

JAMIESON STREET PRECINCT (H0317)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Jamieson 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 Jamieson Street Precinct runs south-west to north-east between Raglan Parade and Banyan Street crossing the five ways intersection firstly with Spence Street, Princess Street and Canterbury Road and secondly with Cockman Street, Queens Road and Nelson Street.

It probably follows an early track to the Woodford Road where it crosses the Merri River.

The land was sold in stages from 1869 and a few houses may date from this period. Most of the Victorian houses, judging from their richer architectural details, are later. Others date from around 1900 while a small number are Interwar bungalows. Generally the precinct retains a good degree of integrity and is in good to excellent condition.

Why is the Jamieson Street Precinct significant?

The Jamieson Street Precinct is of historical significance as one of the earlier roads leading into Warrnambool, subsequently sub-divided and developed as suburban villas.

It is of architectural significance for its wide range of housing stock, including several notable examples from the Victorian, Edwardian and Interwar. The Mannerist villas opposite the State School are particularly notable.

What is significant?

The precinct contains a series of intact dwellings, some potentially dating from the late 1860s, along with a number of Victorian houses. There are also a small number of interwar period dwellings. Most dwellings are set in established gardens.

Dwellings are consistently single storey in scale or give the appearance of single storey, with the topography on the north side of Jamieson Street allowing for a second floor to the rear. Dwellings generally have pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs and many dwellings retain prominent masonry chimneys. Walls are typically masonry, with only a few clad in weatherboard or lightweight (sometimes later concrete) finishes. 1860 symmetrical cottages, with arched head entries are the most distinctive and significant in the street.

19th century dwellings are symmetrical cottages in style. Late 19th/early 20th century dwellings are double fronted (symmetrical) or asymmetrical villas in style, with bullnose or straight hipped verandah roofs supported by timber posts dressed with cast iron lacework, or occasionally timber fretwork.

Dwellings are consistent in roofline and setbacks and address the street. The properties on the south (high) side of the road have a prominence granted by the natural topography. Allotment widths are generous with several properties on the south of Jamieson Street running through to Mickle Crescent at the rear.

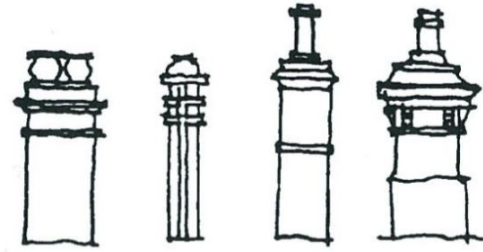
Fencing is generally high masonry particularly to the high side of Jamieson Street, although this does not impinge overly on visibility to building frontages. Several lower masonry and timber picket fences are also present.

Garages are predominantly set back or accessed from rear street frontages along the south side of Jamieson Street, resulting in fewer crossovers along this stretch. Mature Norfolk Island Pines line the southern side of the street above the roundabout intersection.

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Substantial dwellings in substantial grounds – common to the precinct



Retention of period chimneys add distinction to the streetscape



C1880s villa, with weatherboard cladding, projecting gable front, bullnose verandah and decorative timberwork to bargeboards



Detail image of decorative timberwork to c1880-90s villa, within precinct. Note also paint scheme – highlighting architectural features in different 'ochre' colours – a common approach during the period of significance of the precinct



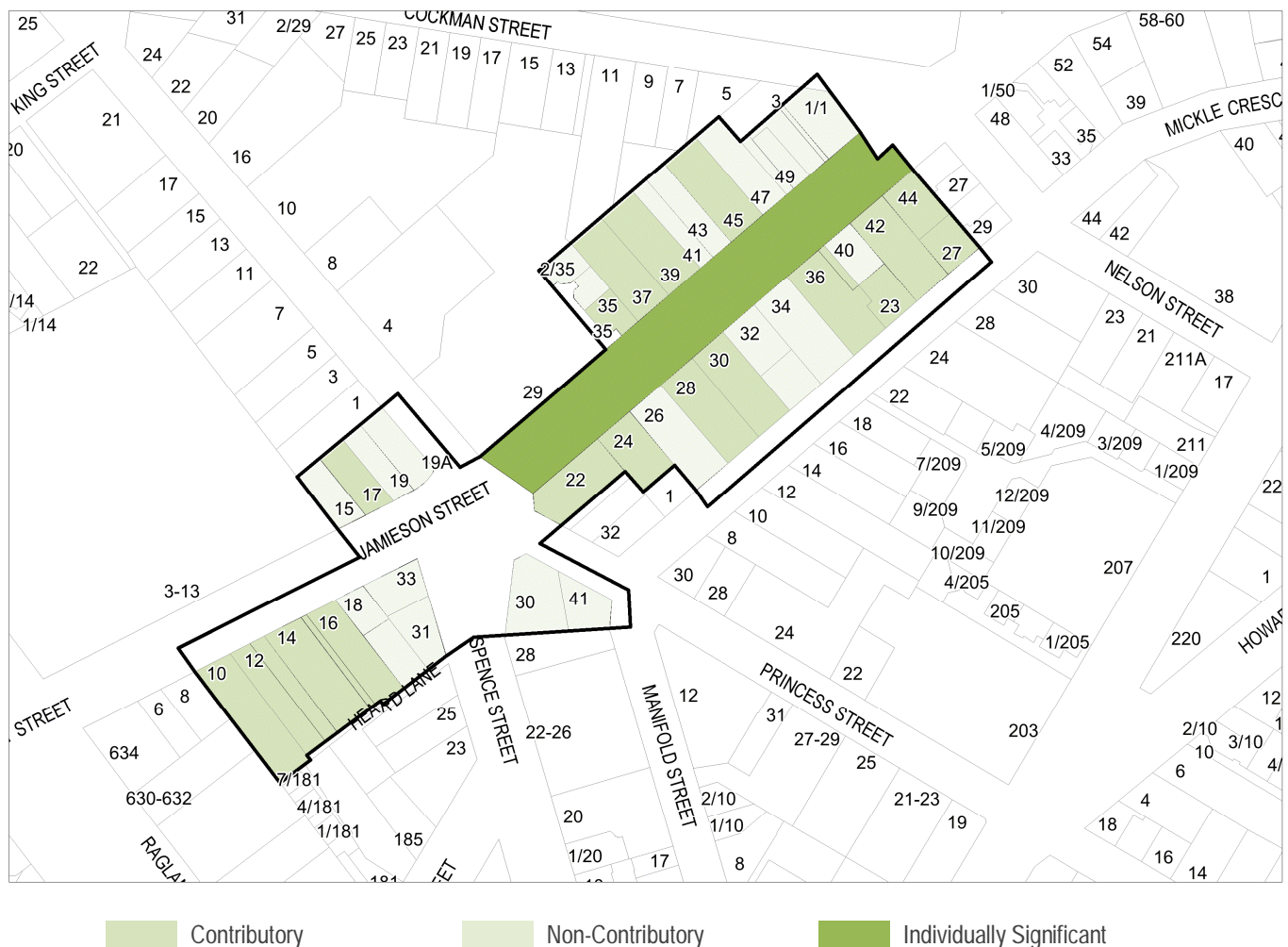
Another large dwelling – typical of the pattern of the development in the late 19th century within the precinct



Feature verandah to c1870-90s symmetrical villa – a common heritage feature within the precinct

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H0317 - Jamieson Street Precinct Map



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

Jamieson Street

10 Jamieson Street - dwelling 'Larkfield'
 12 Jamieson Street - dwelling
 14 Jamieson Street - dwelling
 16 Jamieson Street - dwelling 'Tre Feglys'
 17 Jamieson Street - dwelling
 22 Jamieson Street - dwelling
 24 Jamieson Street - dwelling
 28 Jamieson Street - dwelling
 30 Jamieson Street - dwelling
 35 Jamieson Street - dwelling
 36 Jamieson Street - dwelling
 37 Jamieson Street - dwelling
 39 Jamieson Street - dwelling
 42 Jamieson Street - dwelling
 44 Jamieson Street - dwelling
 45 Jamieson Street - dwelling
 Row of Araucaria heterophylla within Jamieson Street
 Road reserve, gas lamp (H0226)

Mickle Crescent

23 Mickle Crescent - dwelling
 27 Mickle Crescent - dwelling



HERITAGE GUIDELINES

WARRNAMBOOL CITY COUNCIL 2015



Design Guidelines - basis

Suggested Approach

Subdivision

The generally rectilinear allotment pattern is of heritage value. Dwellings are sited facing the street and are at a consistent setback to the front boundary.

Allotment widths are consistent, with wider allotments to the south side of the street.

Limited subdivision of early allotments has occurred to date.

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 and limited existing crossover locations. 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 and respect 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

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. 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 sash windows or changes in window opening proportions to Contributory places is not supported, where windows can be seen from the streetscape.

New Buildings

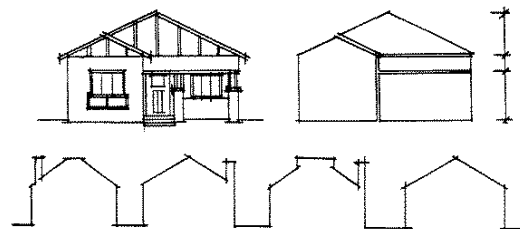
Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions,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

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 masonry, with a minority clad in weatherboard or conite finished. Most dwellings retain masonry chimneys.

Late 19th and early century dwellings are typically asymmetrical villas in style, with projecting gable fronts and bullnose and straight pitch verandahs supported by timber posts dressed with cast iron lacework, or timber fretwork.

New development should respect the differing, but established spatial/ built form pattern of the streetscapes of Jamieson Street. 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 not supported.



Scale, spatial pattern and proportion is important

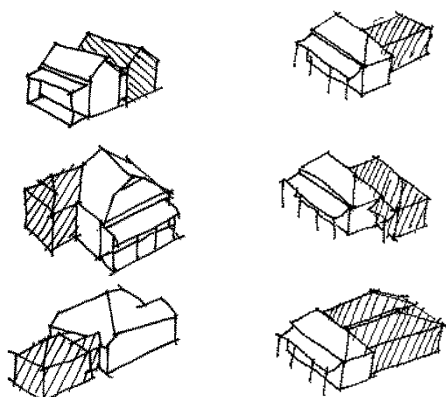
JAMIESON STREET PRECINCT (H0317)

Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Jamieson Street dwellings of significance are quite large in footprint and are typically single storey in scale – reflecting the larger 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.



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. This is particularly critical on the higher side of Jamieson Street, where the topography emphasises the scale of rear additions.

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. Some side additions may be acceptable where minimal visual impact occurs through setbacks.

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). Early and original details including cast iron lacework and timber detailing should be reinstated where detail is known.

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

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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 generally masonry with some timber clad examples.

Bullnose and straight pitch verandahs (sometimes wrap-around) are also common to the front, supported by timber posts dressed with cast iron lacework, or less commonly.

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 dwelling styles.

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. Red painted corrugated galvanised iron roofing was a common practice mid-20thC, 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

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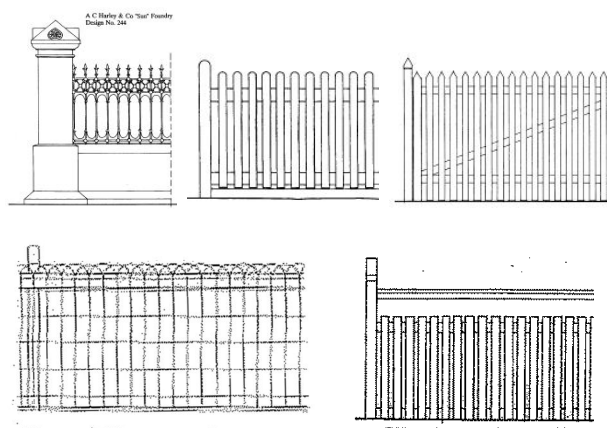
Design Guidelines - basis

Suggested Approach

Fencing

Front fences were an important part of the design of Victorian era houses. 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. Smaller scale dwellings often retained timber picket fences.

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.



Cast iron panel, woven crimp wire and timber picket and palisade fences typical to the period of the precinct

New fences should repeat design features of fencing typical to the era of dwellings in the streetscape – including timber picket, rendered stone masonry, hedging, vertical timber plank, or masonry with low pillars to match the dwelling. All new front boundary fencing should be limited to 1.2 m high maximum, except where the existing adjacent properties retaining early and original fences provide for a suitable precedent for a higher fence (applicable mainly to the south side of Jamieson Street). Fences should not exceed 1.6 m.

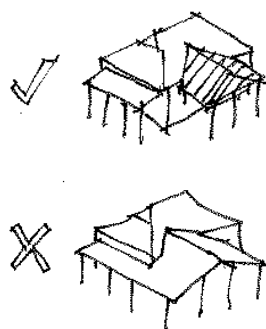
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Cast iron posts and wrought iron palisading – common to the precinct to substantial 1870-90s dwellings

Carparking/ Garaging

Many houses in the street do not have driveways or garages fronting Jamieson Street, with rear access to several properties available from Mickle Street. 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.