

DARLING, BANYAN, HOWARD & LIEBIG STREETS PRECINCT (HO320)

Introduction

The following design guidelines assist in the understanding of the unique built form characteristics of the **Darling, Banyan, Howard and Liebig Streets 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 Darling, Banyan, Howard and Liebig Streets Precinct is predominately residential and almost uniformly single-storey. It was central to the northwards suburban expansion of Warrnambool from the 1870s. The centre of the precinct is located approximately 500 metres north east of Warrnambool's Central Business District and includes land in Darling Street, Victoria Street, Banyan Street and Princess Street, Liebig Street, north of Raglan Parade, ending just before the Nelson Street intersection.

The area between the Howard and Liebig Street intersection and the Howard and Nelson Street intersection is as well as one property in Skene Street and one in Cramer Street. The prestige of the hillside position near the Presbyterian Church meant that many fine homes were built around the church, some pre-dating 1874, The Presbyterian Manse in Princess Street was one of these.

The precinct is located on high ground which slopes upward from the northwest side of Raglan Parade. The 1870s saw large suburban villa allotments offered for sale north of Raglan Parade. These were then subdivided several times prior to 1890, when much of the building stock was constructed. The housing stock is mixed in scale, period, form and materials.

The size of allotments varies greatly along Liebig, Howard and Princess Streets, with some very large suburban allotments still evident, such what remains of the 1860s Murweh land (subdivided into 8 lots in the 1890s) on the northwest corner of Liebig and Howard Streets. The other unusual allotment is the triangular shaped allotment between Liebig and Howard Streets.

Generally, the housing stock on the east side of Liebig and Howard Streets is predominately Victorian, as it is in Princess Street and the west side of these streets is predominately Interwar, with some important examples of Victorian residences, such as Mawarra, at 21-23 Princess Street, 202 Liebig Street which is an important departure from most of the Victorian residences in the precinct, being strong in the mannerist style, 196a Liebig Street and 4 Howard Street, both fine stone Victorian houses. 198 Liebig Street retains its natural finish. Fine Victorian stone residences range from the restrained through to the very ornate. Many intact early twentieth century buildings survive along with their gardens, the most important being the Chittick residence, Alcoombie, at 93-95 Banyan Street.

There are several important Modern and Interwar buildings within the precinct, including the Walter and Aughty designed 199 Liebig Street, a stylish Modern brick residence as well as 3 Howard Street and 7 Howard Street, which are both examples of unusual two storey bungalow residences. The house at 11 Princess Street is an important example of the International or Modern style.

Most of the buildings retain a high degree of integrity, although the Warrnambool Medical Clinic, once a fine residence has had some alterations, as have several others. A major compromise to the precinct is the conversion of the Victorian villa at 12 Howard Street into the El Dorado Flats. Generally, the precinct is in very good condition.

Why is the Darling, Banyan, Howard and Liebig Streets Precinct significant?

The Darling, Banyan, Howard and Liebig Streets Precinct is of historical significance as it illustrates the push northwards of the main township and land speculation in Warrnambool in the 1870s, which saw large subdivisions north of Raglan Parade, set aside for large villa estates.

As the majority of this land was purchased, but not built on, it reflects certain social aspects of the early community of Warrnambool, which had a substantial core of middle and working class people rather than upper class families who could afford to establish such large villa estates. It is of further historical interest as it demonstrates the demand for smaller allotments, relatively close to the town on higher ground by the middle class in the 1890s.

DARLING, BANYAN, HOWARD & LIEBIG STREETS PRECINCT (H0320)

The precinct is of architectural significance for its range of building materials and styles, including a number of good representative examples of Victorian stone houses on the east side of Liebig and Howard Streets and the two residences at 19 and 21-23 (Mawarra) Princess Street.

The precinct is of further significance for a number of unusual two storey bungalows, such as those at 4 and 7 Howard Street, which represent quite different styles and idioms of the same genre. The precinct includes a number of good representative examples of Victorian stone houses in Banyan Streets, and smaller houses in Victoria and Princess Streets. Alcoombie, 93 Banyan Street, including its garden is of particular significance for its quality and landmark value.

What is significant?

The precinct contains a collection of Victorian dwellings, dating from the 1870s, more consistently in the eastern portion of the precinct. Towards the west side of the precinct are a number of interwar period dwellings. Several Modern and Interwar dwellings are located within the precinct.

Dwellings are consistently single storey in scale. 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 some bungalows clad in timber boards, and a large number of dwellings retain fences built in a style contemporary with the house.

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

Interwar bungalows feature projecting gable or bay window plan forms, with verandahs often set under the main roof and supported on masonry pillars; decorative timber eaves and stucco wall finishes, as well as timber board cladding.

Fencing ranges in material type depending on the era of the dwelling, but includes a high number of sandstone fences, stone walling, low face brick and rendered walls, timber pickets and timber paling fences.

Garages are predominantly set back from street frontages, and the pattern of setbacks is relatively consistent, with some larger properties set on large grounds breaking this rhythm.

The precinct has some excellent examples of Sandstone fences, the most significant being that of the Water tower reserve.



Streetscape - note consistent roof line, setbacks and incorporation of verandahs and low front fencing



Interwar 'cottage/ Spanish influenced' style dwelling – part of the character of the precinct. Note pitched terracotta tile roof, projecting verandah/ porch and matching front fence



Another 'interwar' style bungalow with a projecting bay window and hip-ended gable roof

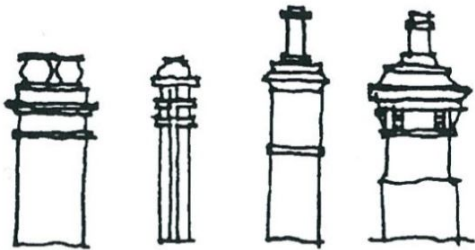
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C1900 villa dwelling, with curved front verandah roof, 'arts-and-crafts' styled chimneys and front gable and later attic room



Decorative timber fence and gate to bungalow era dwelling of note



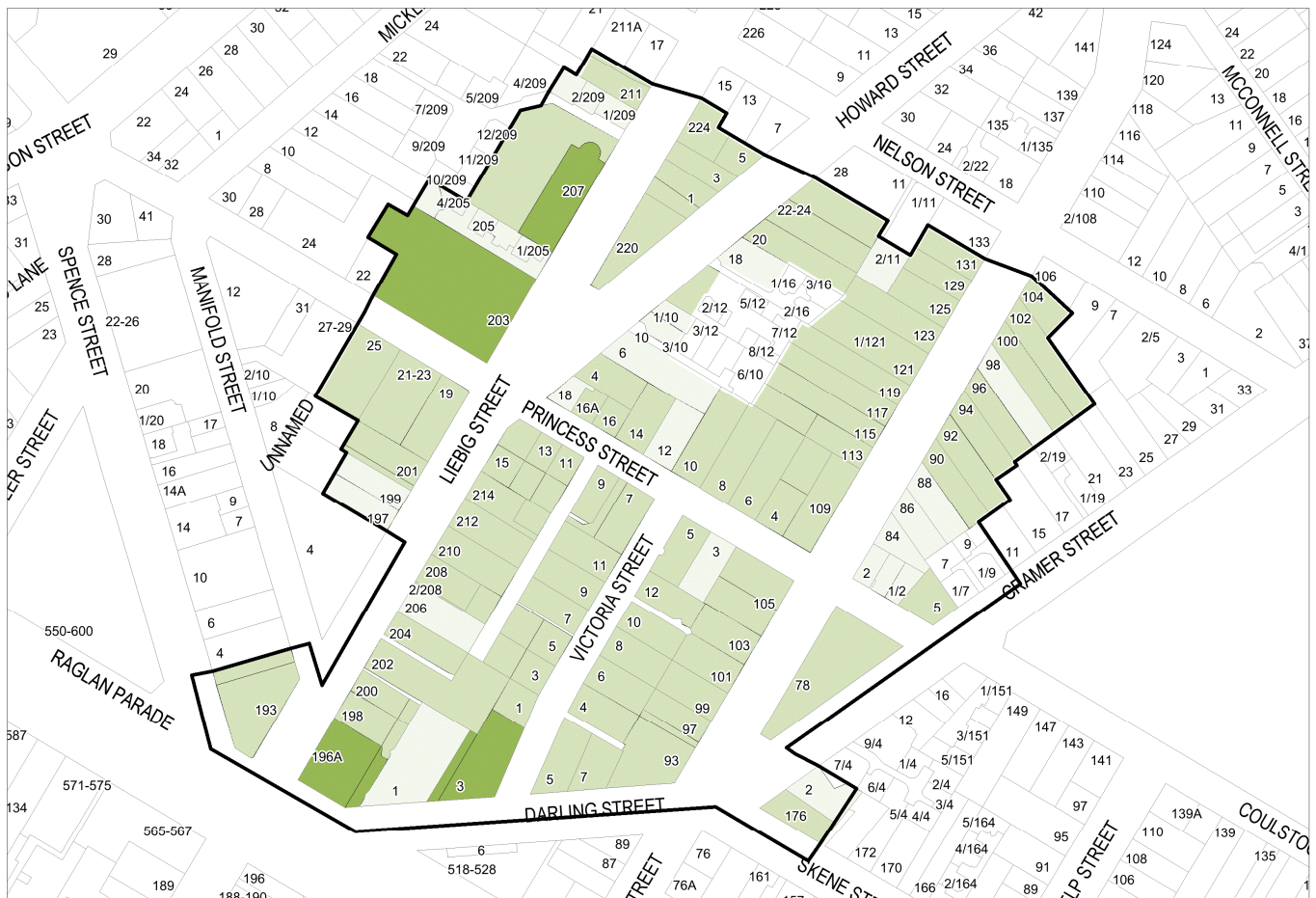
Retention of period chimneys add distinction to the streetscape



1880-1910 villa in good repair, with earlier 1870s cottage adjacent. Note features common to precinct – steep pitched corrugated steel sheet roof cladding, decorative chimneys, front verandah, decorative front window

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HO320 - Darling, Banyan, Howard and Liebig Streets Precinct Map



Contributory
 Non-Contributory
 Individually Significant

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

Banyan Street

78 Banyan Street - dwelling - 'Alvestone'
 90 Banyan Street - dwelling
 92 Banyan Street - dwelling
 93 Banyan Street - dwelling - 'Alcoombie'
 94 Banyan Street - dwelling
 96 Banyan Street - dwelling
 97 Banyan Street - dwelling - 'Pen-y-bryn'
 99 Banyan Street - dwelling
 100 Banyan Street - dwelling
 101 Banyan Street - dwelling
 102 Banyan Street - dwelling
 103 Banyan Street - dwelling - 'Lyndarah'
 104 Banyan Street - dwelling
 105 Banyan Street - dwelling
 109 Banyan Street - dwelling
 113 Banyan Street - dwelling
 117 Banyan Street - dwelling
 119 Banyan Street - dwelling
 121 Banyan Street - dwelling
 123 Banyan Street - dwelling

214 Liebig Street - dwelling
 220 Liebig Street - dwelling
 224 Liebig Street - 'Leura'

Princess Street

4 Princess Street - dwelling
 5 Princess Street - dwelling
 6 Princess Street - dwelling
 7 Princess Street - 'Westray'
 8 Princess Street - dwelling
 9 Princess Street - dwelling
 10 Princess Street - dwelling
 13 Princess Street - dwelling
 14 Princess Street - dwelling
 129 Banyan Street - dwelling
 131 Banyan Street - dwelling

Cramer Street

5 Cramer Street - dwelling

Liebig Street

193 Liebig Street - former dwelling
 198 Liebig Street - dwelling
 200 Liebig Street - dwelling
 201 Liebig Street - dwelling
 202 Liebig Street - dwelling
 15 Princess Street - dwelling
 16 & 16A Princess Street - dwellings
 19 Princess Street - dwelling
 21-23 Princess Street - 'Mawarra'
 25 Princess Street - former Manse

Raglan Parade

534 Raglan Parade - dwelling (HO116)

Skene Street

176 Skene Street - 'Anndclair'

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125 Banyan Street - dwelling
203 Liebig Street - dwelling – 'Murweh' (HO117)

204 Liebig Street - dwelling
207 Liebig Street - water tower, walls, and fence (HO118)

208 Liebig Street - dwelling
210 Liebig Street - dwelling
211 Liebig Street - dwelling
212 Liebig Street - dwelling

Darling Street
3 Darling Street - dwelling (HO28)

Howard Street

1 Howard Street - dwelling
3 Howard Street - dwelling
4 Howard Street - dwelling
5 Howard Street - dwelling
12 Howard Street - dwelling
18 Howard Street - dwelling
20 Howard Street - dwelling
22-24 Howard Street - dwelling

Victoria Street
1 Victoria Street - dwelling

3 Victoria Street - dwelling
4 Victoria Street - dwelling

5 Victoria Street - 'Seabrook'
6 Victoria Street - dwelling
7 Victoria Street - 'Braemar'
8 Victoria Street - dwelling
9 Victoria Street - dwelling
10 Victoria Street - dwelling
11 Victoria Street - dwelling
12 Victoria Street - dwelling

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. The eastern side of Banyan Street contains properties with a skewed alignment to the street but this is consistent along the length.

Allotment widths are generally consistent, with some much larger properties and some unusual shaped allotments due to the street layout.

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 widths. 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 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

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Design Guidelines - basis

Suggested Approach

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.

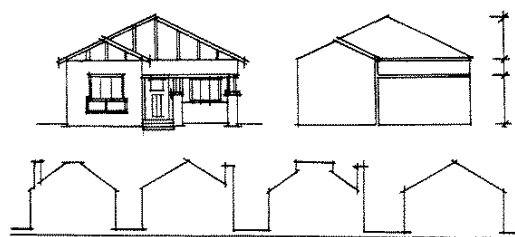
Dwellings in this Precinct are single storey, with pitched (typically 25-30 degree) hipped or gable corrugated galvanised iron or tile clad roofs. Walls are typically masonry, with a minority clad in weatherboard or concrete finished. Most dwellings retain masonry chimneys.

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.

Several fine examples of post war architecture exist in the precinct.

New development should respect the differing, but established spatial/ built form pattern of the streetscapes of the precinct. New buildings should continue the scale and proportion of built form/ open space common to the locale.

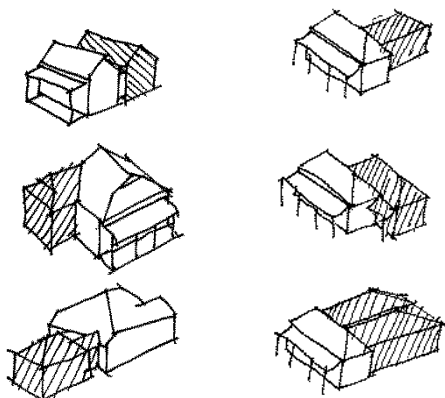
The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is not supported, except where adjacent properties provide an appropriate context for differing forms.



Scale, spatial pattern and proportion is important

External Alterations and Additions

Dwellings of significance 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.

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.

California bungalows and cottage styles generally have weatherboard cladding (square or curved edge), with details in pebbledash stucco. 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.

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

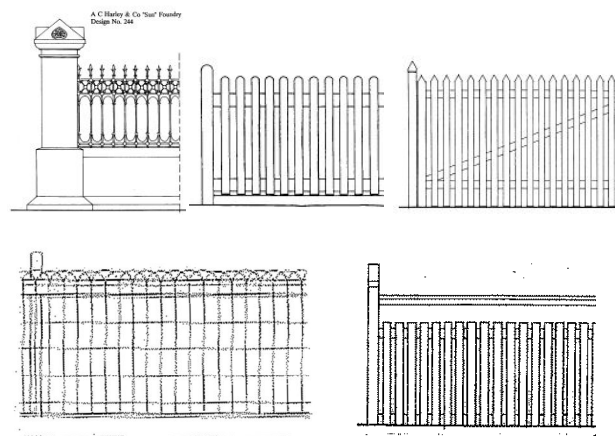
Front fences were an important part of the design of Victorian era houses. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished 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.



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 1.6 m in total.

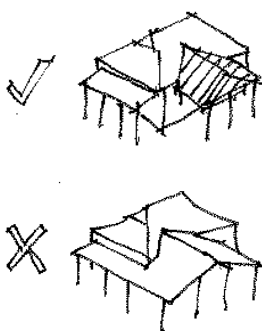
Rear and side fencing can be replaced to suit where out of view of the streetscape. Corrugated profile sheet or timber plank fences are preferred.



Masonry pillar/ cast iron infill, timber picket, woven crimp wire and timber paling fences typical to the period of the precinct

Carparking/ Garaging

Most dwellings have crossovers to the street with parking and garaging located to the side and rear. 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