



NELSON STREET HILL PRECINCT (H0318)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Nelson Street Hill 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 Nelson Street Hill Precinct runs approximately east-west along the north-western portion of Nelson Street from near Cramer Street (where it is contiguous with the Cramer Street Precinct) to Mickel Street (where it is contiguous with the Jamieson Street Precinct). Sections of Liebig, Howard and Banyan Streets cross the precinct from north to south. The housing stock is mixed, ranging from small late Victorian stone cottages, some very important Victorian villas, a few Federation period houses, through to many Interwar houses such as Orvie to at 7 Howard Street. This reflects its history as the area was opened up in a second wave of development, to the north of the main township of Warrnambool in the 1860s and 70s.

The allotments were originally set out as large villa allotments, and some of the residences built at that time survive, including the Gothic villa at 230 Liebig Street, Corio, at 38 Nelson Street, and Mirma at 42 Howard Street. There was little Federation period development, perhaps because the land was some distance from the main township, but by World War Two many new houses had been constructed.

Further development occurred after the Second World War. The best examples are the 1950s house at 236 Liebig Street and a block of 1950s flats on the north east corner of Banyan and Nelson Street which are rare and good examples of their building types.

Some early cottages have been remodelled in the first half of the twentieth century, and other examples of residences provide strong built evidence of building in the 1920s and 1930s, such as 218 and 230 Lava Street. Importantly, almost all of the houses are single storey.

There are several with attic storeys but these are exceptional. Almost all houses are single dwellings with standard setbacks, front gardens and discrete car access and parking. Many of the gardens are significant and include mature trees. Also of special interest is the side entrance and wall at Dursley Cottage at 28 Howard Street. Generally the precinct is in very good condition and maintains a high degree of integrity.

Why is the Nelson Street Hill Precinct significant?

The Nelson Street Hill Precinct is of historical significance as an excellent example of the development of Warrnambool from the 1870s onwards. Its built fabric and subdivision patterns clearly show the original spaciousness of this, the furthest reaches of the town and the subsequent pattern of consolidation over time, particularly in the Interwar period and after the Second World War.

The precinct is also important historically for the fine quality of its late Victorian and early twentieth century housing stock, reflecting the social affluence of the middle classes in Warrnambool at various periods over the past 150 years. The precinct is of architectural significance as it displays a range of architectural styles and building types from early Victorian villas through to Modern flats, many examples designed by important local and metropolitan architects, such as George Jobbins, Andrew Kerr and Tag Walter.

The precinct overall is supported by those architect designed buildings which remain on large allotments throughout the precinct, particularly Corio, Mirma, Dursley Cottage and the rare Gothic villa at 230 Liebig Street.

What is significant?

The precinct contains dwellings dating from the late 1860s, ranging in stock from small late Victorian villas to a number of Victorian houses. There are also a small number of Federation period and interwar period dwellings. A number of fine examples of post war development exist within the precinct, demonstrating development patterns after the war.

Dwellings are predominantly single storey in scale with some notable exceptions. Pre-war dwellings generally have pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs and many of the earlier dwellings retain prominent masonry chimneys. Walls are predominantly masonry, with limited numbers of lightweight clad dwellings.

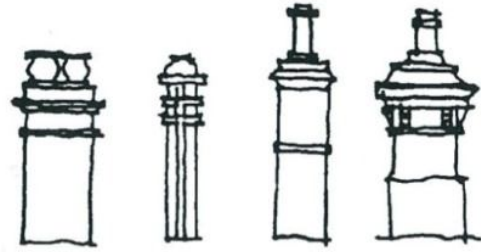
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19th and early 20th century dwellings are typically either symmetrical cottages or asymmetrical villas in style, with bullnose and straight pitch verandahs supported by timber posts dressed with cast iron lacework, or timber fretwork.

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, and decorative timber eaves.

Dwellings are largely consistent in roofline and setbacks and address the street. Some specific buildings from the post war era are two storey and display flat roofs.

Fencing is of mixed character, but generally is either low to medium height masonry or timber pickets or palings to front boundaries. Woven wire fencing is also present in the precinct and most properties have a single crossover, with garages and carports set back behind the main residences.



Retention of period chimneys add distinction to the streetscape



Projecting front villa typical of 19th century dwellings within the precinct



Interwar style dwelling – note steep pitched roof, timber cladding, feature verandah and vertically proportioned windows



Interwar bungalow – typical details of heritage note – timber decoration to gables, projecting bay window, front verandah. Note compatible low masonry fence and hedging to front



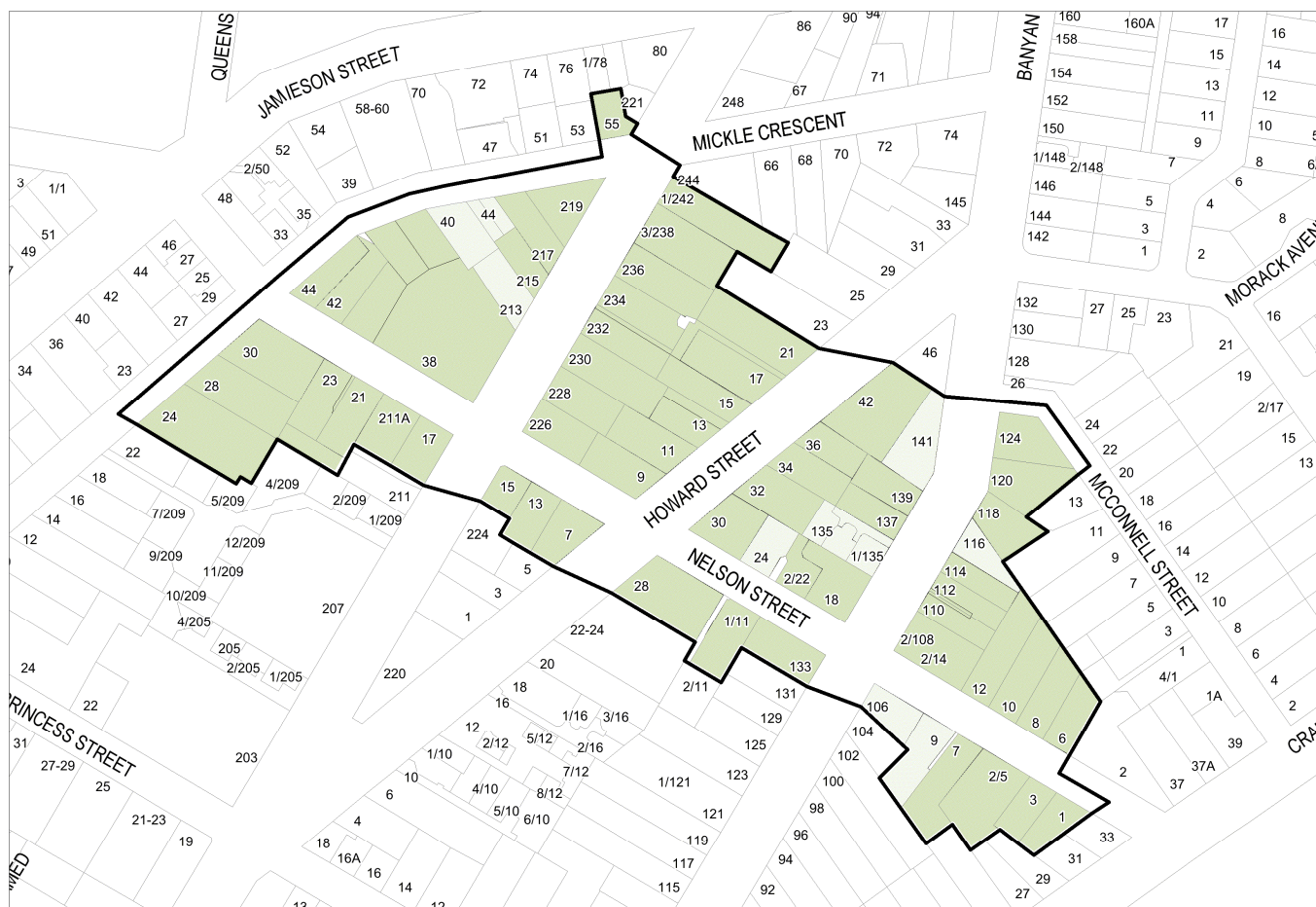
Early sandstone boundary wall within precinct



1950s era dwelling within precinct of distinctive character

NELSON STREET HILL PRECINCT (HO318)

HO318 - Nelson Street Hill Precinct Map



Contributory
 Non-Contributory
 Individually Significant

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

Liebig Street

215 Liebig Street - dwelling
 217 Liebig Street - dwelling
 219 Liebig Street - dwelling
 226 Liebig Street - dwelling
 228 Liebig Street - dwelling
 230 Liebig Street - dwelling
 232 Liebig Street - dwelling
 234 Liebig Street - dwelling
 236 Liebig Street - dwelling
 238 Liebig Street - dwelling
 242 Liebig Street - dwelling
 11 Nelson Street - dwelling
 12 Nelson Street - dwelling
 13 Nelson Street - dwelling
 15 Nelson Street - dwelling
 17 Nelson Street - dwelling
 18 Nelson Street - dwelling
 19 Nelson Street - dwelling
 21 Nelson Street - dwelling

Howard Street

7 Howard Street - dwelling - 'Orvie'
 9 Howard Street - dwelling
 11 Howard Street - dwelling
 13 Howard Street - dwelling
 15 Howard Street - dwelling
 17 Howard Street - dwelling
 21 Howard Street - dwelling
 28 Howard Street - dwelling - 'Dursley Cottage'
 30 Howard Street - dwelling
 32 Howard Street - dwelling
 34 Howard Street - dwelling
 36 Howard Street - dwelling
 42 Howard Street - dwelling - 'Mima'

Banyan Street

108 Banyan Street - block of flats
 110 Banyan Street - dwelling
 112 Banyan Street - dwelling

124 Banyan Street - dwelling
 133 Banyan Street - dwelling
 137 Banyan Street - dwelling
 139 Banyan Street - dwelling

Nelson Street

1 Nelson Street - dwelling
 3 Nelson Street - dwelling
 5 Nelson Street - dwelling and wall
 6 Nelson Street - dwelling
 7 Nelson Street - dwelling
 8 Nelson Street - dwelling - 'Bylongil'
 10 Nelson Street - dwelling
 38 Nelson Street - dwelling - 'Corio'
 40 Nelson Street - dwelling
 42 Nelson Street - dwelling
 44 Nelson Street - dwelling

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22 Nelson Street - dwelling
23 Nelson Street - dwelling

114 Banyan Street - dwelling
118 Banyan Street - dwelling

Mickle Crescent

24 Mickle Crescent - dwelling
28 Mickle Crescent - dwelling
30 Mickle Crescent - dwelling
55 Mickle Crescent - dwelling

Design Guidelines - basis

Suggested Approach

Subdivision

The generally rectilinear allotment pattern along Nelson Street, Howard Street and Liebig Street is of heritage value. Dwellings are typically sited facing the street and are at consistent setbacks to the front boundaries. The topography dictates that allotments along Mickle Crescent and the northern end of Banyan Street are less regular in shape.

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.

Potential 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 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.

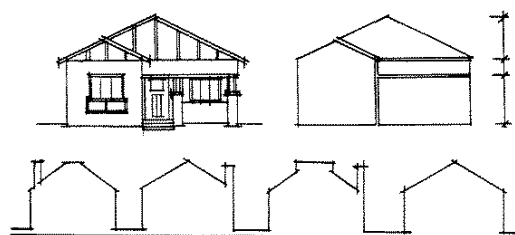
Dwellings in this Precinct are single storey, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are masonry, with a proportion of dwellings clad in weatherboard or conite finished.

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.

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 masonry chimneys to main rooms.

New development should respect the differing, but established spatial / built form pattern of the streetscapes of the Nelson Street Hill Precinct. 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. Some scope exists for development with flatter or low pitch roofs, and two storey structures where the character of the precinct is mixed through the inclusion of later post war dwellings.



Scale, spatial pattern and proportion is important

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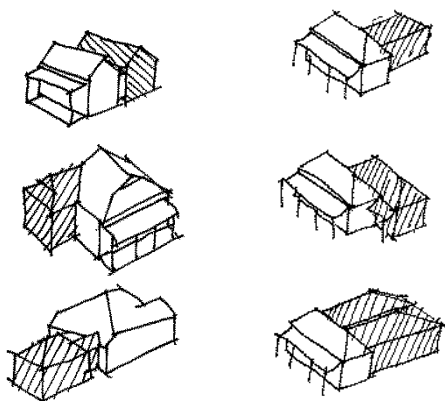
Design Guidelines - basis

Suggested Approach

External Alterations and Additions

Dwellings of significance in the Nelson Street Hill Precinct are typically single storey in scale – but range in size, reflecting the range of dwellings erected for middle income/ professionals during the 1870-1930s period in Warrnambool, and then later consolidation of this residential area.

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 at the top of the hill, 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. 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 in all dwelling eras. 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.

Post war dwellings are generally face brick with timber window frames of larger proportions, with flat or shallow pitch roofs and minimal decorative features externally.

Roofs were clad in galvanised corrugated iron or terracotta Marseille tiles and are of gable/ hip form and 30 degree in pitch.

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.
- Minimal painted surfaces (post war) – white timberwork and window frames, pastel detail and highlight colours to eaves and columns.

Stone and face brick wall finishes should be retained and not be rendered or painted, including on face brick post war buildings.

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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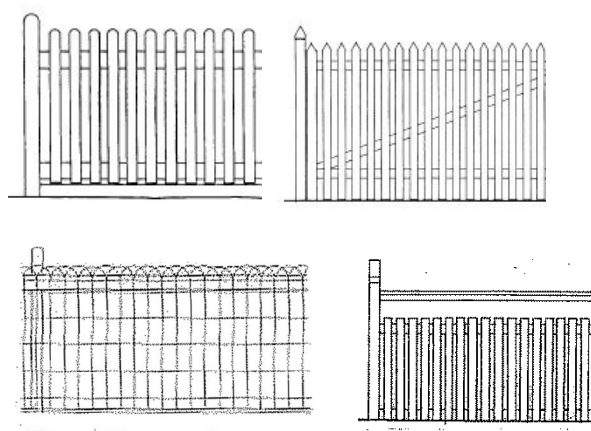
Fencing

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.

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. Fences should not exceed 1.5 metres in total height.

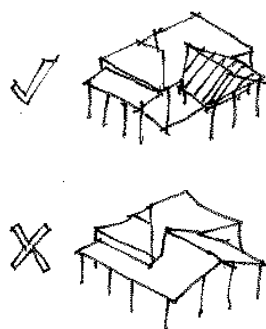
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Timber picket, woven crimp wire and timber paling fences typical to the period of the precinct – consider also low level masonry fencing, with hedging behind

Carparking/ Garaging

Most properties have a crossover and driveway accessed from the street, with garaging and carports generally located to the rear of dwellings. 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.