

## RAGLAN PARADE PRECINCT (H0319)

### Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Raglan Parade 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

Raglan Parade was originally the Allansford Road, and although not in the original township plan, as surveyed by William Pickering and Robert Hoddle in 1847, it was soon incorporated as it formed a natural boundary to the township on its northern side. From the 1860s, however, the land north of Raglan Street (as it was formerly known), was sold to form a northern extension of the township. From 1871, the area north of Raglan Parade was to be known as North Warrnambool.

The Allansford Road became Raglan Street and was changed to Raglan Parade in 1872.

The housing stock is mixed, ranging from classic Victorian and Edwardian houses through to Interwar and post-World War Two houses, although the majority of houses are late Victorian or pre-World War One. This reflects the sales of land north of Raglan Parade, which didn't commence for residential allotments until 1873.

None of the houses particularly dominate the precinct, although there are some very fine intact examples of various periods, such as the classic Victorian stone residence with a stone retaining wall at 498 Raglan Parade, a typical Edwardian timber house at 492 Raglan Parade and 500 Raglan Parade, a strong local interpretation of the Modern style (circa 1950).

Some buildings within the precinct, such as 496, 486 and 504 Raglan Parade have been very much altered, compromising their contribution to the precinct. Overall, the precinct is in good condition and retains a fair degree of integrity.

### Why is the Raglan Parade Precinct significant?

The Raglan Parade Precinct is of historical significance as it demonstrates the demand for residential housing allotments north of the main township of Warrnambool in the 1870s. This demand for land saw large areas of land subdivided north of Raglan Parade. Although much land beyond Raglan Parade was set aside for large villa estates, this precinct illustrates the immediate need for more modest middle class housing of the township developed.

The precinct is of architectural significance for its range of buildings, in particular the fine intact examples of classic Edwardian and Victorian architectural styles in the western part of the precinct, closest to Banyan Street

### What is significant?

The Raglan Parade Precinct is located on the north east side of Raglan Parade, between Banyan and Foster Streets. It is approximately 500m northwest of the main centre of the township, and looks towards Lady Bay. The precinct is mainly residential and almost uniformly single-storey.

The allotments are elevated above the road reserve, and most of the buildings have a moderate setback, allowing views over the township to the ocean. Almost all allotments in the precinct extend through from Raglan Parade to Denneys Street, the exceptions being the rear subdivisions at 472, 476, 482 and 502 Raglan Parade.

Although not included within the precinct, the Norfolk Island Pines (circa 1870-1880) and the Moreton Bay Figs (circa 1903-4) which are planted in the median strip are an important element contributing to the sense of place of this precinct.

The majority of the dwellings in the precinct date from the Victorian and Edwardian periods, with a few later Interwar and post war examples.

Dwellings are single storey in scale and have pitched (typically 30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Most dwellings retain prominent and in several cases quite ornate masonry chimneys. Walls are predominantly timber (weatherboard) clad with later dwellings tending to masonry walls.

The prevailing building type is the asymmetrical villa, with bullnose or straight pitch verandahs supported by timber posts dressed with cast iron lacework, or timber fretwork. Towards the eastern end of the precinct are examples of symmetrical and single fronted cottages, again with timber or cast iron decorative work.

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Interwar 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. The majority of properties do not have crossovers and are accessed from Denneys Street (for vehicle access), and garaging is provided on this frontage rather than to Raglan Parade.

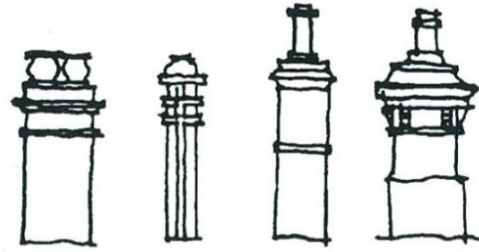
Fencing is predominantly timber pickets or palings to front boundaries, sometimes sitting on a stone plinth. Several later houses have low masonry fences suited to the era of the house.



*Streetscape view – c1890-1915 era dwellings – consistent in alignment, scale, spatial pattern, inclusion of gables and verandahs – all important heritage attributes in the precinct*



*Decorative gable face to c 1880-1915 villa – a distinctive dwelling in the precinct*



*Retention of period chimneys add distinction to the streetscape*



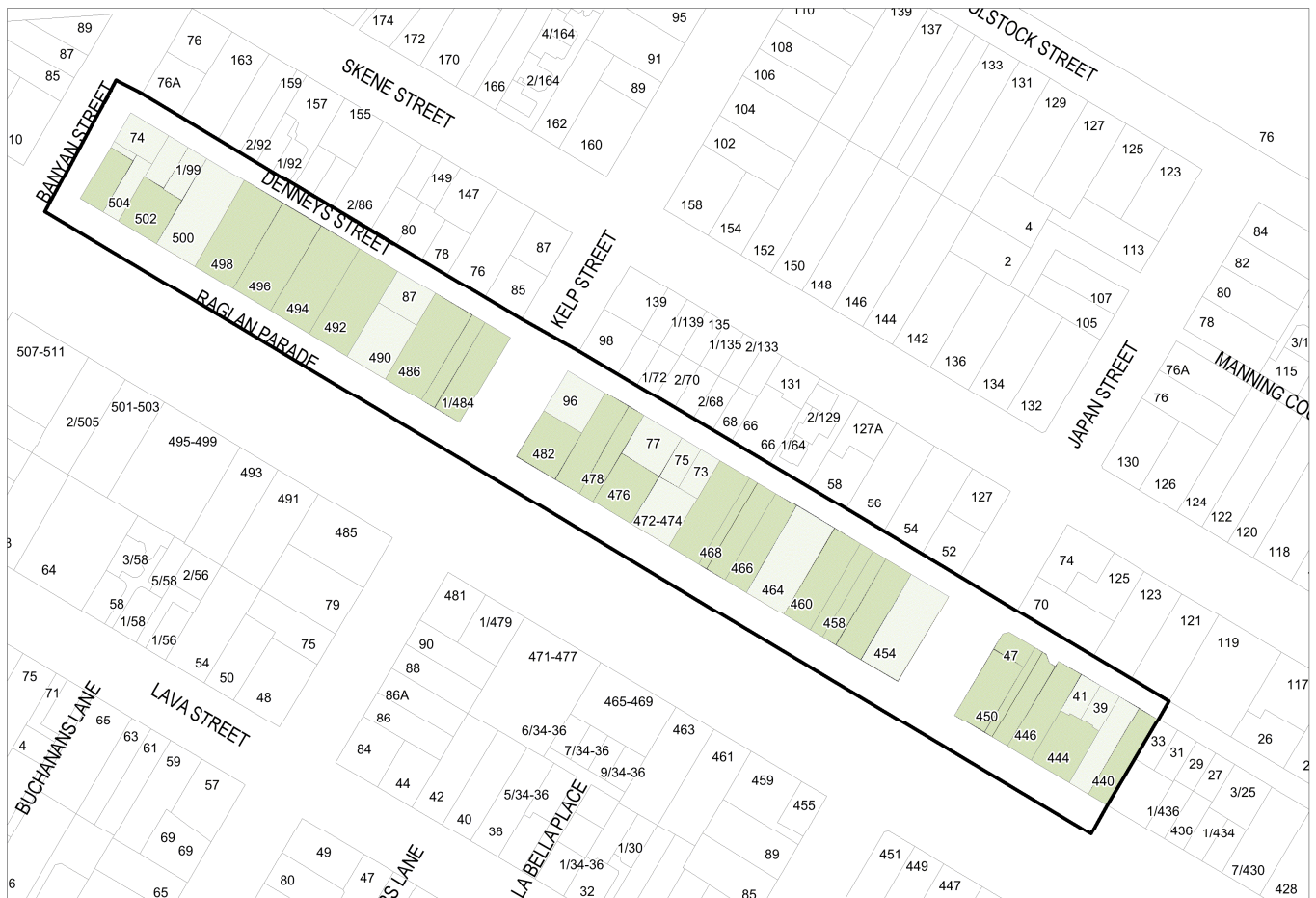
*Leaded glass windows, timber fret decoration and moulded chimneys feature on many dwellings within the precinct*



*Note consistent line of verandahs within streetscape*

# RAGLAN PARADE PRECINCT (HO319)

## HO319 - Raglan Parade Precinct Map



Contributory
  Non-Contributory
  Individually Significant

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

### ***Raglan Parade***

440 Raglan Parade - dwelling	478 Raglan Parade - dwelling
444 Raglan Parade - dwelling	480 Raglan Parade - dwelling
446 Raglan Parade - dwelling	482 Raglan Parade - dwelling
448 Raglan Parade - dwelling	484 Raglan Parade - dwelling
450 Raglan Parade - dwelling	486 Raglan Parade - dwelling
456 Raglan Parade - dwelling	492 Raglan Parade - dwelling
458 Raglan Parade - dwelling	494 Raglan Parade - dwelling
460 Raglan Parade - dwelling	496 Raglan Parade - dwelling
466 Raglan Parade - dwelling	498 Raglan Parade - dwelling
468 Raglan Parade - dwelling	502 Raglan Parade - dwelling
470 Raglan Parade - dwelling	506 Raglan Parade - dwelling
476 Raglan Parade - dwelling	

### ***Denneys Street***

47 Denneys Street - dwelling



# RAGLAN PARADE PRECINCT (H0319)

## Design Guidelines - basis

## Suggested Approach

### Subdivision

The generally rectilinear allotment pattern along Raglan Parade is of heritage value. Dwellings are typically sited facing the street and are at consistent setbacks to the front boundaries.

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 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. 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.

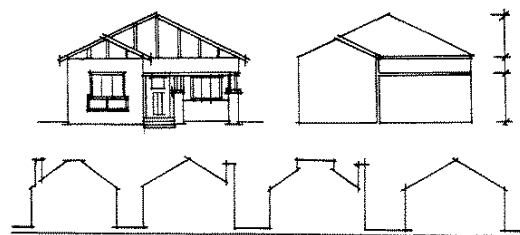
Dwellings in this Precinct are single storey, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are masonry, with a proportion of dwellings clad in weatherboard or conite finished.

Late 19<sup>th</sup> 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*

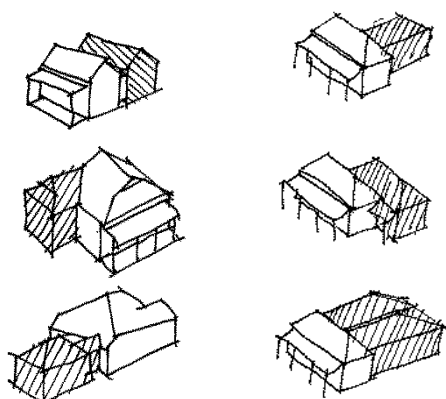
# RAGLAN PARADE PRECINCT (H0319)

## Design Guidelines - basis

## Suggested Approach

### External Alterations and Additions

Dwellings of significance in the Raglan Parade 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.

# RAGLAN PARADE PRECINCT (H0319)

## Design Guidelines - basis

## Suggested Approach

### Materials, Colours and Finishes

Late 19<sup>th</sup> 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 (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.
- 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 – 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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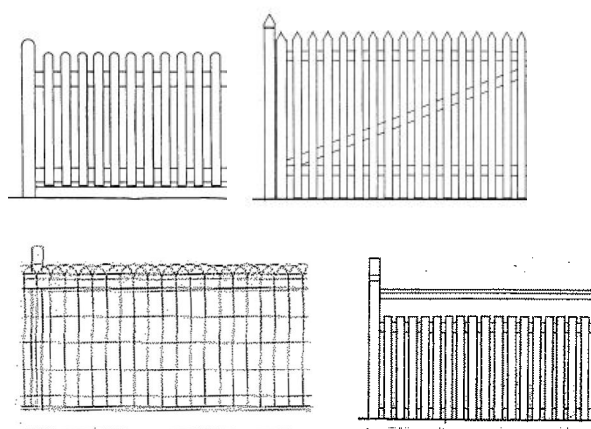
### Fencing

Front fences were an important part of the design of Victorian era houses. 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.

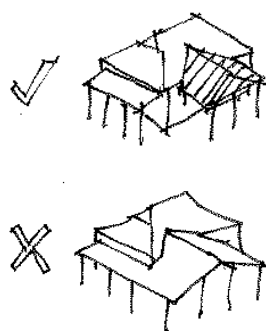
Rear fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



*Timber picket, woven crimp wire and timber paling fences typical to the period of the Precinct*

### Carparking/ Garaging

Most houses in the street were erected without driveways or garages. Driveways and garages have been added over time.



*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.