

# 4C Historic Residential Activity Area

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## 4C 1 Issues, Objectives and Policies

### 4C 1.1 Local Area Issues

#### 4C 1.1.1 Historical Character and Amenity Values

##### Issue

**Within the City there are some residential areas with distinct historical value and amenity values, characterised by a group of buildings with distinctive form and style. It should be ensured that any alterations or modifications made to these buildings are in such a manner which is consistent with their original form, and the surrounding area, to maintain and enhance amenity and historical values, and the visual coherence of the street.**

##### Objective

To ensure that residential areas of the City with a collection of buildings with a distinct character are protected from inappropriate development.

##### Policies

- (a) That areas with distinctive historic characteristics be maintained and enhanced.
- (b) That the distinctive characteristics, form and style of buildings be protected from unsympathetic development.
- (c) That the existing subdivision patterns and layout be protected from unsympathetic development.
- (d) To ensure that non-residential buildings within this activity area do not affect adversely the visual coherence of the street.
- (e) To ensure that non-residential activities within the activity area do not affect adversely the distinctive amenity values.

##### Explanations and Reasons

Patrick Street in Petone has a considerable number of Workers Dwelling Act (1905) houses, which comprised the first state housing scheme in New Zealand. The designs were selected from a design competition, and those chosen represent the work of some of the most respected architects of the period. Many of the Workers Dwelling Act houses remain intact, with only one house having been demolished.

Riddlers Crescent, was originally settled by the Collets, the Bassets and the Riddlers. The street is characterised by many examples of Victorian villas and cottages, erected at the turn of the century by early settlers to Petone. These are both detached and semi detached houses.

These specific buildings in Patrick Street and Riddlers Crescent have distinct characteristics, style, form and subdivision patterns which are to be protected from unsympathetic development. Design Guidelines will apply to any alterations or additions made to specific buildings within the activity area. This is to ensure their distinct built form, style and character are maintained.

In addition to this, there are several buildings and sites within this activity area, which while having no distinct historical value, were erected during the same period and are dispersed among the other buildings. These buildings make a valuable contribution to the atmosphere and coherence of the street. They have similar development and subdivision patterns in that they contain one building per site. Additions and alterations to such buildings will be also be subject to specific design guidelines, to ensure they do not affect adversely the overall coherence of the street.

It must be ensured that non residential activities and buildings within this activity area do not affect adversely the visual coherence of the street.

#### 4C 1.1.2 Home Occupations

##### Issue

**Many people want to work from home. Provision for such activities to occur within a residential environment requires that the adverse effects are managed, to ensure amenity values are maintained and enhanced, and residential characteristics are retained. Such effects may arise from their nature, scale, exterior appearance, advertising, and potential for increased traffic movements, noise, dust odour, and electrical interference.**

For the Objective, Policies, Explanations and Reasons for Home Occupations in this activity area refer to Objective, Policies, and Explanation and Reasons in the General Residential Activity Area in 4A 1.1.3.

#### 4C 1.2 Site Development Issues

##### 4C 1.2.1 Building Height, Scale, Intensity And Location

##### Issue

**Building height, scale, intensity and location can cause adverse effects upon the amenity values of adjacent properties, and upon the distinctive visual amenity values of the street. It is important that these aspects of building design are managed, to reflect the existing development patterns present on the site, and to maintain and enhance residential amenity values.**

##### Objective

To ensure that building height, scale, intensity and location does not adversely affect the character or amenity values of adjoining sites, or detract from the existing patterns of development.

## Policies

- (a) That the existing density of development be retained by discouraging the erection of any additional dwelling units.
- (b) To ensure new development is of a height, scale and character which is compatible with existing residential development.
- (c) To ensure a progressive reduction in height of buildings the closer they are located to a site boundary, to maintain adequate daylight and sunlight between buildings.
- (d) To manage the siting of buildings so as to minimise detractions from the existing pattern of development.

## Explanations and Reasons

The height of buildings, their proximity to site boundaries and their intensity, are all important elements of the distinctive form and character within this activity area.

It is therefore important that such aspects of any new development within this activity area be managed to reflect the existing development patterns, and to maintain and enhance amenity values.

The Plan will set minimum acceptable conditions for the Historic Residential Activity Area.

### (a) Net Site Area

The existing density of development will be retained. A specific net site area has been set to achieve this purpose.

### (b) Site Coverage

Site coverage helps to control building density. A maximum acceptable site coverage has been calculated to maintain the existing density on the site.

### (c) Recession Plane

The recession plane is used to ensure some sunlight and daylight is available to adjoining sites when a building is erected, and manages the bulk of buildings above a certain height. Compliance with the angle from the street boundary is necessary to ensure the amenity values of the streetscape are maintained and enhanced. The recession plane set differs from the one to be used in other residential areas of the City, as it reflects the existing pattern of development on the site. The recession plane shall apply to all buildings and structures on the net site area.

### (d) Yards

The yard requirements have been set to reflect existing site development patterns and to ensure the visual amenity values of the residential environment are maintained and enhanced.

### (e) Height

The height has been set at the maximum height of existing buildings on the site. This is to ensure new development is designed to maintain the form and characteristics of the existing buildings on the site.

### (f) Length

The length of a building is managed to control the adverse effects of a bulky building in close proximity to a site boundary.

### (g) Accessory Buildings

The height of accessory buildings within this activity area will be restricted to one storey. This is to ensure accessory buildings remain secondary in size to the main dwelling on the site, which in turn is a reflection of historical development patterns.

## 4C 2 Rules

### 4C 2.1 Permitted Activities

- (a) Residential Activities.
- (b) Home occupations.
- (c) Child care and Kohanga Reo facilities.

#### 4C 2.1.1 Permitted Activities - Conditions

- (a) **Minimum Net Site Area per Permitted Activity** (excluding home occupations and accessory buildings):

- (i) Patrick Street, Adelaide Street, The Esplanade, Jackson Street - 370m<sup>2</sup>.  
Riddlers Crescent and Hutt Road - 300m<sup>2</sup>.

- (ii) Where a certificate of title has been issued for a site prior to 5 December 1995 or where a site has been created by a staged development whether under a stage unit plan or crosslease plan lodged with the District Land Registrar and where part of the development has been completed prior to 5 December 1995, and it can be established that the site has been created with an intention to accommodate a dwelling, then in such circumstances the area of the site shall be the minimum net site area.

Compliance with all other Permitted Activity Conditions.

- (b) **Minimum Yard Requirements:**

**Patrick Street, The Esplanade, Adelaide Street, Jackson Street**

Front Yard	-	6.0m
South Side	-	1.0m
North Side	-	2.0m
Rear Yard	-	3.0m

**Riddlers Crescent, Hutt Road**

Front Yard	-	3.0m
Side Yard	-	1.5m
Rear Yard	-	3.0m

Provided that:

- (i) In all cases, for through sites and corner sites, all road frontages shall be treated as front yards.
  - (ii) An accessory building may be located up to 1.0m from a side or rear boundary provided that the length of the building shall not exceed 8.0m or 25% of the length of the boundary whichever is the lesser.
- (c) **Recession Plane:**

From all site boundaries - 2.75m + 37<sup>0</sup>.

Where the net site area boundary is immediately adjacent to an access leg to a rear net site area then the recession plane shall be calculated from the furthest or outside boundary of the access leg.

**(d) Maximum Height of Buildings and Structures:**

The maximum height is that currently existing for the principal building on the site, except for accessory buildings. (see below).

**(e) Maximum Site Coverage: 35%.**

The eaves of a building up to a maximum depth of 0.6m shall be excluded from this measurement.

Decks of less than 20m<sup>2</sup> shall not be included in the calculation of site coverage provided the deck does not exceed 1.2m in height.

**(f) Length of Buildings and Structures:**

15m maximum.

**(g) Accessory Buildings:**

Maximum height of accessory buildings must not exceed 3.5 metres. Accessory buildings must be located to the rear of the front elevation.

**(h) Home Occupations:**

An occupation, craft or profession established on the same site as a dwelling, which is used for residential purposes, provided that:

- (i) At least one resident of that dwelling is employed in the home occupation;
- (ii) Not more than two persons who do not reside on the site shall work on the site at any one time;
- (iii) Home occupations shall not include:
  - the repair, alteration, restoration or maintenance of motor vehicles not belonging to residents of the site; and
  - courier depots.
- (iv) No home occupation shall involve the use of trucks or other heavy vehicles;
- (v) No retail sales shall be permitted directly from the site;
- (vi) Home occupations shall not involve visitors to the site between 8.00pm and 7.00am;
- (vii) Not more than 35% of the gross floor area of all the buildings on the site, and not more than 15% of any outdoor areas on the site may be used in association with the home occupation; and
- (viii) Any external storage of materials associated with the home occupation shall be screened so as not to be visible from outside the site.

**(i) Child Care and Kohanga Reo Facilities:**

- (i) The maximum number of children to be cared for at any one time shall not exceed 5.
- (ii) There shall be no overnight stays.

**(j) Dust:**

All outside areas shall be sealed, surfaced or managed appropriately so that there is no dust nuisance at or beyond the boundary of the site.

All storage of goods, raw materials and waste materials shall be stored in such a manner so that there is no dust nuisance at or beyond the boundary of the site.

All use of goods and raw materials shall be undertaken in such a manner so that there is no dust nuisance at or beyond the boundary of the site.

**(k) Odour:**

All activities shall be carried out on the site in such a manner so as to ensure that there is not an offensive odour at or beyond the site boundary.

**(l) Vibration:**

All activities that cause vibration shall be managed to ensure that no vibration is discernible beyond the site boundary.

**(m) General Rules:**

Compliance with all matters in the General Rules - see Chapter 14.

## 4C 2.2 Restricted Discretionary Activities

- (a) All redevelopment, alterations, repair or modification of any building or structure, except the following:

Redecoration, repair or alterations which are internal and not visible from the road or from the road frontage.

### 4C 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms

- (i) Design and External Appearance of Buildings:

In assessing proposals Council will be guided by the extent to which any external additions or alterations to existing buildings, or the construction of new buildings, accessory buildings and structures meets the relevant design performance standards specified in Appendix Historic Residential 1.

- (ii) For those buildings also individually listed in Chapter 14F - the matters Council has restricted its discretion, and standards and terms contained in 14F 2.2.1 shall also apply.

### 4C 2.2.2 Other Matters

All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

## 4C 2.3 Discretionary Activities

- (a) Except where stated in the General Rules, any Permitted, or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.
- (b) Health care practitioners.

### 4C 2.3.1 Assessment Matters for Discretionary Activities

- (a) The matters contained in Sections 104 and 105, and Part II of the Act shall apply.
- (b) The degree of compliance or non-compliance with any relevant Permitted Activity Conditions.

- (c) In assessing proposals, Council will be guided to the extent to which any external building, or the construction of new buildings, accessory buildings and structures meet the relevant performance standards specified in Appendix Historic Residential 1.

## 4C 2.4 Non-Complying Activities

- (a) All other activities not listed as a Permitted, Restricted Discretionary or Discretionary Activity.

## 4C 2.5 Other Provisions

- (a) Subdivision - See Chapter 11.
- (b) Financial Contributions - See Chapter 12.
- (c) Utilities - See Chapter 13.
- (d) General Rules - See Chapter 14.

## 4C 3 Anticipated Environmental Results

- (a) Protection of the historic characteristics of Patrick Street, Riddlers Crescent, and parts of The Esplanade, Adelaide Street, Jackson Street and Hutt Road.
- (b) Maintenance and enhancement of the residential character and amenity values of Patrick Street, Riddlers Crescent, and parts of The Esplanade, Adelaide Street, Jackson Street and Hutt Road.

# Appendix Historic Residential 1

## Design Guidelines

### Riddlers Crescent, Hutt Road and Patrick Street, Adelaide Street, The Esplanade and Jackson Street

#### Introduction

The purpose of this appendix is to outline central conservation principles in order to assist owners in the design of alterations and additions to existing buildings and new buildings in the Historic Area.

#### Conservation Principles

Conservation should follow the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value. Conservation processes include maintenance, stabilisation, repair, restoration, reconstruction, and adaptation. The main principles of the Charter include:

- (i) All work is to be documented.
- (ii) Important information which can be gained from the building materials should not be removed, destroyed or changed.
- (iii) Any conservation work is to be the minimum and reversible where technically possible.
- (iv) Any conservation work shall be identifiable on close inspection (date stamping for example) while visually and physically compatible with original material.
- (v) The aesthetic, historical, and physical integrity of the building must be respected.
- (vi) Conservation advice from appropriately trained and experienced building conservation professionals should be followed.
- (vii) The level of existing heritage values should not be reduced.

#### Selection of Conservation Processes

Where there is authenticity in original and significant later designs, conservation work should respect these designs through maintenance, repair, stabilisation, restoration, or compatible adaptation.

Where there is authenticity in materials, maintenance is appropriate. Repair and restoration are also acceptable using matching materials which are identified with discretely located date stamps.

Where there is authenticity in workmanship the aim of conservation is retention of significant material through maintenance and repairs using traditional skills or compatible new techniques.

Authenticity in setting requires the retention of the relationship of the setting with the structure.

#### Central Principles

##### **Restoration**

Restoration of missing parts is encouraged where there is a high level of authenticity of architectural design. Restoration of parts can only be carried out where there is conclusive evidence.

##### **Repair**

Repair is favoured over replacement, and repair using materials matching the texture, form, profile, strength, and colour is required. This applies to both the finish and substrate.

Repair ensures the retention of the maximum of historic material. The use of inappropriate substitute materials can compromise the architectural design of the house while using materials which are not compatible in strength and other physical characteristics can result in damage to the authentic material.

### **Additions**

There should be a visual distinction between the authentic house and an addition, but be sympathetic in form, scale, cladding materials, proportions and colour, and should not comprise the majority of the house.

In order to retain the authenticity and historic integrity of the listed house, any addition should be distinguishable as being new work. Copying elements and details can lead to confusion between authentic and new work whereas a modern sympathetic addition can enhance the authentic house and make a significant contribution to modern architecture.

### **New Buildings**

There should be a visual distinction between the authentic house and a new dwelling, but the new buildings should be sympathetic in form, scale, cladding materials, proportions and colour.

It is not intended that new buildings should copy the old. Replica buildings create confusion as to what is original, and what is new, debasing both. A new building should make a positive contribution to modern architecture while retaining the essential character of the area.

### **Style and Character**

The main characteristics of the style and character of the house should be retained.

The architectural and aesthetic significance of a house is largely determined by its style, and will guide the design of modifications. The style of the house will be reflected in the design of symmetry (or lack of), materials, openings, roof forms, and details.

### **Patina**

There should be respect for the patina of age of the house.

An old house should not look new. Patina is the natural weathering of the house materials over time, and can contribute significance to the house. Patina is not dirt.

### **Scale**

Any modifications should respect the scale of the original house and significant later additions, and not be visually dominant.

Visual dominance of modifications will depend on the scale of the authentic listed house. For small scale houses even a small modification may radically alter its character.

### **Setting**

The relationship of the house with the setting should be maintained. Following design guidelines for the areas concerned will ensure the setting is maintained.

### **Street Elevation**

The street elevation should be modified least, and if possible not at all. Therefore the preferred elevation to be modified, if necessary, is a rear or secondary elevation. Where the house is located on a corner, two street elevations become significant, and should not generally be changed.

The street elevation is often the most important elevation of the house, where the distinctive character of the house is presented and which it is important to retain. In some instances it may not be appropriate to modify a listed house.

## Specific Design Guidelines

### Workers Dwellings Act 1905 Houses - Patrick Street

#### Building Form

The building forms should be compact and of one or two storeys. Dominant roof forms should be the gable and hip, the pitch of which varies from approximately 20 degrees to 45 degrees. Single and two storey skillion roof forms (lean-to) would be appropriate at the rear of the houses. Dormers or small windowed gables exist on two building types, and the use of this element is acceptable on those buildings.

Eaves should be of approximately 300 - 400mm.

The facade can be broken into two main elements, one forward of the other. The most forward part of the elevation should be symmetrical. Where the facade is of one form, a symmetrical or asymmetrical elevation is acceptable.

#### Facade Pattern

A haphazard combination of single and two storied buildings is acceptable.

Facades should be composed of a number of elements such as porches either projecting from or within the body of the house, projecting bay windows, fixed canopies over windows, and visual separation of the lower and upper storeys.

Decorative patterning where the timber framing is expressed on the exterior by applied boarding would be acceptable.

Windows and doors should be of a constant proportion, though not necessarily of the same size. Where there is a projecting form from the body of the house, windows in this section should be symmetrical. Windows should generally be placed within the body of the house, and not at corners.

#### Materials

Wall cladding is to be of rusticated or narrow shiplap timber weatherboards, or plastered concrete, as appropriate to the style of the house.

Roof cladding is to be of corrugated iron. Decorative cladding to porches, and over windows can be of shingles or sparrow iron. Guttering is to be of ogee pattern, and it is preferred that guttering and downpipes are to be of galvanised iron.

Joinery is to be of timber.

The base of each house is to be of concrete or timber base boards.

#### Colours

Should be similar to the original colour schemes. This was usually a three colour scheme where the base colour was light with darker colours to the joinery and trim. A two toned base colour scheme was also common, with the darker colour at the base. Appropriate trim and roof colours are dark greens, browns and reds.

#### Details

Ornament should be restricted to the embellishment of architectural elements in the house such as gables, eaves, and porches, and, expression of the structure of the house.

Reproduction detail should be avoided, and the use of originally designed ornaments is encouraged.

## Windows and Doors

Windows can be casement or double hung. They can be arranged singly or in greater numbers together. The use of glazing bars to casement windows are acceptable. The proportion of double hung windows should be approximately 1:2 or 1:2.5, while casements should be between 1:2.5 to 1:3.

Four or three panelled doors are recommended with the upper part glazed. Glazing can be of coloured glass and with glazing bars.

## Garages

Garages should be to the rear of the front elevation so that the primary elevation is not obscured. Where access to the rear is not practicable, location to the front may be considered. Similar design principles will apply as for the principal buildings.

## Fences - Front Boundary

When a new fence is to be erected on the front boundary, the owner is encouraged to erect a fence to match the original fence. These are lancet shaped, spear-headed or square-headed picket fences, or post and rail fences with wire mesh. The height of the fence should be between 1.0 metre and 1.4 metres. The posts are to be emphasised by being slightly taller and/or capped. This shall not apply to fences erected on the side or rear boundary.

## Chimneys

Where these have been removed, their reinstatement to a similar profile as the original is to be encouraged. Where these have been removed, and a wood burning stove or similar is to be installed, the flue should be designed in such a manner that the form evokes a chimney form, without directly copying the original shape.

## Landscaping

Divisions between houses and boundaries, can be constructed of trellis work.

## Non-Workers Dwelling Act Houses and Government Architect Houses 1908

### Form

The buildings should be of one dominant form. The predominant roof form should be gables while a skillion roof to the rear would be acceptable. The roof pitch should be between 15 and 30°

There should be wide overhanging eaves of at least 500mm.

### Facade Pattern

Porches or verandahs should form part of the street elevation, either projecting from the house or within the body of the house.

Windows should be arranged informally but of a constant proportion. Bay and bow windows are to be encouraged.

## Materials

Wall cladding shall be of shiplap, or rusticated weatherboards, or roughcast plaster, as appropriate.

Roof cladding shall be of corrugated iron.

Joinery should be of timber.

Shingles or shiplap weatherboards are encouraged in the gables.

## Colours

Colours should be light for the body of the house, while facings should be in dark colours such as dark green or brown, with dark coloured shingled gables.

## Details

Porches should have splayed columns, and bargeboards can be greatly elongated and cut at an angle.

## Windows and Doors

Windows should be casement and with top hung windows at the top of the window. Their proportion should be approximately 1:3, including the top hung window. Windows can be arranged in multiples.

Doors should be three panelled doors and glazing the top panel is acceptable.

## Fences - Front Boundary

These should be of rough cast masonry painted the same colour as the body of the house. The fence should be between 1 metre and 1.2 metres high. Alternatively, they may be as suggested for the WDA houses. This shall not apply to fences erected on the side or rear boundary.

## Garages

As for WDA houses.

## Chimneys

Plain brick or rough cast plastered chimneys are encouraged.

## Riddlers Crescent

### Background

Riddlers Crescent is a group of largely domestic buildings which were constructed after the 1906 subdivision of an area farmed since the 1850's by early settlers. Most of the houses were constructed by local builder/developers as speculative developments between 1906 and 1910. The design of the houses are typical of the period and which fall into two style of building, one being villas, and the other being semi detached workers housing.

The designers made use of a limited palette of scale, forms, arrangement of openings, and location on site. The design, location and orientation of these buildings have combined to create a picturesque, informal and human scaled character to this small suburban area of Petone.

The qualities of the built form of Petone have been acknowledged and appreciated by the local residents who are keen to respect and preserve its character while allowing compatible and appropriate development.

### Purpose of the Design Guide

The purpose of this design guide is to describe the patterns which comprise the character of the area and to recommend a means of designing new buildings which will follow these existing patterns. Under provisions of the Plan the existing heritage buildings listed are protected from unsympathetic alterations. These guidelines are to assist owners of these heritage buildings in the design of alterations and additions, and the designers of new buildings within the area. The analysis of the design qualities of the street have concentrated on the heritage buildings as they play the major part in determining the character of the area. It is acknowledged, however, that the later 'Californian Bungalow' houses create an appropriately scaled backdrop to the heritage houses.

It is not intended that new buildings should copy the old. Replica buildings create confusion as to what is original and what is new, debasing both. A new building should make a positive contribution to modern architecture while retaining the essential character of the area.

### Existing Built Patterns

The existing building patterns of the original houses are identified below.

#### Semi-detached houses

Each of the semi detached houses are long rectangular forms with an almost square proportioned front elevation. The length of the buildings are at least two times the facade width, and often with lean-to at the rear. Each of the building units is symmetrical in form and openings about the dividing wall, with each, originally designed with a recessed entrance porch.

There are two distinct styles of housing - the Edwardian gabled bay windowed semi detached houses of 7, 9, 11, 13, 15, 19, and 21, and the more simple classically inspired houses of 41, 43, 45, 47, 49, 51, 53, 55, 57, and 59.

The dividing wall between the two units is quite a distinct element, projecting at least 300 mm above the line of the roof. It, therefore, contributes significantly to the form of the building and appreciation of the semi-detached nature of the house.

The front door was always on the front, facing the street, and recessed from the front of the house, creating a protected porch. The head height of both window and porch opening were aligned.

#### Villas

The nationally ubiquitous Late Victorian and Edwardian villa styles follow the standard patterns of these periods. The variations seen in Riddlers Crescent comprise the single bay, corner angle bay, and the

verandahed villa all of which are based on a square plan form with bays protruding from it, and a pyramidal roof. The bay windows were either square or, following the Queen Anne style precedent, faceted with 'flying' gables. Lean-to's were also common if not compulsory, and it appears that all houses had verandahs. Front entrances generally faced the street.

## Roofs

The design of the roofs is of equal significance to the plan in determining the overall form of the buildings. All houses, except 45 and 47 have the main roof form as either hipped or hipped gable. Most of the bay windows of both villas and semi-detached are gabled with the exception of number 8, which was originally flat, and number 23, with a hipped roof. Pitches were commonly between 22° and 35° for the main roofs, and as low as 10° for the lean-to. 45 and 47 are the only gabled roofs and have the steepest pitch at 45°.

Chimneys are significant design element and were usually located at the change in pitch of the roof (eg between the lean-to and main roof) or at the junction of two roof forms, such as the point at which the bay roof projects from the main roof. There was usually at least one chimney, with two or more being common.

None of the houses have dormers, leaving the roof plane of each house unbroken apart from chimneys.

## Location

The houses are all constructed parallel to the side boundaries, with most parallel to the street. All semi-detached houses are located parallel to the street and approximately three metres from the front boundary. The other houses vary from three metres (averaged for those houses on an angle to the street) to up to ten metres. Side boundaries are generally no less than 1.5 metres.

## Materials and Finishes - Semi Detached

The semi detached houses fall into two groups; those constructed with masonry or timber walls. According to the research carried out in Barbara Fill's *The Houses of Riddlers Crescent*, Petone Borough Council, 1989, the masonry used was an American hollow concrete block. The houses constructed using this material include 41, 43, 45, 47, 49, 51, 53, 55, 57, and 59. The blocks were either rendered and painted, or just painted where the blocks had a decorative finish.

The timber framed houses were clad with rusticated timber weatherboards, and timber decorative elements. The dividing walls were rendered on the exterior, usually unpainted, and plastered on the interior.

All timber elements such as bargeboards, weatherboards, soffits, and gutterboard were painted.

All houses were constructed with corrugated steel roofs and used painted timber joinery. Roofing was either painted or left unpainted and guttering and downpipes were painted.

The chimneys, constructed of brickwork, were usually unrendered.

## Materials and Finishes - Villas

All villas are timber framed and clad with weatherboards either rusticated or shiplap profiles, both being painted. All timber joinery elements were also painted.

Painted or natural corrugated steel roofing, and painted galvanised steel guttering and downpipes were used on all houses.

Chimneys were constructed of brick and the finish of those remaining have been left natural.

Verandahs were constructed of painted timber roof framing with painted timber posts. Painted timber filigree work fixed under the verandah lintel was also common. Flooring of verandahs was either painted or unpainted timber.

## Details - Semi-detached

Joinery elements such as windows frames and sashes were all of painted timber. The masonry houses had side hung double casements with top hung toplights, and front doors had glazed top panels with double timber panels to the lower section. Toplights to front doors were universal. The timber houses had double hung sash windows with coloured glass toplights, and front doors were either four panel or glazed with two panel. Modifications to the front doors of the timber framed houses leaves little evidence as to the toplights or sidelights, but it is assumed that these existed.

Architraves were timber in timber framed buildings and were optional in masonry buildings.

Decoration on the masonry houses include rusticated quoins on comers, around windows and doors, rough cast with flat rendered architraves and corners, festoons, and hood moulds over windows and doors. Flat, undecorated render was applied to half of the masonry houses.

Decoration in the timber houses was largely limited to half timbered and finialled gables.

Decoration on both timber and masonry houses was included in the dividing wall with finials, arched recesses, and vermiculated texturing.

## Details - Villas

All joinery was of painted timber, with windows double hung sash, often with coloured or plain glass toplights. Toplights and sidelights to the main entrance door were universal and glazing was either plain, obscure or coloured.

Decoration in the gables, around windows, and under the main soffit was common, much of which survives today. This includes brackets, string courses, finials, fretwork to gables and verandahs, pilasters around windows, decorated bargeboards, and keystones above window heads.

## Proportions - Semi-detached

Front facades to both masonry and timber houses approximately five metres by 3.5 to four metres. Window openings for masonry houses are approximately 1.25 metres by 1.8 metres and front doors are one metre by 2.5 metres including toplights. Bay windows to timber houses measure approximately two metres wide by one metre projection from the house and located approximately one metre from the corner. Windows in the timber houses are double hung sashes of the general proportion of 1:2 to 1: 2.5. It is presumed that the door, sidelights and toplights occupied the remaining two metre width of the house within the open porch. The open height of the porch was also approximately 3.5 metres.

## Proportions - Villas

Most villas are between 10 metres and 12 metres wide for the almost square plan (excluding bays) and heights vary between 3.7 and 4.7 metres to soffit. Bays are approximately 4.5 metres wide for the 10 metre wide houses, and up to 5 metres wide for the 12 metre wide villas. Windows are double hung sashes of similar proportions as timber semi-detached houses, and are single, double, or, in the case of bay windows, triple windows.

## Colours

The period of construction for most of the cottages straddles Late Victorian and Edwardian periods, and followed the range of colours used in the remainder of the country in the period. As can be seen in the villa styles there are a variety of architectural influences including the American Stick, Eastlake, and English Queen Anne styles, all of which used decorative details.

The increasing complexity of styles and decoration brought with it an increasing complexity in the use of colour, although only a palette of three or four colours was used. Schemes usually had light weatherboards, dark trim and a different dark or a light colour to the window sashes and doors. The reverse scheme was

also common of dark weatherboards and trim a light colour. This scheme usually retained different dark colours for the sashes and doors. A fourth colour, usually light, was used in door panels or soffit.

Light and dark colours were combined with adjacent details such as: mouldings and verandah posts, finials and brackets, gable framework and filigree, brackets and cornice.

The most commonly used dark colours remained the dark greens and reds and maroons with dark 'service' browns also used. Light colours were creams, 'manila', fauns, drabs, salmon, very pale green, stone, buffs, and pale greys.

Roofs, if coated, were painted a red oxide but greens and greys were added. Striped verandah roofing was common with the darker colours alternating with creams.

### Ancillary structures - Fences - Front Boundary

Fences to timber buildings were commonly painted or unpainted timber picket or timber post and wire usually between one and 1.2 metres high. Joint boundary and street fences to the masonry buildings were a continuation of dividing walls and were approximately 1.2 metres high. This shall not apply to fences on the side or rear boundary.

### Ancillary Structures - Out Buildings

Out buildings used similar forms and proportions, and details as the houses. The buildings were usually located at the rear and had skillion or gabled roofs. Some outhouses of the semi-detached houses were also attached with a masonry dividing wall.

## Semi Detached Houses - Riddlers Crescent

Generally the basis for design shall be the existing heritage buildings, but without replication. Exact conformity to specific dimensions is not required and can be varied by up to 10%. When designing new houses, the patterns of the existing semi-detached houses or villas can be followed.

### Building Form

The building forms shall be long and rectangular with hipped roofs and a maximum street frontage of five metres. The maximum height from ground level to the eaves shall be 4.0 metres. There shall be a clearly visible dividing wall projecting above the roof line. The houses shall be symmetrical about the dividing wall and shall have an open entrance porch and window or bay window on each. Doors and windows shall be discreet elements and the head heights of both openings shall be aligned.

### Roofs

Main roofs shall be hipped or hipped gables with pitches varying between 25 and 35 degrees. Bays shall be gabled to the same pitch as the main roof. No dormer windows shall be allowed, but glazed skylights in the plane of the roof which project no more than 150 mm shall be allowed. The construction of chimneys is encouraged.

### Location

Houses shall be located parallel to side boundaries, and no closer than three metres from the front boundary and a minimum of 1.5 metres from the side boundaries.

## Exterior Materials and Finishes

The choice of building materials and their finishes shall include render or painted timber weatherboards for walls and corrugated steel roofing to the house, verandah or porch. Decorative details, joinery, and verandahs shall also be of painted timber. Where chimneys are constructed, these shall be of brickwork.

## Details

Windows can be casement or sash and decorative detail, especially to gables, verandahs, and dividing walls is encouraged, however, reproduction of any detail shall be avoided. Decorative detail on rendered surfaces is also encouraged.

## Proportions

Front elevations to semi-detached housing shall maintain the 5 metres by 3.5 to 4.0 metre dimensions. Villa styled housing shall maintain the 10 to 12 metre width and bays, where used, are to be 1:0.4 total front width to bay width. Window and door opening proportions shall follow the existing pattern.

## Colour

Colours should be similar to the original colour schemes. The choice of colour scheme shall be the three or four toned colour schemes. The choice of colours shall be from, or similar to the Resene Heritage colour chart.

## Fences - Front Boundary

Fences shall generally follow the general design and heights of original fences. This shall not apply to fences erected on the side or rear boundary.

## Outbuildings

Outbuildings should be to the rear of the building and follow the general design principles as for the main building.

## Villas and other houses - Riddlers Crescent

Generally the basis for design shall be the existing heritage buildings, but without replication. Exact conformity to specific dimensions is not required and can be varied by up to 10%. When designing new houses, the patterns of the existing semi-detached houses or villas can be followed.

## Building Form

Buildings shall be essentially square in plan form with verandah to the front. Square or faceted gabled bays to the street and at 90 degrees connected by verandahs are acceptable. The maximum height from ground level to the eaves shall be 4.0 metres. Verandahs shall extend, at least, from front corner to front corner or from bay to corner.

## Roofs

Main roofs shall be hipped or hipped gables with pitches varying between 25 and 35 degrees. Bays shall be gabled to the same pitch as the main roof. No dormer windows shall be allowed, but glazed skylights in the plane of the roof which project no more than 150 mm shall be allowed. The construction of chimneys is encouraged.

## Location

Houses shall be located parallel to side boundaries, and no closer than three metres from the front boundary and a minimum of 1.5 metres from the side boundaries.

## Exterior Materials and Finishes

The choice of building materials and their finishes shall include render or painted timber weatherboards for walls and corrugated steel roofing to the house, verandah or porch. Decorative details, joinery, and verandahs shall also be of painted timber. Where chimneys are constructed, these shall be of brickwork.

## Details

Windows can be casement or sash and decorative detail, especially to gables, verandahs, and dividing walls is encouraged, however, reproduction of any detail shall be avoided. Decorative detail on rendered surfaces is also encouraged.

## Proportions

Front elevations to semi-detached housing shall maintain the 5 metres by 3.5 to 4.0 metre dimensions. Villa styled housing shall maintain the 10 to 12 metre width and bays, where used, are to be 1:0.4 total front width to bay width. Window and door opening proportions shall follow the existing pattern.

## Colour

Colours should be similar to the original colour schemes. The choice of colour scheme shall be the three or four toned colour schemes. The choice of colours shall be from, or similar to the Resene Heritage colour chart.

## Fences - Front Boundary

Fences shall generally follow the general design and heights of original fences. This shall not apply to fences erected on the side or rear boundary.

## Outbuildings

Outbuildings should be to the rear of the building and follow the general design principles as for the main building.

## Buildings Identified for Protection:

### Patrick Street

#### Workers Dwelling Act 1905 Houses

2 Patrick Street	Lot 22 Block VIII, DP 5172
4 Patrick Street	Lot 20 Block VIII DP 5172
6 Patrick Street	Lot 18 Block VIII DP 5172
8 Patrick Street	Lot 16 Block VIII DP 5172
10 Patrick Street	Lot 14 Block VIII DP 5172
12 Patrick Street	Lot 12 Block VIII DP 5172
14 Patrick Street	Lot 10 Block VIII DP 5172
16 Patrick Street	Lot 8 Block VIII DP 5172
18 Patrick Street	Lot 6 Block VIII DP 5172
19 Patrick Street	Lot 13 Block II DP 5172
20 Patrick Street	Lot 12 Block III DP 5172
21 Patrick Street	Lot 11 Block II DP 5172
22 Patrick Street	Lot 10 Block III DP 5172
23 Patrick Street	Lot 10 Block II DP 5172
24 Patrick Street	Lot 8 Block III DP 5172
25 Patrick Street	Lot 9 Block II DP 5172
26 Patrick Street	Lot 6 Block III DP 5172

#### Non Workers Dwelling Act 1905 Houses

1 Patrick Street	Lot 23 Block VII DP 1546
3 Patrick Street	Lot 21 Block VII DP 1546
5 Patrick Street	Lot 19 Block VII DP 1546
7 Patrick Street	Lot 17 Block VII DP 1546
9 Patrick Street	Lot 15 Block VII DP 1546
17 Patrick Street	Lot 7 Block VII DP 1546

#### Government Architect Houses - 1908

11 Patrick Street	Lot 13 Block VII DP 1546
13 Patrick Street	Lot 11 Block VII DP 1546
15 Patrick Street	Lot 9 Block VII DP 1546

## Adelaide Street

### Workers Dwelling Act 1905 Houses

43 Adelaide Street	Lot 17 Block II DP 5172
45 Adelaide Street	Lot 18 Block II DP 5172
47 Adelaide Street	Lot 14 Block III DP 5172
49 Adelaide Street	Lot 15 Block III DP 5172
52 Adelaide Street	Lot 1 Block VIII DP 5172
54 Adelaide Street	Lot 2 Block VIII DP 5172

### Non Workers Dwelling Act 1905 Houses

48 Adelaide Street	Lot 4 Block VII DP 5172
50 Adelaide Street	Lot 5 Block VII DP 5172

## The Esplanade

### Workers Dwelling Act 1905 House

227 The Esplanade	Lot 24 Block VIII DP 5172
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### Non Workers Dwelling Act 1905

225 The Esplanade	Lot 28 Block VII DP 1546
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## Jackson Street

### Non Workers Dwelling Act 1905 Houses

424 Jackson Street	Lot 4 Block II DP 1546
426 Jackson Street	Lot 5 Block II DP 1546
428 Jackson Street	Lot 1 Block III DP 1546
430 Jackson Street	Lot 2 Block III DP 1546

## Riddlers Crescent

### Semi Detached Houses

7 Riddlers Crescent	Lot 2 DP 8153
9 Riddlers Crescent	Lot 1 DP 8153
11 Riddlers Crescent	Lot 6 DP 5442
13 Riddlers Crescent	Lot 5 DP 5442
15 Riddlers Crescent	Lot 4 DP 5442
17 Riddlers Crescent	Lot 3 DP 5442
19 Riddlers Crescent	Lot 2 DP 5442
21 Riddlers Crescent	Lot 1 DP 5442
41 Riddlers Crescent	Lot 1 DP 6951
43 Riddlers Crescent	Lot 2 DP 6951

45 Riddlers Crescent	Lot 3 DP 6951
47 Riddlers Crescent	Lot 4 DP 6951
49 Riddlers Crescent	Lot 5 DP 6951
51 Riddlers Crescent	Lot 6 DP 6951
53 Riddlers Crescent	Lot 7 DP 6951
55 Riddlers Crescent	Lot 8 DP 6951
57 Riddlers Crescent	Lot 9 DP 6951
59 Riddlers Crescent	Lot 10 DP 6951

### Villas and Other Houses

1 Riddlers Crescent	Lot 12 Pt Lot 13 DP 1819
3 Riddlers Crescent	Pt Lot 13 DP 1819
4 Riddlers Crescent	Pt Lot 36 DP 1819
6 Riddlers Crescent	Lot 35 DP 1819
8 Riddlers Crescent	Pt Lot 34 DP 1819
10 Riddlers Crescent	Lot 33 DP 1819
14 Riddlers Crescent	Lot 31 DP 1819
16 Riddlers Crescent	Lot 30 DP 1819
18 Riddlers Crescent	Lot 29 DP 1819
20 Riddlers Crescent	Lot 28 DP 1819
22 Riddlers Crescent	Lot 27 DP 1819
23 Riddlers Crescent	Pt Lot 19 DP 1819
24 Riddlers Crescent	Lot 26 DP 1819
25 Riddlers Crescent	Pt Lot 19 and Pt Lot 20 DP 1819
26 Riddlers Crescent	Lot 25 DP 1819
27 Riddlers Crescent	Pt Lot 20 and Pt Lot 21 DP 1819
28 Riddlers Crescent	Lot 1 DP 8378
29 Riddlers Crescent	Pt Lot 21 and Pt Lot 22 DP 1819
31 Riddlers Crescent	Pt Lot 22 DP 1819
32 Riddlers Crescent	Pt Lot 5 DP 702
33 Riddlers Crescent	Pt Lot 23 DP 1819
35 Riddlers Crescent	Pt Lot 23 and Pt Lot 24 DP 1819
36 Riddlers Crescent	Lot 2 DP 8378
37 Riddlers Crescent	Pt Lot 24 DP 1819
38 Riddlers Crescent	Pt Lot 5 DP 8378
40 Riddlers Crescent	Pt Lot 5 DP 8378

### Hutt Road

#### Villa

93 Hutt Road	Pt Section 4 DP 11899
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## Glossary

<b>Casement</b>	window sash hinged or pivoted in the vertical plane.
<b>Cladding</b>	the material which lines the exterior of the building.
<b>Dormer Window</b>	a separately roofed window above the line of the gutter.
<b>Double Hung</b>	vertical sliding sash windows which have weights attached.
<b>Elevation</b>	a one dimensional drawing of the facade or side of a building.
<b>Gable</b>	the triangular part of an outside wall between the sides of the roof and the line of the eaves.
<b>Hip</b>	the external angle formed by the intersection of two inclined roof surfaces.
<b>Ogee</b>	a profile of guttering.
<b>Ornamentation</b>	decoration to the exterior or interior of a building.
<b>Rusticated Weatherboards</b>	boarding which has a rounded horizontal chamber expressed on the outside to imitate rusticated stone.
<b>Skillion</b>	a lean-to roof.
<b>Shiplap boarding</b>	weatherboards which are rebated at the top inside and bottom outside into which the next boards are fitted. Usually the bottom of the board is of greater thickness than the top.