

UNDERSTANDING MALDON'S HERITAGE

CHARACTERISTICS OF MALDON



Figure 3. View of Maldon from Mt Tarrengower Lookout



Figure 4. View of the residential area from within the town

The location and organic qualities of the first town settlement at Maldon were determined by its geography and by the pressures of the first alluvial gold rushes. When quartz mining became established, the township proved to be located right next to the centre of the main line of quartz reef. Although Maldon was second only to Bendigo in the total gold yield from its quartz mines, and its reefs contained some of the richest ore in the State, most of its mines was concentrated along one compact main line of reef, the Golden Mile, centred at the Beehive Mine. The mines were easily accessible from the existing town, and most miners became settled in the town.

Maldon has survived as a historic cultural landscape of the quartz gold mining era with a high level of intactness and integrity. The close relationship of the town with its mines remains clear and comprehensible. The conditions of the working, domestic and civic lives of the miners and townspeople of the quartz mining era can all be demonstrated in the fabric of the place.

The Maldon cultural landscape is highly valued for its distinctive landscape qualities. The aesthetic values of the wider landscape have been appreciated since the early alluvial rushes. The ruinous traces of gold mining in the landscape, and the organically formed township dominated by historic places, combine in the varied terrain to form a valued Maldon aesthetic. The aesthetic qualities of the landscape can be appreciated from lookouts and while travelling through the town.

The town demonstrates clearly in its layout, buildings and gardens a number of the principal characteristics of the development of a gold fields town.

RESIDENTIAL AREAS

The Maldon township was developed during two main boom periods, the mid 19th Century and the late 19th and early 20th Century. As a result most of the housing stock is constructed in Victorian style, and to a lesser extent Edwardian style. Because of the dominance of these main styles, the residential areas in Maldon have a consistent appearance with houses demonstrating many common characteristics.

The houses are generally single storey and rectangular in form, constructed of either timber or brick and timber, with weatherboard dwellings being the more predominant cladding type. The roofs have simple gable or hip forms, clad in corrugated iron. Larger houses tend to have a series of gables or hips. Most houses have a front verandah, some with simple timber trims and the more elaborate houses with cast iron lacework. Chimneys are commonly located on the side walls and these chimneys are prominent in the roofscapes of the town.

Generally the houses are simple in style, most having been occupied by miners working for wages. There are some exceptions to this rule scattered throughout the town. These exceptions are more elaborate houses in size and detailing and were likely to be the houses of prominent residents such as mine owners, mine managers or successful local traders. Elaborate houses such as these should remain as buildings that stand out amongst the more humble buildings.

There is consistent spacing between the houses in Maldon with the house often sited centrally on blocks of reasonable size, with space either side. Most houses are set back from the street with established cottage gardens which are visually prominent in the streetscape views. Front fences are low and in the central township area the houses are close to the street while on the township fringes the houses are set further back. Houses are closer together towards the central core of the town while at the fringes, the houses are widely spaced and the boundaries between properties are less defined. Further out, the house spacing is less consistent, with the properties scattered amongst bushland.

FURTHER REFERENCES

Refer to the following heritage study to learn more about the immediate heritage area and individual heritage items which contribute to it. This will develop an understanding of why it is important and what is important to retain.

- *Maldon Conservation Study*, Jacobs Lewis Vines, 1977

KEY HISTORIC SITES

The following sites are examples of buildings in Maldon that do not directly relate to these infill guidelines. They are some of the key historic sites that are important for their landmark qualities and should be considered separately. Potential development of these sites will be carefully considered on an individual basis taking into consideration, individual significance, appropriate landscaping, relationship to the town, retention of the landmark qualities and interpretation. Design of new infill buildings near these sites will need to consider the character of the surrounding area and not detract from the landmark qualities of these places.



a. Maldon Railway Station



b. Maldon Primary School



c. Beehive Mine & South German Mine (Derby Hill)



d. Mt Tarragower Lookout Tower



e. Former Shire Hall Market Building



f. State Battery



g. Maldon Hospital

RESIDENTIAL INFILL –ESTABLISHING THE FOOTPRINT

STREET & SIDE SETBACKS

An important characteristic of Maldon is the sense of space, even in the more built up residential areas. This is due to the wide streets as well as the set back of houses from the streets and the consistent wide spacing between buildings (Figure 5).



Figure 5. An example of the existing spacing around a residence in Maldon.

To maintain the character of the area the setbacks and orientation of buildings in the existing streetscapes should be considered and retained.

Setting the new building too far forward on the site means that it will dominate the character of the existing streetscape. Setting it too far back has the effect of creating a hole, or negative space in the existing viewlines (Figure 6).

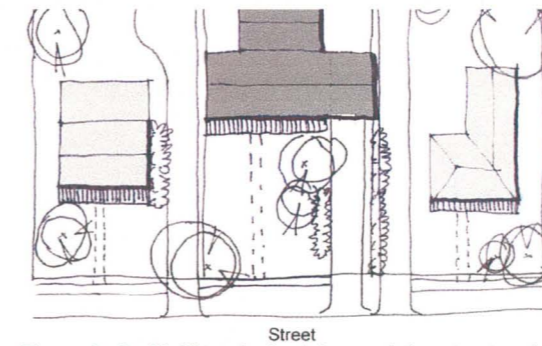


Figure 6. Bad infill too far back from existing street and not matching side setbacks.

If there are uniform front setbacks for adjacent significant buildings and/or the street, this setback should be retained (Figure 7).

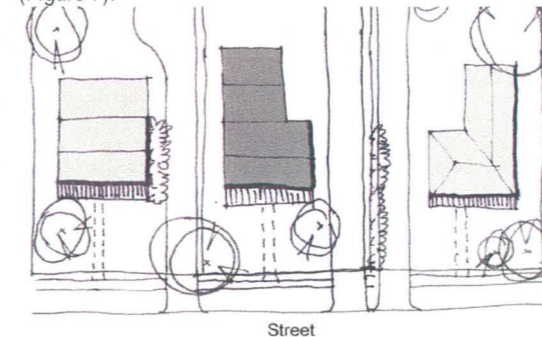


Figure 7. Good infill retaining existing front setbacks

Where the existing setbacks are staggered or vary, there is more flexibility in siting the infill building. It should generally be placed within the range of existing setbacks (Figure 8).

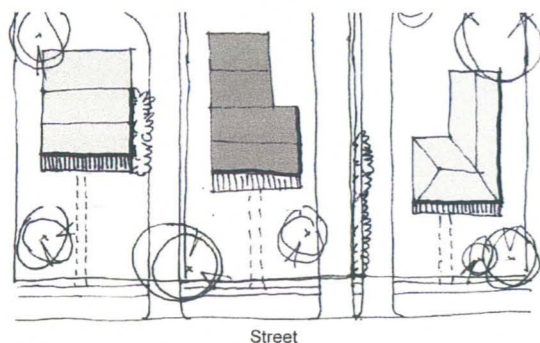


Figure 8. Good infill placed within the range of existing front and side setbacks.

There is often enough side setback space for vehicular access to the shed/garage located at the rear of the property. The location of additional buildings/sheds/garages at the rear of the properties assists with retaining this sense of space when viewing the streetscapes.

Figure 6 demonstrates an infill building that has not respected the consistent patterning of the street with regard to side and front setbacks. The side setback is smaller than adjacent properties as the garage is located beside the building, rather than at the rear. This has a negative impact on the streetscape.

RESIDENTIAL INFILL –BUILDING FORM

FORM, MASSING, HEIGHT & BULK

The form, massing, height and bulk of the infill building should reflect the neighbouring heritage buildings.

Using drawings or photographs, look at the height and patterning of the other buildings in the street and draw key building lines as demonstrated in Figure 9. The patterning of door and window openings should also be explored.

Approximate levels of the following in adjacent buildings should be considered when designing residential infill:

- A. Ridge line;
- B. Roof springing line;
- C. Verandah level;
- D. Window sill levels;
- E. Fence height;
- F. Side setbacks; and
- G. Patterning of openings.

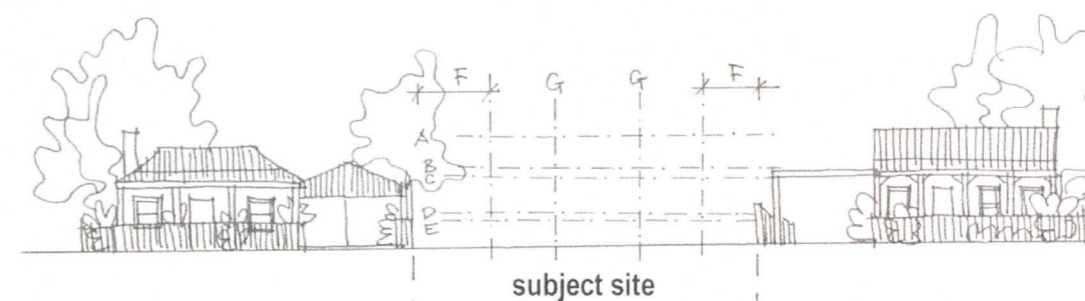


Figure 9. Site Analysis looking at the street patterning of adjacent heritage buildings.

The infill building should not be substantially smaller (Figure 10) or substantially larger (Figure 11) than the general height and proportion of buildings in the street.

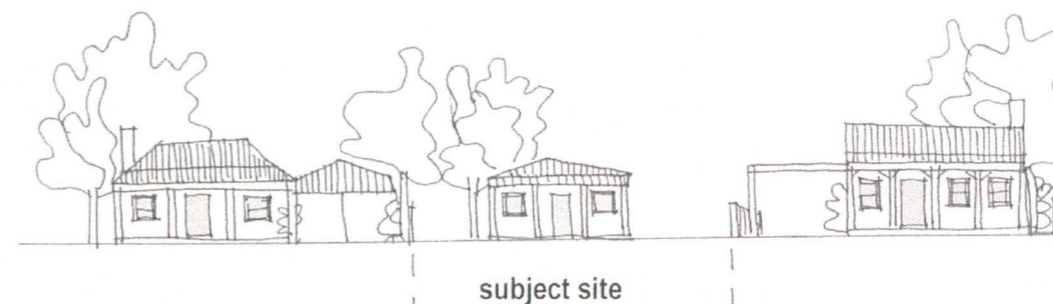


Figure 10. Bad example of infill, substantially smaller than adjacent heritage buildings.

Many of Maldon's houses have roof pitches of about 30 degrees and floor to ceiling heights of over 3 metres. They are often constructed on timber stumps and entry to the houses may be up some stairs. The overall effect of this is that the building lines may be higher than modern homes. Many modern houses are built on a concrete slab, with a floor to ceiling height of 2.7 metres and a roof pitch lower than 30 degrees. If a house like this is placed in a traditional streetscape, it will appear small and inappropriate compared with existing dwellings as in Figure 10.



Figure 11. Bad example of infill, substantially larger than adjacent heritage buildings.

The bulk of the building is strongly influenced by the shape of the roof and silhouette against the sky. Figure 12 is an example of infill that is not reflective of the existing roof forms in the street and as a result the infill building stands out.

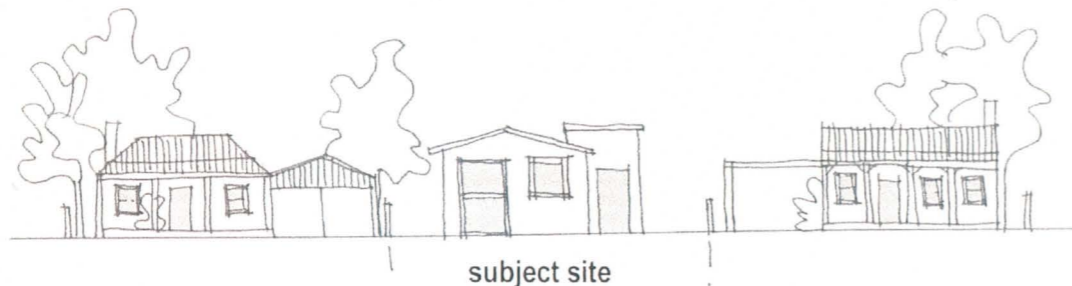


Figure 12. Bad example of infill, with inappropriate roof form and placement of openings.

The heritage areas in Maldon are predominantly single storey detached dwellings, such as in Figures 1 & 5. Infill in these areas should therefore appear as single storey from the street front. Use of an attic storey appearance or a taller section to the rear can still give the infill building a single storey appearance while allowing a higher development yield on the site.

Assessing the visibility of proposed infill development from the street is one technique used to determine the likely impact a proposal will have on the significance of a heritage area. The viewing lines in plan and elevation establish a suitable area for the infill building from the heritage perspective. Normal building and planning permit requirements, such as boundary setbacks and reducing overshadowing to neighbours will also apply.

To determine the appropriate building envelope for an infill building which minimises visibility from the street undertake the following and refer to Figure 13:

- accurately draw your block and adjacent properties in plan noting setbacks.
- draw view lines from standing positions in the street past adjacent properties into your property.
- This will give an area of the site available for an infill that will minimise impact on the street character.

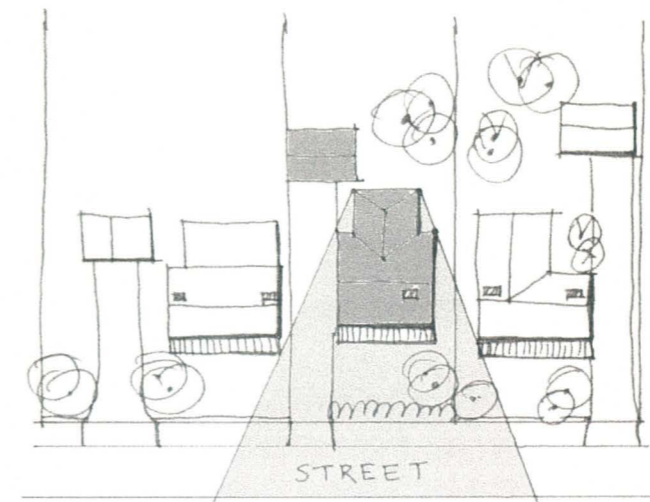


Figure 13. Determining side sight lines

To determine the appropriate height of the infill at the rear which minimises visibility from the street undertake the following and refer to Figure 14:

- accurately draw your block and street in section noting heights of the existing building.
 - draw view lines from eye level in the street over your existing roof form and to the rear of your property.
- This will give an appropriate height for a second storey rear section that will minimise visibility from the street.

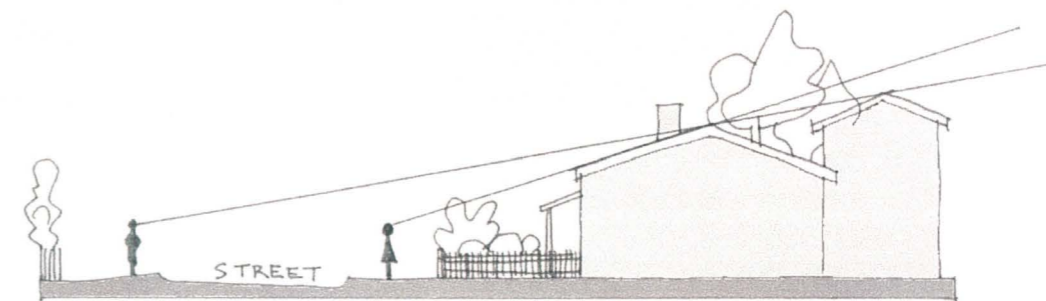


Figure 14. Sight lines drawn to determine visibility of the rear part of an infill from the street.

Maldon has an undulating landscape and although sections of infill development may not be seen from the street, they may be seen in more distant views from other areas in the town, often from above. Views to a property from other areas within the town should be identified and considered. Infill buildings should be designed so as not to dominate views of the town, including residential areas.

PROJECT/KIT HOMES

Project homes/package or kit homes are generally unsuitable, as they are not designed with specific localities in mind. As a result they are discouraged in the Maldon heritage areas. Often the proportions of standard designs are not appropriate with regard to roof heights and window and opening patterns of surrounding buildings. Modifications to their design may be necessary prior to their construction in a heritage area as design of infill buildings should be a response to the particular site and surrounds.

RESIDENTIAL INFILL –KEY DESIGN ELEMENTS

SILHOUETTES & ROOFSCAPES

The silhouettes and roofscapes of residential buildings in Maldon are a distinctive feature of the town due to the consistency of the forms with pitched roofs, verandahs and chimneys. These silhouettes can be viewed from rises in the town (Figure 4) and from street level (figure 15).



Figure 15. an example of the roofscape that commonly appears throughout Maldon's residential areas with verandah, pitched roof and chimneys.

This type of roofscape should be maintained with infill buildings, by the use of pitched roofs, verandahs and incorporation of chimneys into the designs. Consideration of roofscapes to the whole building/s will assist in ensuring that the building/s does not dominate views, including distant views.

OPENINGS AND WINDOWS

The proportion and size of openings in facades, often in association with verandahs, create a distinctive street pattern which is characteristic of a period of architecture. For infill, the rhythm and placement of windows, along with their general shape should relate to characteristics of surrounding heritage buildings. Figure 12 demonstrates a bad example of infill design in relation to placement and size of windows and openings.

The front doors of residences in Maldon are generally located in the front facade as part of the main facade which addresses the street. With infill development the main entry to the front building should be retained in the front facade with the front facade addressing the street.

Large areas of glass such as sliding glass doors or floor to ceiling windows are not appropriate for the street frontages in heritage areas as they dominate the streetscape.

FENCES

Fences generate strong visual lines in the streetscape. The fence design for infill sites should not replicate traditional styles. This is an opportunity for a successful contemporary design solution.

New fences should however reflect the height, choice of materials and percentage of open area of existing fences in the streetscape. Many parts of Maldon have distinctive hedges to the street frontages and this is a good way of creating privacy with a low fence and high greenery.



Figure 16. Typical fence and front garden seen in Maldon



Figure 17. Many Maldon heritage homes have traditional fences.

FRONT GARDENS

The front setbacks of Maldon residences are characterised by front gardens with low to medium height shrubs. Similar planting in front setbacks to new dwellings is encouraged to retain this distinctive character. Significant existing planting (contributing to the character of the area) on infill development sites should be retained.

GARAGES AND CARPORTS

Existing vehicle crossovers should be used including from lane ways. New crossovers are unlikely to be acceptable to Council. This is particularly the case in areas which retain the original stone-lined deep gutters. A Heritage Overlay, HO981 applies to Maldon's stone gutters.

In most of Maldon's heritage areas, carports and garages are not traditional street elements. For this reason, carports or garages should not be dominant elements in infill development. They should be placed behind the main dwelling and have a separate roof form.

Location of garages in front of the infill house or incorporated into it (Figure 18) is not acceptable, as there is little opportunity to articulate a garage to respect the street patterning. If garages are located directly adjacent to the residence side setbacks are also lost.

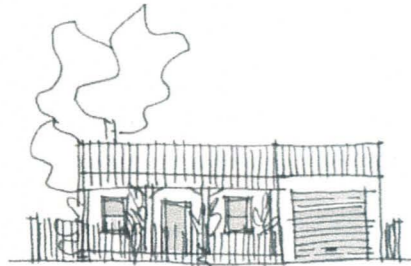


Figure 18. A bad example of infill design where garages are incorporated into the dwelling in line with the front of the building.

WATER TANKS & SOLAR PANELS

Mt Alexander Shire supports the use of water tanks and solar panels for environmental reasons.

In heritage areas, however, it is important to place them in locations where they will not dominate the streetscape. They should be located where they have minimal visibility from the street.

Traditionally water tanks were located at the side or rear of buildings. If located at the side of buildings they should be set well back from the street. Visibility can also be reduced by the use of a finish colour that is sympathetic to the existing buildings and does not stand out.

The use of galvanised corrugated iron tanks is encouraged where tanks are visible from the street.

Solar panels should also be located where they have minimal visibility from the street.

RESIDENTIAL INFILL – MATERIALS AND FINISHES

MATERIALS & FINISHES

New building design should relate to and use as reference points, the materials, colour and details of adjacent buildings and the surrounding heritage places.

WALLS

Many houses in heritage areas in Maldon have painted weatherboard walls. In these areas infill development should also have painted timber walls (Figure 19). The use of face brick walls for infill would not be in character with these areas and would stand out. If brick is the preferred method of construction due to durability and maintenance factors, the brick should have a render finish to make it fit more closely with the adjacent timber buildings.

If neighbouring buildings are face brickwork then the use of face bricks for the infill is appropriate. These bricks however should not be rumbled or textured. Coloured pressed bricks will blend better with heritage brick buildings.

Other contemporary materials may be acceptable where they do not dominate the streetscape and are of a similar quality to the previous materials. Use of reproduction cladding is discouraged as it often looks inferior and therefore stands out against the quality materials.

ROOFS

In Maldon, the traditional roofs are generally corrugated galvanised iron. The closest modern equivalent to this is corrugated galvanised steel. Colorbond, which has a pre-finished colour, may also be a suitable alternative, where the selected colour does not have a high degree of reflectivity.

A Zinalume finish is not suitable for heritage areas because of its high degree of reflectivity.



Figure 19. A typical Maldon house with painted weatherboards.

RESIDENTIAL INFILL –AUTHENTICITY

AUTHENTICITY

Good contemporary design is strongly encouraged for infill development in Maldon.

A new building should be recognisable as a product of its time and not create a false impression of an earlier age or style.

Replication of heritage elements in new buildings detracts from the heritage of Maldon by confusing the authentic with the replica.

Often project/kit homes are designed in a particular period style. Use of these designs is discouraged as the proportioning and quality of detailing is not the same as the original designs and once again confuses the history of the area.

Relocation of period homes from other locations into Maldon is also discouraged. This creates a false history of the area, as with time newcomers will believe that they were original to the town.

Reproduction of period detailing on new infill buildings such as cast iron lacework and timber decoration to gables is inappropriate. Contemporary detailing, however, which is sympathetic to other buildings in the street is encouraged.

Below are examples of contemporary details which would be sympathetic to the characteristics of Maldon buildings.



Figure 20. A contemporary interpretation of timber slats.



Figure 21. Contemporary use of corrugated iron



Figure 22. Contemporary window detailing.

RESIDENTIAL INFILL –MULTIPLE DWELLINGS

MULTIPLE DWELLINGS ON A SITE

Provision of multiple dwellings on the site should retain the sense of space found in the Maldon residential area. This can be achieved by retaining front and side setbacks and the street and site patterning as viewed from other areas within the township.

In some cases, there may be an opportunity to retain the existing dwelling and construct an additional building or buildings to the rear of the site. In this way the streetscape is maintained and there is still an opportunity for infill development behind.

If retaining the existing dwelling, conserve the setting of the place by providing sufficient space to retain garden areas, buildings and other features essential to the character, importance and integrity of the significant property. Figures 23 demonstrates a method of siting new dwellings while retaining the setting of the existing heritage building.

In other cases, multiple dwellings may be possible on a vacant site whilst still retaining the streetscape character. Then the front house must be designed to fit the neighbourhood and the comments relating to infill development behind this new dwelling still apply (Figure 24).

The examples in Figures 23 and 24 demonstrate the use of the existing driveway to obtain access to the new building/s at the rear.

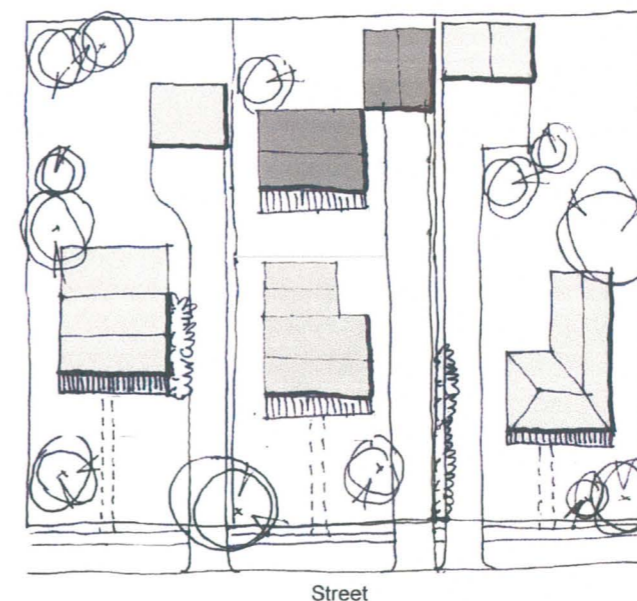


Figure 23. Good example of a new infill dwelling to the rear, retaining the setting of the existing building.

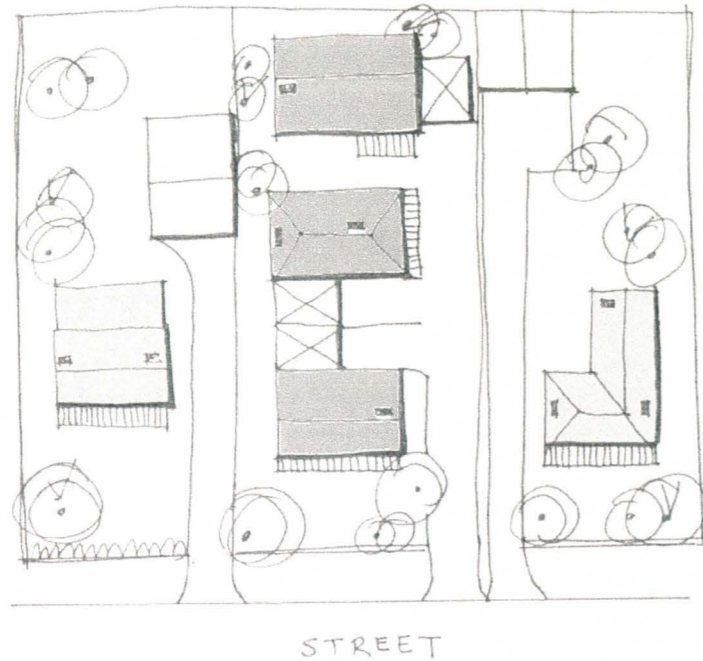


Figure 24. Good example of subdivision where three new buildings are provided on the site. The second and third dwellings are set directly behind the front dwelling to retain a consistent streetscape appearance.

The size and shape of the new building at the rear on the site should relate to the surrounding buildings. New buildings should not dominate significant places or views from other areas within the town. With Maldon's undulating landscape, important views may be more distant ones. However, always consider methods to minimise the visibility of the new building to the street. If the new building addresses a rear lane it is important not to detract from heritage qualities in the lane.

It is not always possible to add to a building to the rear in a way that it will not be seen from the street or an important viewing vantage point.. In these cases the design of the infill must be subservient to the significant elements of the property and the significant aspects of the heritage area.

COMMERCIAL INFILL

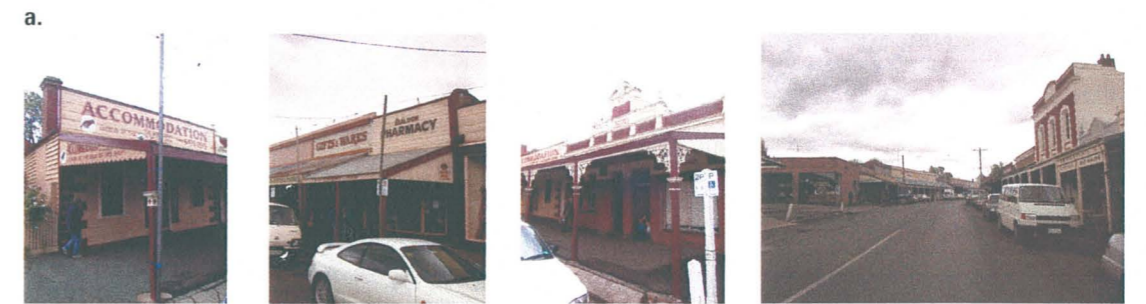
INTRODUCTION

The guidelines for infill in commercial areas follow the same principles as those for residential infill. Therefore the previous sections should be referred to when designing in commercial heritage areas. There are however some different elements to commercial buildings that also require consideration and these are outlined below.

MALDON'S COMMERCIAL PRECINCT

HIGH STREET & MAIN STREET

The shops and hotels in these streets are mostly single storey buildings constructed of either timber or brick. Some two storey shops and banks are scattered amongst the single storey buildings. The shops generally have parapet roofs concealing hip roofs behind and wide front verandahs with skillion or curved iron roofs. The commercial centre developed substantially in the second half of the 19th Century with another major construction phase at the beginning of the 20th Century. Therefore the buildings are designed in the Victorian or Edwardian styles. There are trees lining both High and Main Streets and the streets have wide bluestone picher lined gutters. The following photographs outline typical elements in the two streets.



- a. Typical streetscape along Main Street east
- b. Typical pre-1900 shop front with simple detailing
- c. Typical pre-1900 shop front with simple detailing
- d. Typical post-1900 shop front with more elaborate detailing
- e. Winding nature of street

TOBIN STREET

Tobin Street is situated behind Main Street and is a laneway that backs on to the rear of the Main street shops. It is characterised by outbuildings associated with the shops such as stables and storage sheds. It has buildings built up to the boundaries and overlooking the laneway. There are glimpses through fences and gates to the rear of the shops. There are a mixture of single storey and double storey buildings. Tobin Street has a distinctive character which is important to Maldon.



Figure 25. Tobin Street



Figure 26. Tobin Street

LIMITED OPPORTUNITIES FOR NEW COMMERCIAL INFILL

Main Street and High Street have traditionally provided the historic commercial core to the Maldon township. This area should therefore remain as the commercial core and its strength should be reinforced and consolidated. There are limited opportunities for infill development in this area however reuse of the existing buildings is encouraged for viable commercial purposes that support use by the local community and visitors.

There are opportunities for use of buildings on Tobin Street. The outbuilding and lane appearance of this street should be retained.

SETBACK & ORIENTATION

The commercial heritage streetscapes in Maldon have most buildings erected to the footpath line. Originally many of the buildings had verandahs over the footpath.

New infill buildings should retain the existing building line, paying close attention to methods of entry. On many early commercial buildings the entry to the building is recessed. If this is the case, infill buildings should also retain this.

COMMERCIAL INFILL

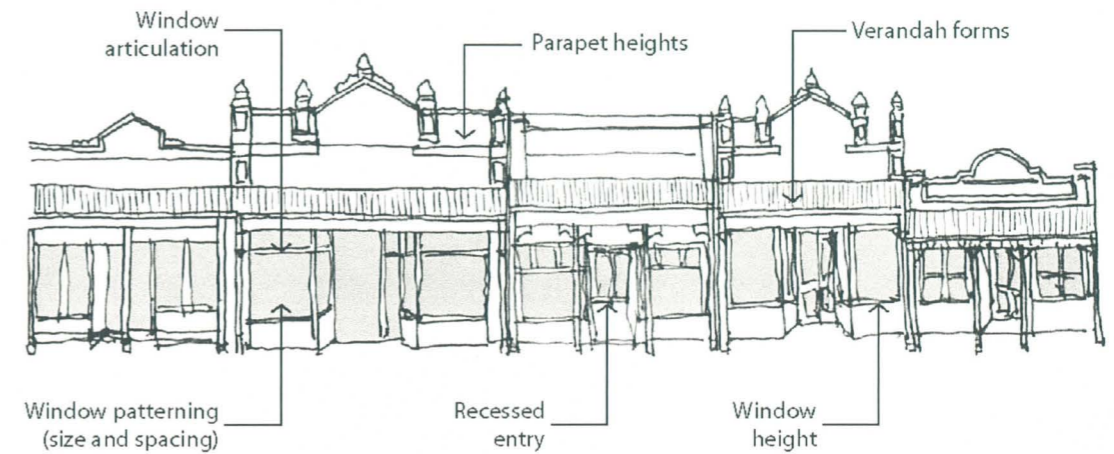


Figure 27. Elements of adjacent buildings to consider when designing commercial infill.

HEIGHTS

The height and proportions of the infill building should reflect the dominant parapet height of heritage buildings in the street.

Parapet lines and string-courses from other heritage buildings should be analysed. Refer to Figure 27 As described in the Residential Infill Guidelines, development at the rear of commercial infill should be contained within sight lines from the street. However, the high parapets and land sloping away from the street offer opportunities for double storey to the rear whilst still retaining a single storey street appearance in some parts of Maldon.

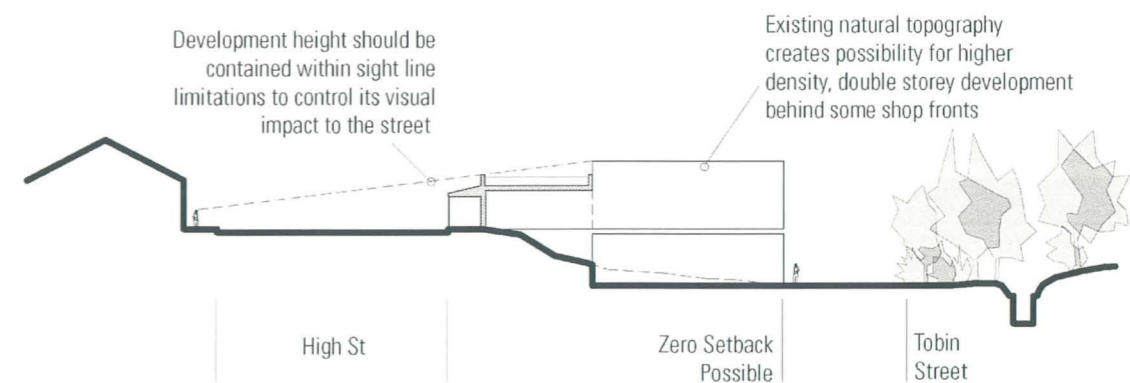


Figure 28. An example of an additional storey set behind the existing building and parapet.

FORM, SCALE & MASSING

Consideration should be given to the continuity of the existing proportion and rhythm of architectural elements such as verandahs, parapets, windows and doors.

Infill buildings in commercial areas which are larger than the surroundings can have their bulk reduced by breaking long walls into bays or by arranging the openings in the wall so that their size and shape reflect the structure and the openings of its neighbours.

Large areas of glass or unrelieved walls should be avoided as they are generally out of character with heritage streetscapes and as a result stand out and dominate the streetscape. Refer to Figures 29 & 30.

Roof forms should generally be concealed behind parapets. Hip or gables are the encouraged roof forms for roofs located behind parapets.

VERANDAHS

Construction of verandahs on infill buildings should respect the height and form of existing heritage verandahs. Details however should be contemporary and not replicate the historic verandahs. The use of Victorian style posts and ironwork should be avoided.

Cantilevered verandahs are not appropriate in predominantly Victorian or Edwardian streetscapes as they are out of character. They tend to be bulky and are out of place without posts.

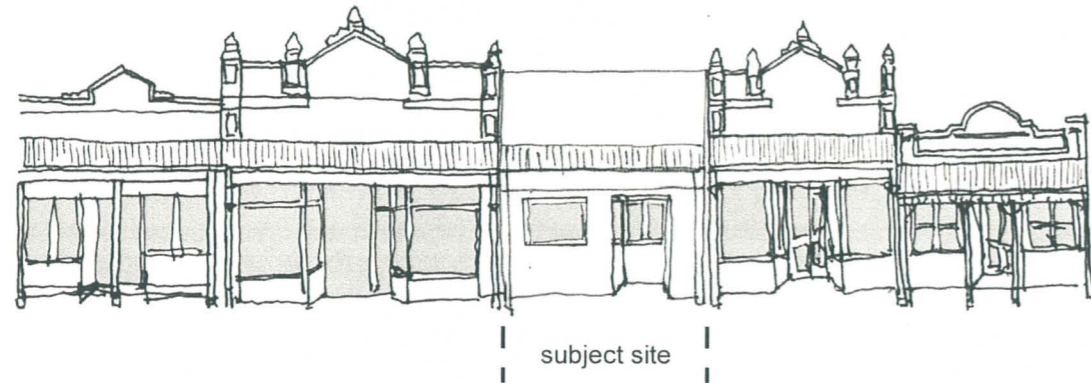


Figure 29. A bad example of infill where blank walls dominate the street facade. The streetscape patterning of the adjacent heritage buildings has not been appropriately considered.

GLAZING

Large areas of glazing at the shop front are common for heritage commercial buildings. The glazing however was divided by glazing bars and was not floor to ceiling. Glazing on the ground floor of infill commercial buildings should retain the window heights and reflect the articulation of the heritage examples.

Large areas of glazing do not usually fit well on upper levels of buildings, as this is not characteristic of heritage commercial buildings and large areas of glazing dominate the streetscape. Bands of windows are also inappropriate, as they will commonly not reflect the patterning of the heritage buildings.

Tinted or reflective glass is not appropriate for infill commercial buildings in heritage areas as they dominate the streetscape.

DETAILING

Standard corporate developments or units should not be used in commercial heritage precincts as they are not designed with specific localities in mind and their aim is often to dominate the streetscape. Modifications to the standard design are essential in Maldon to respect the heritage streetscapes.

Standard corporate colours may also be inappropriate in a heritage area. Carefully placed corporate signage can be used to distinguish a particular corporation in a heritage area.

Replication of historic detail from adjacent heritage commercial buildings should not take place. Contemporary details that are sympathetic with the heritage buildings should be used.

Parapets can be shaped, but should be done so in a contemporary and simplified manner.

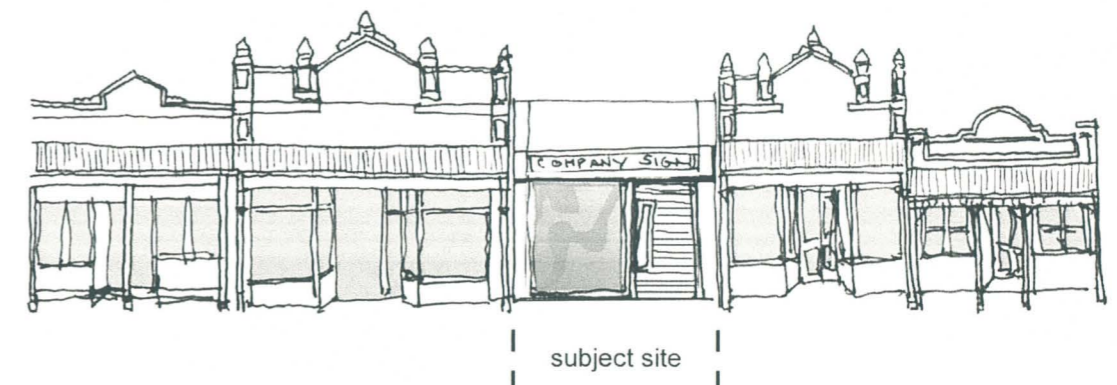


Figure 30. A bad example of infill where reflective glass on the infill building detracts from the adjacent heritage buildings. The window patterning of adjacent heritage buildings has not been considered, the entry is not recessed and the floor to ceiling glass on the ground floor is inappropriate.

SIGNAGE

Signage on or near commercial buildings is often required. This signage should not detract from the significance of the streetscape or individual buildings or obstruct views of the streetscape. Signs should not dominate the streetscape or obscure significant aspects of the buildings. If attaching signs to a building, this should be undertaken in such a way that does not damage significant fabric.

For further information and guidelines on signage for commercial areas refer to *Advertising Signs, Signage and Street Furniture for the Shire of Maldon* prepared by Andrew Ward, 1994 and available for viewing at the Planning Department of Mt Alexander Shire Council.