliest land sales, early twentieth century houses in the middle section, through to conventional Interwar bungalows, of both brick and weatherboard.

One of the most important Bickington, 31 Banyan Street dates from the early 1910s, which is built from 'hand-made' concrete blocks and which has an extensive and still complete suite of intact outbuildings including an enclosed verandah used as a conservatory, a stable later extended as a garage, sleep-outs and more mundane structures. The northern

end of the precinct tends to be less residential in character and several houses have been converted to offices. Generally the precinct retains a good degree of integrity and is in good to excellent condition.

### Why is the Banyan Street South Precinct significant?

The Banyan Street South Precinct is of historical significance as one of the earliest laid out streets within the original survey of Warrnambool. It is of further historical interest as the allotments were some of the first in the town to be sold, and consequently had some of Warrnambool's earliest buildings.

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 buildings tend to cluster with an important long and almost uninterrupted row of bungalows between Timor and Koroit Street. This includes Bickington, a rare early concrete block house with a complete suite of outbuildings in the service yard.

### What is significant?

The precinct contains some intact buildings from the initial 1870s era of subdivision, along with a mix of Victorian/ Federation era through to a high integrity collection of 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 concrete finished.

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.

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.



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*Single 'arts-and-crafts' style dwelling of high architectural merit – note terracotta tile roof, decorative timber eaves brackets, window hoods and pebbledash wall finish – part of the precinct character*



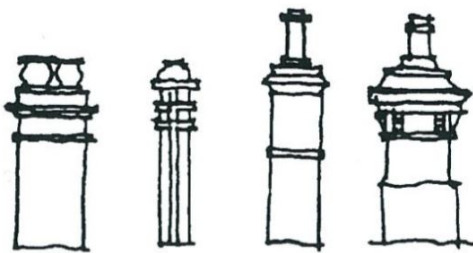
*Early cottage – note hipped roof form, weatherboard cladding and vertically proportioned windows*



*Note dominance of verandahs within precinct streetscape*



*Interwar bungalow – note eaves treatment, front verandah and bay window – all features common to precinct*



*Retention of period chimneys add distinction to the streetscape*



# BANYAN STREET SOUTH PRECINCT (HO313)

## HO313 - Banyan Street South Precinct Map



Contributory Non-Contributory Individually Significant

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

### **Banyan Street**

- 5 Banyan Street - dwelling
- 7 Banyan Street - dwelling
- 9 Banyan Street - dwelling
- 10 Banyan Street - dwelling
- 11 Banyan Street - dwelling
- 12 Banyan Street - dwelling
- 13-15 Banyan Street - dwelling building (HO184)
- 14 Banyan Street - dwelling
- 17 Banyan Street - dwelling 22 Banyan Street - dwelling
- 19 Banyan Street - dwelling 28 Banyan Street - dwelling
- 20 Banyan Street - dwelling, sandstone walls and former Rowleys brewery
- 23 Banyan Street - dwelling 30 Banyan Street - dwelling
- 29 Banyan Street - dwelling 32 Banyan Street - dwelling
- 31 Banyan Street - dwelling (Bickington) 34 Banyan Street - dwelling
- 35 Banyan Street - dwelling (Ambrose Cottage)
- 36 Banyan Street - dwelling
- 37 Banyan Street - dwelling
- 38 Banyan Street - dwelling
- 39 Banyan Street - dwelling
- 40 Banyan Street - dwelling
- 41 Banyan Street - dwelling (Akora)
- 42 Banyan Street - dwelling
- 43 Banyan Street - dwelling (Gaithness)
- 44 Banyan Street - dwelling (Torestin)
- 45 Banyan Street - dwelling
- 46 Banyan Street - dwelling
- 47 Banyan Street - dwelling
- 48 Banyan Street - dwelling
- 52 Banyan Street - dwelling (Girt by Sea)
- 53 Banyan Street - dwelling
- 55 Banyan Street - dwelling
- 59 Banyan Street - dwelling
- 61 Banyan Street - dwelling (Kerang)
- 63 Banyan Street - dwelling
- 65 Banyan Street - dwelling
- 67 Banyan Street - dwelling
- 69 Banyan Street - dwelling (Cambria)
- 71 Banyan Street - dwelling



# BANYAN STREET SOUTH PRECINCT (H0313)

## Koroit Street

94 Koroit Street - dwelling  
96 Koroit Street - dwelling

## Lava Street

85 Lava Street - dwelling  
89 Lava Street - dwelling

## Merri Street

120-122 Merri Street - dwelling

## Timor Street

125 Timor Street - dwelling  
127 Timor Street - dwelling reserve (H0226)  
Row of *Araucaria heterophylla* within Timor Street

## Design Guidelines - basis

## Suggested Approach

### Subdivision

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.

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 Banyan Street - single houses regularly spaced, with garden space between.

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. 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 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.

### New Buildings

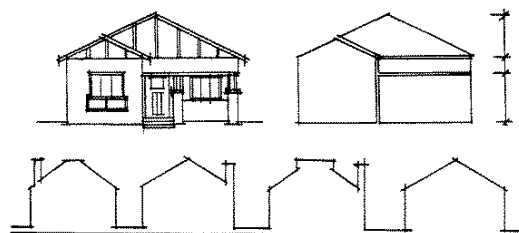
Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and use of verandahs.

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 streetscape of Banyan Street. 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.



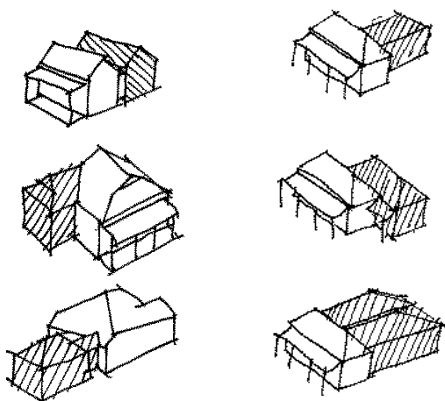
Scale, spatial pattern and proportion is important



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## External Alterations and Additions

Banyan Street 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. Dwellings between Timor and Koroit Streets are of historic and architectural note as a consistent row of interwar era California Bungalow style buildings. 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*

## 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.

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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.

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 values of the precinct.

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.



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## 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.

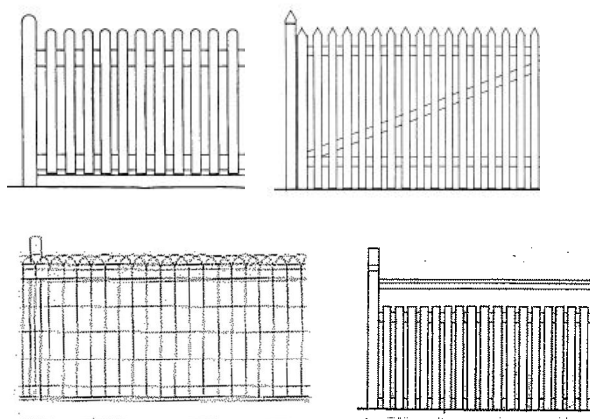
Federation/Edwardian era dwellings: Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. 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 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.

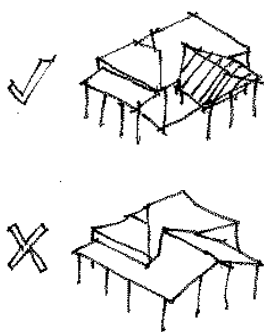
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



*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 to some 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.