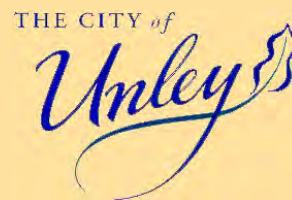


Appreciating Heritage and Character Dwellings

Design Guide 1



The city's unique heritage early hand crafted buildings, and associated complementary street fencing, contribute to the cities intrinsic character, are highly valued and their retention encouraged.

In the Historic Conservation and Streetscape (Built Form) Zones, and for heritage places, as setout in the Unley (City) Development Plan, the demolition of buildings is subject to assessment of their heritage and/or character merit, structural soundness or original integrity.

This information sheet aims to identify the valued residential buildings desired to be conserved and their key characteristic attributes to be recognised and complemented through contemporary improvements, alterations and additions.









Heritage and Character Residential Dwellings Important Characteristics

It is important to understand the key characteristics of your dwelling and surrounding area. This allows the appropriate historic, architectural and aesthetic features to be reinforced in maintaining the existing original building and design of any improvements.

If the key characteristics of the original building and the streetscape character presentation are understood and carefully respected, they can be enhanced while allowing contemporary living features and design to be successfully accommodated. The adaptation and alteration of existing buildings also avoids the loss and waste of their significant embodied energy and materials.

Demolition

Retention of original and character buildings is encouraged and in many cases assessment of the merit for demolition is required.

Area	Building Status	Demolition Status	Qualifications
Every zone	Heritage Place (per Table Un/3 of Development Plan)	 Retain heritage elements	<ul style="list-style-type: none"> ▪ so structurally unsafe or unsound so as to be unusable
Historic Conservation Zone	Non-contributory Items (per Figs & Tables Un(RHC)1-7 & Maps 21-23)	 Able to demolish	
	Contributory Items (per Figs & Tables Un(RHC)1-7 & Maps 21-23)	 Retain original elements	<ul style="list-style-type: none"> ▪ so structurally unsafe or unsound so as to be unusable ▪ original building fabric & character so compromised that it can't be reasonably revealed
Residential Streetscape (Built Form) Zone	Non-Valued Site (per Policy Area Desired Character)	 Able to demolish	
	Valued Site (per Policy Area Desired Character)	 Retain valued original buildings	<ul style="list-style-type: none"> ▪ so structurally unsafe or unsound so as to be unusable ▪ original building character so compromised that it can't be reasonably revealed ▪ suitable replacement approved respecting valued buildings and areas desired character
All other Zones	Non-Heritage Place	 Able to demolish	<ul style="list-style-type: none"> ▪ encourage retention and upgrade or may replace if design suitable to respect areas desired character

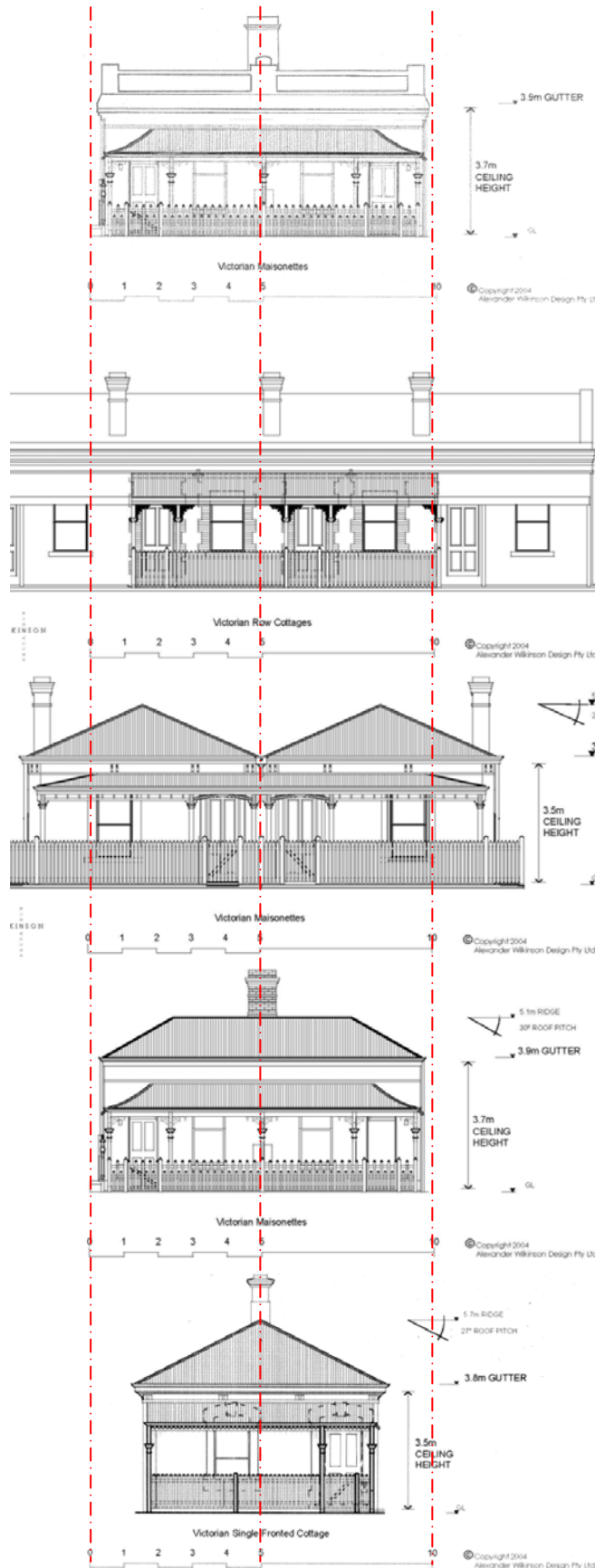
Any proposed development will require an application for approval. This is best discussed with a member of the Development Team by:

- ▶ Phoning: 8372 5189
- ▶ Faxing: 8271 4886
- ▶ Emailing: pobox1@unley.sa.gov.au
- ▶ Visiting: City of Unley Civic Centre,
181 Unley Road, Unley.

Further specialist design advice is available from Council's Heritage Adviser through the above discussions or by making an appointment direct by phoning 8372 5107.

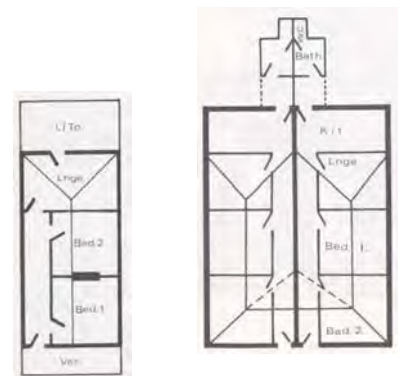
This is only a guide not intending to substitute for any statutory policy requirements of the Unley Development Plan, Building Code or any associated legislation, and should be read in conjunction with relevant legislation and policy requirements.

Victorian Single-Fronted and Attached Cottages (1840's-1890's)

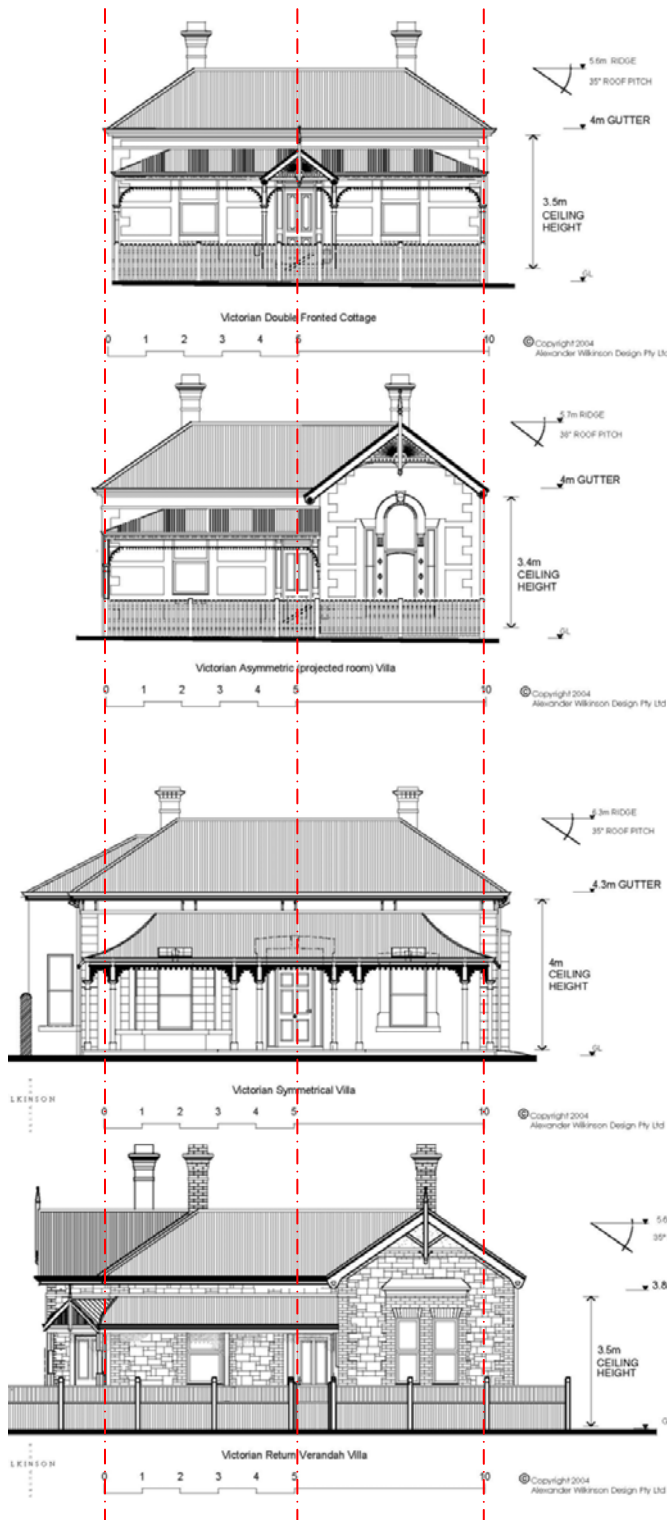


Early simple Victorian era housing is characterised by:

- ▶ small, low-scale, simple form and narrow proportions with a symmetrical arrangement of front door and window;
- ▶ typically single-storey;
- ▶ corrugated iron clad roof generally of symmetrical pitched form, typically of 23-30 degree pitch;
- ▶ front verandah attached to wall, typically concave or convex in form, with cast iron or timber posts – typically set 300mm below main building gutter with verandah fascia 2.1-2.4 metres above ground level;
- ▶ masonry walls typically of bluestone or sandstone, with rubble or brick to side or rear walls, and moulded render or brick surrounds to openings;
- ▶ height of walls typically 3.7 to 3.9 metres to gutter above ground level;
- ▶ no roof eaves with fascia flush to wall;
- ▶ timber window frames and doors, with windows of vertical proportions approximately two to one and doors generally four panelled, some with fanlights;
- ▶ fences of smaller houses typically of timber palings, corrugated iron or mini orb with timber framing and capping or timber pickets or dowel.

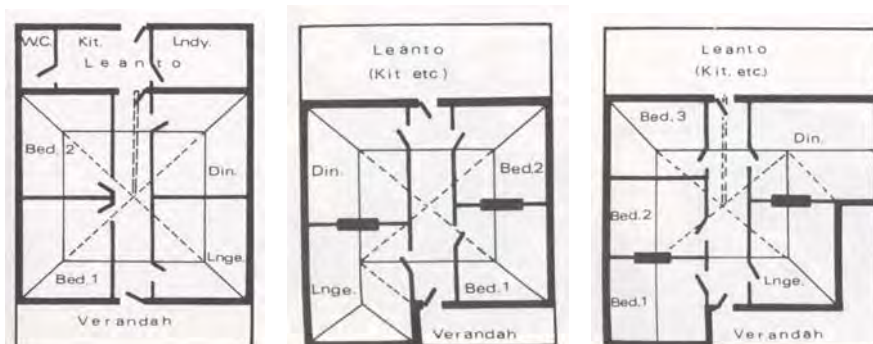


Victorian Double-Fronted Cottage and Villas (1860's-1890's)

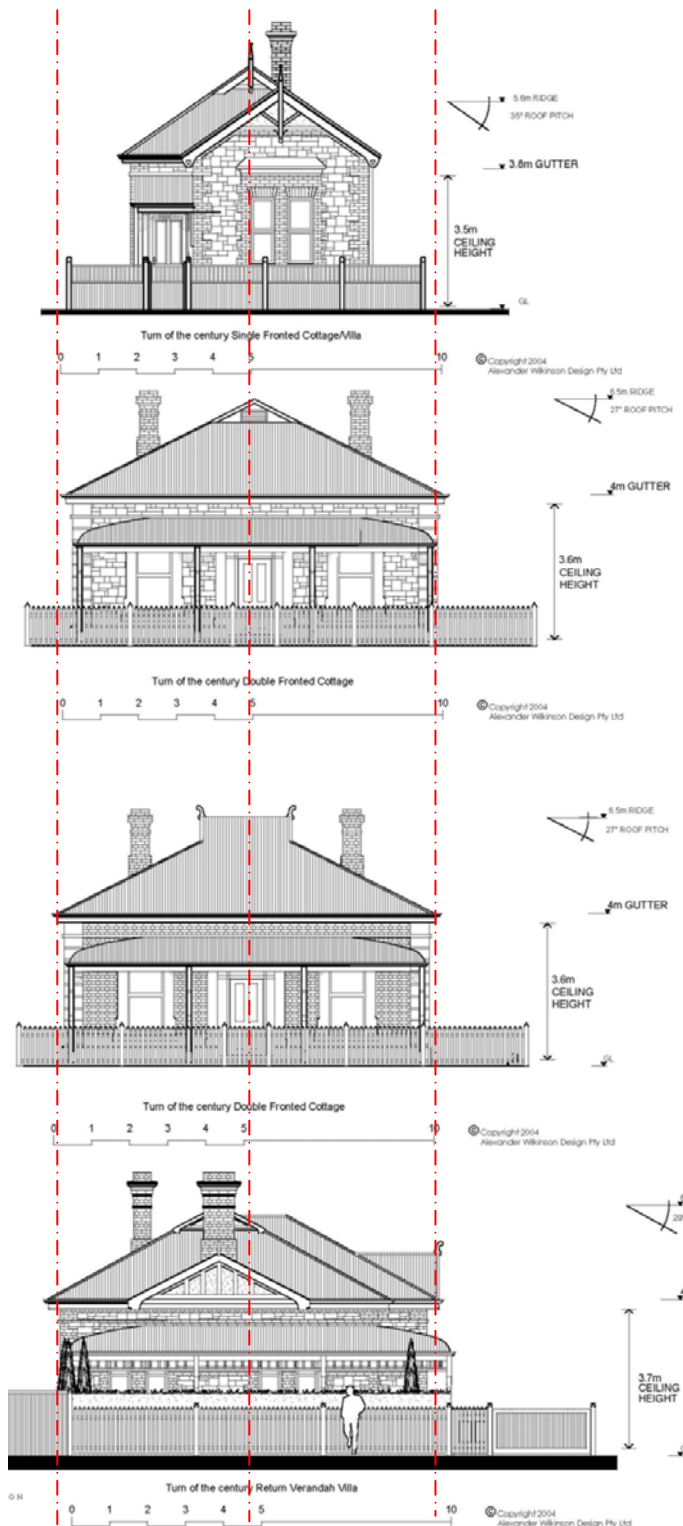


More substantial Victorian era housing is characterised by:

- more of a range of form and scale, but still typical basic double-fronted proportions, including symmetrical straight façade and alternative asymmetrical forms with front projecting rooms or bays;
- typically single-storey;
- cottage typically four main rooms and villa larger 5 or 6 main rooms;
- corrugated iron clad roof generally of symmetrical pitched form with straight ridgeline, and projecting bay roof either hipped or gable ended, typically of 35 degree pitch;
- front verandah attached to wall, typically concave or convex in form, with cast iron or timber posts elaborated with moulded top and fascia trim, brackets and friezes – typically set 300mm below main building gutter with fascia 2.2-2.4 metres above ground level;
- masonry walls typically of bluestone or sandstone, with rubble or brick to side or rear walls, and moulded render or brick surrounds to openings;
- height of walls typically 3.8 to 4.0 metres, or even up to 4.3 metres, to gutter above ground level;
- no roof eaves with fascia flush to wall;
- timber window frames and doors, with windows of vertical proportions approximately two to one and doors generally four panelled with fanlights and often sidelights;
- fences typically of timber palings, corrugated iron or mini orb with timber framing and capping or timber pickets or dowel, while some larger villas may include masonry base plinth and piers with cast iron palisade panels or railings, or timber railings.

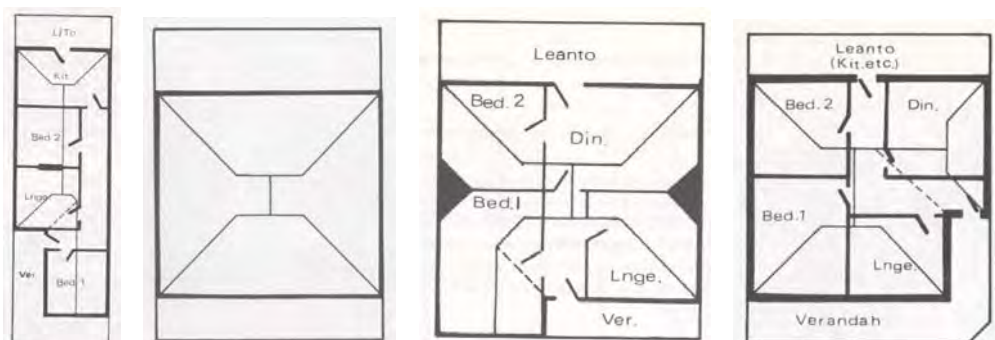


Turn-of-the-Century Cottages and Villas (1890's-1920's)

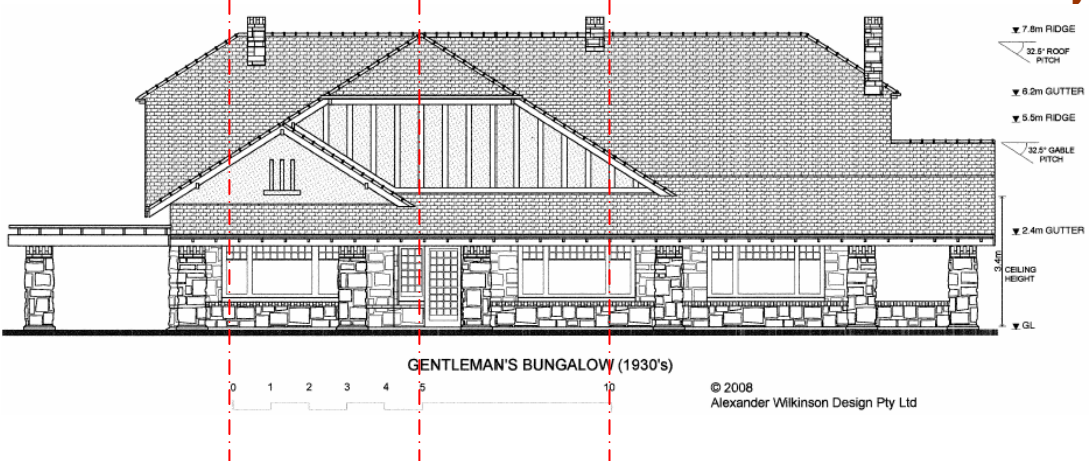
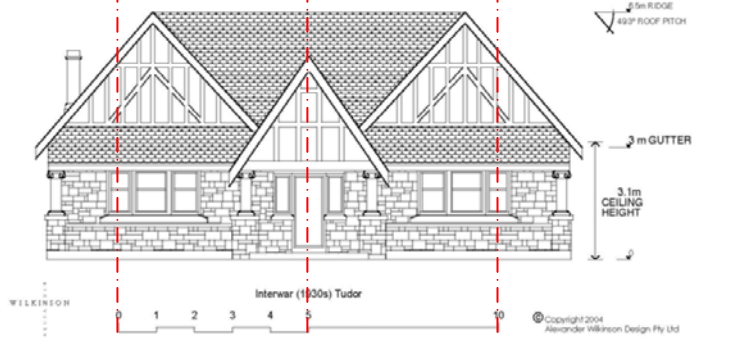
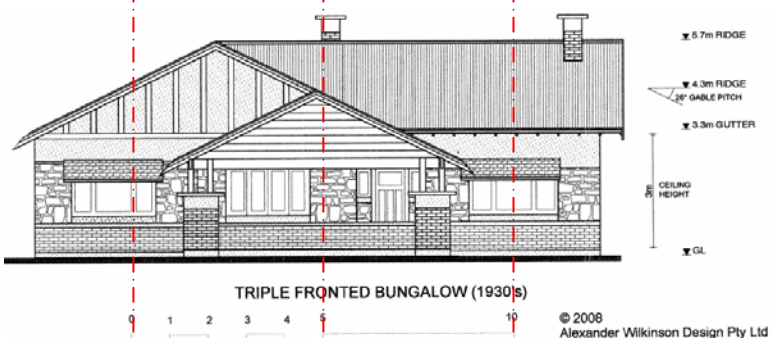
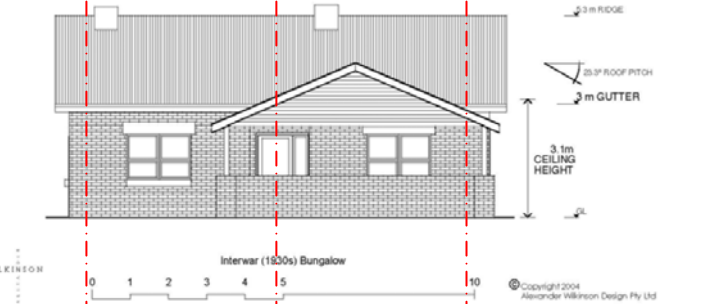
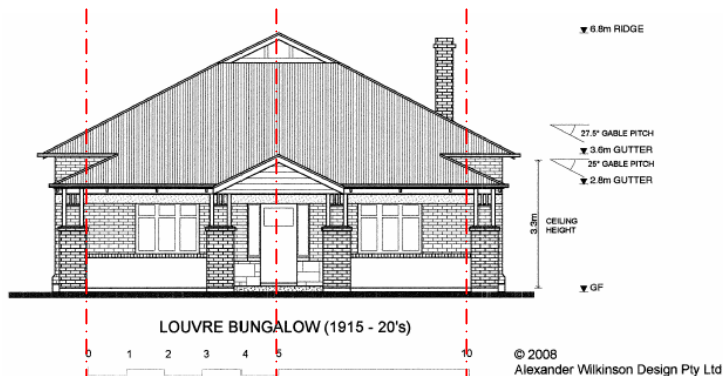


Turn-of-the-Century era housing is characterised by:

- ▶ new design and architectural influences from overseas but similar basic double-fronted form with more decorative peaked single-span roof forms and elevation treatments;
- ▶ cottage typically four main rooms and villa larger 5 or 6 main rooms;
- ▶ mainly corrugated iron roof cladding used, but later in period imported terracotta Marseilles tiles introduced, typically around 30 degree pitch;
- ▶ feature strapped/battened roof gables and detailing, tall brick chimneys and roof louvres;
- ▶ front verandah attached to wall, with timber posts, brackets and friezes- typically set 300mm below main building gutter with fascia 2.2-2.4 metres above ground level;
- ▶ later in period verandah's became extension of main roof;
- ▶ later in period stone walls included 'rock face' sandstone and face brick with decorative brick detailing;
- ▶ height of walls typically 3.8 to 4.1 metres to gutter from ground level;
- ▶ no or small roof eaves with fascia flush to wall or a minor gap filled with narrow timber slats;
- ▶ windows and doors of timber, but windows often grouped, and doors often divided into 3 or 4 panels;
- ▶ fences typically of timber picket or dowel, timber paling with timber top rail or corrugated iron or mini orb with timber framing and capping, while some larger villas may include masonry base plinth and piers with cast iron palisade panels or railings, or timber railings.



Early Inter-World-War I & II Styles (1910's-1930's)

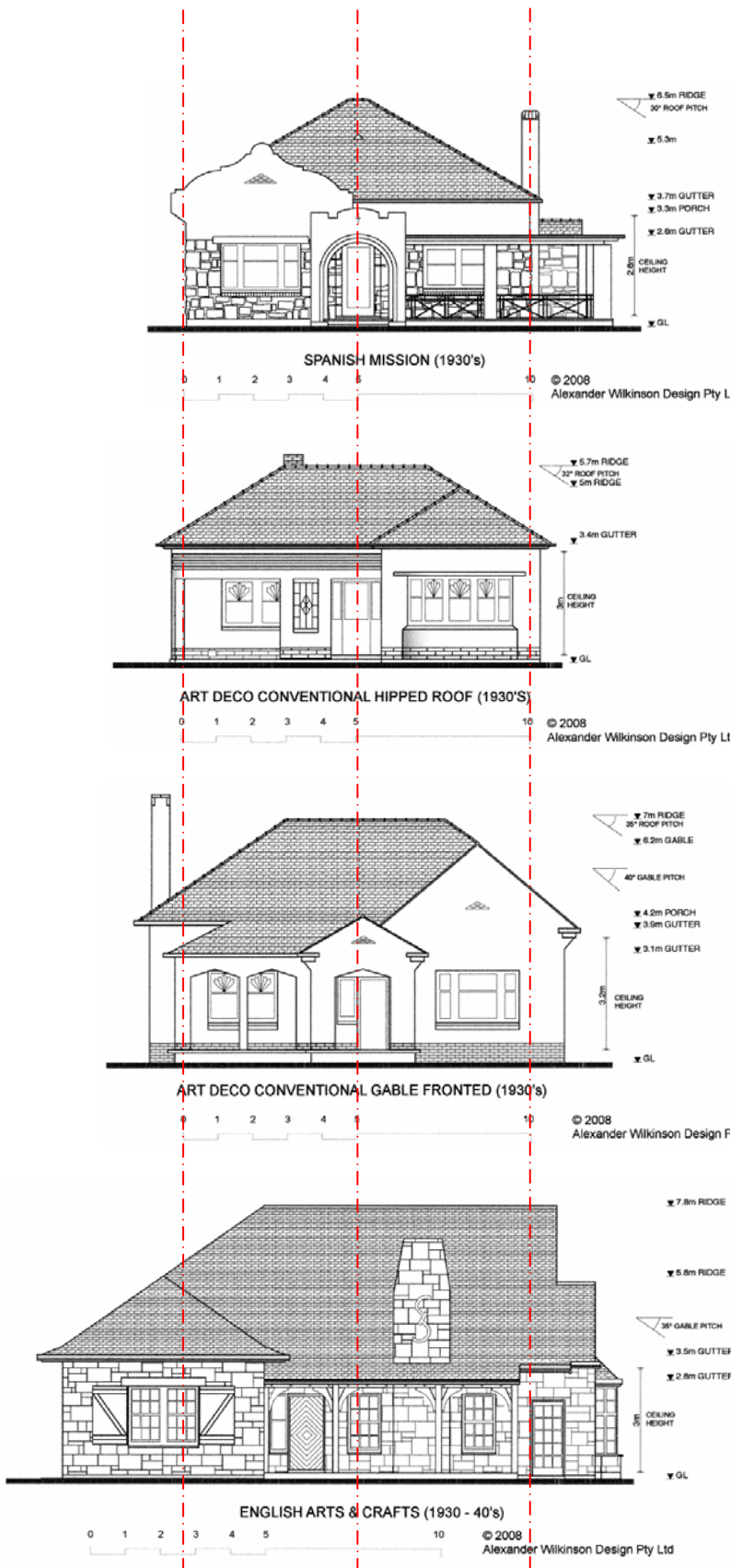


Early Inter-War era housing is characterised by:

- larger scale and new international style influences including, in particular, the Bungalow with broad spreading roof and verandah (typically 23 degree pitch), with timber and/or masonry column supports, and Tudor Revival with steeply pitched roof (typically 49 degree pitch) with half timber gable ends and variations on verandah porch treatment;
- some less common variations evident in expansive 'Gentlemen's' Bungalow and elaborate Spanish Mission (Mediterranean) and Art Deco/Moderne influences;
- roof often clad in Australian made Wunderlich terracotta tiles (based on earlier Marseilles profile), or in corrugated iron, some later eras with truncated 'Kentish' gable features;
- wide gable verandah feature with fascia typically 2.1-2.4 metres above ground level;
- masonry walls typically of brick, or with sandstone front, of typically 3.6 metres height (3.1 metre internal ceiling height) and unlined roof eave sloping to gutter at typically 3.0 metres from ground level;
- notable roof eaves overhanging walls with feature fascia elements;
- predominately timber joinery, but some steel framed windows used in later construction;
- fencing typically low masonry walls, of materials matching main building, or crimped or mesh wire on timber or tube framing, or timber paling with timber top rail.
- typical pergola attachments (left) match fascia detail and low profile, and are a positive form to emulate for carports

Later Inter-World-War I & II (and Immediate Post) Styles (1920's-1940's)

Later Inter-World War I & II (and immediately post) era housing is characterised by:



- ▶ new and variety of styles becoming popular primarily before WWII, and some continuing briefly following the war until material shortages and cost curtailed construction. Based on typically simple hip roof form with variety of international styling features including Spanish Mission, Art Deco and English / Georgian architecture;
- ▶ usually single hipped roof (typically 25 - 45 degree pitch depending on style), with range of feature hip or gable projection(s) forming a classically proportioned asymmetrical elevation, and stone or white rendered walls, feature glazed brickwork, tall chimneys and notable solid masonry decorative wall features and entrance portico, often with verandah extension in earlier examples;
- ▶ roof often clad in clay Wunderlich terracotta tiles;
- ▶ notable portico feature, and possibly verandah, with gutter, fascia and window head often aligned and typically 2.1-2.4 metres above ground level;
- ▶ masonry walls including sandstone, render (usually white), or a combination, and often also feature render or glazed brick detailing, of typically 3.6 metres height (3.1 metre internal ceiling height) and small horizontal roof eave typically 3.1 metres from ground level;
- ▶ predominately timber framed windows and doors, but also steel frame particularly in curved walls and front facades;
- ▶ fencing typically formed of low masonry base, of rendered and/or feature brick matching house, with wrought iron steel in-fill panels, top band and gates, or wire mesh with timber or tube framing.

Examples of the Variety of Later Styles (1920's-1940's)

