

GUIDELINES

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**Introduction,
Description &
Policies.**

CASTLEMAINE TOWN CENTRE
TOWNSCAPE IMPROVEMENT PLAN

GUIDELINES FOR STREETScape ENHANCEMENT OF
INDIVIDUAL BUILDINGS

INTRODUCTION DESCRIPTION AND POLICIES

1.0 INTRODUCTION

As part of the Castlemaine Townscape Improvement Plan, it had been intended to produce generalised guidelines for appropriate treatment of existing and new buildings.

As the study progressed, it was felt that the guidelines could be both more specific and more comprehensive. To this end, the generalised recommendations are limited and data sheets have been prepared for individual buildings in order to suggest for each what would be appropriate for streetscape values.

This will enable each building owner/occupant to know what is directly applicable to their own building.

The data sheets also provide a record and a resource for those administering the Planning Scheme and provide an explanation of each building's relevance within the Area of Special Significance No. 1 which covers the Town Centre. The sheets provide an indication of both the significant and non-critical elements of the building which should assist the City's planning officers in dealing with heritage related matters when the City's Heritage Adviser is not available.

2.0 THE HERITAGE ADVISER

Since the commencement of the Townscape Improvement Project, an expert conservation architect has been appointed to provide advice to the City and property owners on heritage matters.

The Heritage Adviser should be consulted by both building owners and the city in relation to all proposed changes within the Area of Special Significance. His more detailed study of any situation may result in different or more extensive recommendations than those suggested in these guidelines. In such a case, his advice should over-rule the guidelines.

In all situations the adviser's input will be needed to develop the suggestions made in the guidelines.

3.0 OBJECTIVES

The objective of the guidelines is to provide for each building an outline prescription for its enhancement in line with the general objectives of the Townscape Improvement Plan i.e. to enable each building to respond to the dominant historic character of the City.

4.0 GENERAL POLICIES

The following general principles apply to the categories of buildings described and shown on the layout drawings.

4.1 Significant buildings from the periods of early development

These should be reinstated accurately to their original form and detail, either in their original form or as adapted within their period of significance, depending on the relevance of the adaptations.

4.2 Contributory buildings from the periods of early development

These should be reinstated authentically (accurately if possible) to their original form and detail or to their form and detail as adapted within the period of significance for the City i.e. up to 1914.

4.3 Unobtrusive later buildings should be treated according to their own style and period with a preference for those techniques consistent with their period but most sympathetic with the early period. e.g. An interwar picket fence in preference to an interwar brick fence where the choice is possible. All existing authentic elements of later buildings should be retained.

4.4 Earlier buildings with changed appearance could be restored to their earlier form in line with 4.2 based on adequate evidence, could be reinstated according to the period and style of their later adaptation where the adaptation was of good quality and design or where it is not, could be dealt with as an obtrusive building as in 4.5 below.

4.5 Obtrusive later buildings i.e. those which noticeably detract from the general character of the city should be adapted to a less obtrusive form, sympathetic with the generalised forms and motifs of earlier buildings of similar use and scale.

5.0 POLICIES FOR BUILDING COMPONENTS

5.1 Existing historic components provide the authentic character of the City and should be retained if effective to their purpose and have a reasonable life expectancy. Minor damage, wear and weathering should not be a reason for replacement. This policy has economic value as well as being most appropriate for conservation values.

5.2 Repair and maintenance

Good maintenance and repair of damage are critical to both the presentation and life of buildings particularly in avoiding development of more extensive faults over time.

Attention should be given to roofs, roof plumbing, cement render (particularly horizontal surfaces) joinery and surface treatments.

The cause of any symptom or damage should always be carefully analysed by an expert before remedial treatment is attempted. For older buildings, remedial works should generally employ the materials and techniques originally used but the cause of the damage must be dealt with first.

Given that the economic imperatives applying to most building owners in Castlemaine do not permit replacement of buildings and the accepted need to preserve the special character of the city, good maintenance is essential to maintain the capital value, usefulness, viability and return on investment related to the property. Neglect only encourages a downward spiral in the value of a building in all these respects, whilst enhancement encourages more positive attitudes on the part of all concerned.

5.3 Verandahs

Castlemaine retains many of its early post verandahs. Repair and reinstatement of these should be undertaken where possible. Reinstatement where not based on evidence should conform to the pattern, dimensions and construction techniques employed in adjacent or nearby original structures but reproduction of detail should not be attempted. Thus avoiding contrived designs which can be confused with authentic examples.

There are very few interwar or earlier cantilevered canopies in the city. Examples are 41 Templeton Street, 236-8 Barker Street, 176 Barker Street and 197-201 Barker Street. These should be restored to their original detail as cantilevers.

Elsewhere, canopies are post war and replace earlier post verandahs. These canopies should ideally be removed and post verandahs should be reinstated.

A number of two storey verandahs which contributed significantly to the City's character have also been removed. They are at 61 and 63-5 Mostyn Street and the Theatre Royal in Hargraves Street. Cantilevered balcony verandahs existed on the former Criterion Hall (161 Barker Street) and on 49 Templeton Street. Nos. 27 and 31-3 Mostyn Street and 20 Hargraves Street had balconettes. Reinstatement of all of these would significantly enhance the streetscapes.

It should be noted that the design of early verandahs was characterised by both their period and location. Photographic evidence indicates that the posts of early timber verandahs were located outside the kerb and that the verandahs were quite low at the kerb. Some of these remain in Mostyn Street and Hargraves Street. Later verandahs along Mostyn Street (North side) were notably higher with posts on the kerb and flatter roof pitches, no doubt to maximise penetration of south light to the shop fronts. The basis of any reinstatement for the average building should be the last known form of verandah which existed in the period of significance i.e. up to 1914.

The erection of signboards at the leading edges of verandahs may be appropriate in some cases - based on historic precedent. However such signboards were not a common feature of the City's character and should not be permitted to become so in order to satisfy a demand for signage.

5.4 Parapets and Facades

Parapets and facades above the verandah are the dominant feature and architectural expression of each building or group of buildings. Generally the parapet will distinguish each occupancy by subdivision and by some feature, usually a raised pediment at the centre of each. The parapet has the secondary functions of concealing the roof behind and of providing space for identifying signs.

The repair, restoration and enhancement of parapets with appropriate colour and signage is essential to the character and vitality of the streetscape as a whole as well as for the presentation of individual buildings.

Upper level facades should be dealt with similarly.

5.5 Signs

The design of parapets, facades and verandahs usually provides panels for the location of painted signs. It is desirable that these locations be used for signage both to identify occupants and their business and to provide colour and vitality to the environment. It should be noted that whilst the appropriate colours for buildings will generally be subdued, colours for signs were traditionally much brighter and more elaborate and this balance should be restored. Apart from some signs mounted on the leading edges and ends of verandahs, there is no historic precedent for any other form of projecting sign. In addition, such signs create clutter and are inequitable in that they obscure other signs and facades of adjacent buildings. (Signs hanging below verandahs at right angles to the building line are not included in this category and are acceptable providing they conform to general standards.)

For these reasons, signage should generally be limited to that applied directly to the face of and within the architectural forms. A comprehensive outdoor advertising policy has been prepared as part of the Townscape Improvement Plan and this document should be used as the basis for all future signage, possibly by inclusion (as an amendment) in the Planning Scheme.

5.6 Shopfronts

Remaining early timber and metal shop fronts are considered important components of the City's character and heritage and should thus be retained. Such shop fronts usually incorporate desirable features which are equally applicable today; maximum glass area, quality construction and detail, protected recessed entries, etc. whereas many modern shop fronts are more notable for their poor quality of detail and finish and often are narrowed by areas of blank wall.

Where changes to modern shop fronts are contemplated, reinstatement of earlier characteristics is desirable i.e. recessed entries, low stalls, full width glazing, moulded timber frames and entry doors. The building in of any shop frontage in part or in full with solid wall is most undesirable.

5.7 Fences

Generally all properties with set back buildings should be fenced at the building line. Fences are a critical component of streetscape serving a number of functions such as defining property boundaries, as the interface between public and private land, contributing to the presence and character of the building and or garden behind, screening less attractive activities and materials, providing privacy, etc.

At the fronts of properties, these functions tend to be balanced and fences are devised to provide only semi-enclosure whilst at the same time permitting and contributing to the display of the building behind. Hence they are generally low (1200-1300mm) and transparent.

Fences on exposed sides are generally required for screening and privacy and are generally of solid construction and high enough to prevent overlooking (1830mm).

Front fences should be appropriate to the style of the building. For earlier buildings, fences would be of timber picket construction or cast iron and masonry in some cases for grander buildings. For interwar buildings, picket, woven wire, brick, rough cast or wrought iron would be suitable materials and various combinations. For modern houses simplified earlier forms (without historic detail) would be appropriate.

Side fences in all instances should be of paling, vertical corrugated iron or close spaced pickets, all with or without cappings.

The most prominent fence of the City's historic period was the pallisaded picket fence surrounding Market Square. The fencing of public space in urban areas was characteristic of the period. By the time this fence was erected, it would appear that the formerly functional market square had developed a more civic character with trees and gardens (Victory Park was developed in the 1930's) and the reinstatement of the Market Square fence is considered a priority in re-establishing the unique character of this part of the City.

5.8 Surface finishes and colour

Expression of original materials and use of appropriate colour dramatically enhances the design of individual buildings and hence their contribution to the streetscape.

Frequently materials, particularly brickwork, have been painted over and the intended contrasts of texture and colour have been lost. Where it has not been altered or repaired, brickwork can effectively be revealed by chemical stripping of paint (sandblasting should NEVER be undertaken on any building material as it damages the surface and thus reduces life). Chemical removal costs considerably more than repainting but once done obviates any further costs.

Painting of buildings also most dramatically improves presentation for individual businesses and as a result, their economic viability.

Generally the policy for colour schemes should be as follows:

1. Significant buildings should be painted in the original colours of their period of greatest significance.
2. Contributory buildings should be coloured in schemes authentic to their style, preferably original colours.
3. Unobtrusive later buildings should be painted in schemes authentic to their own period.
4. Modern and obtrusive later buildings should be coloured in schemes sympathetic to those of the periods of early development.

Early Photographs

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CASTLEMAINE TOWN CENTRE
TOWNSCAPE IMPROVEMENT PLAN

GUIDELINES FOR STREETScape ENHANCEMENT
OF INDIVIDUAL BUILDINGS

EARLY PHOTOGRAPHS REFERRED TO ON DATA SHEETS

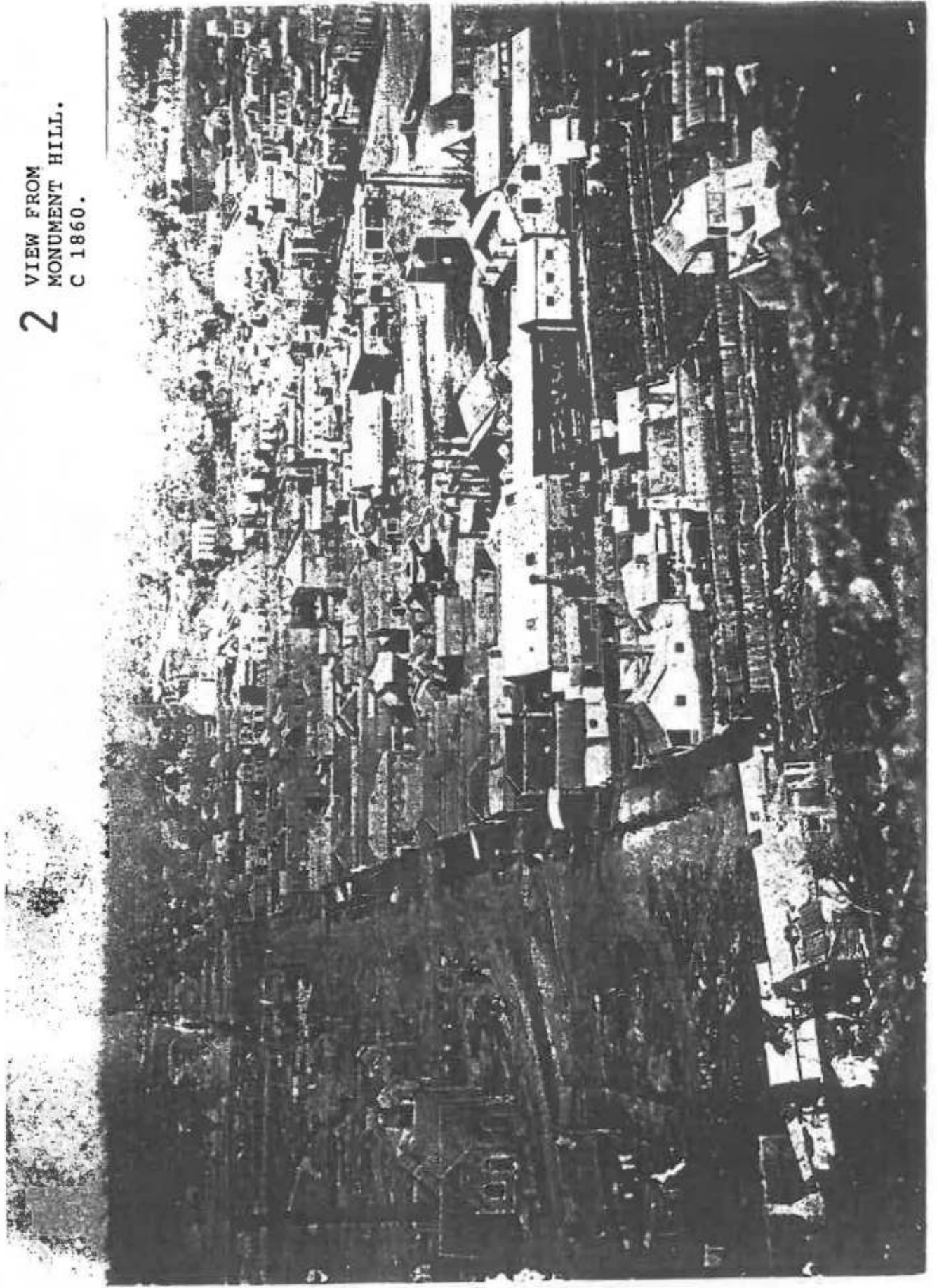
The following list covers only those photographs noted on the data sheets. Numerous other photographs of streets and individual buildings also exist. The major sources are the Castlemaine Art Gallery Collection and the Bendigo Photographic Collection held at the Bendigo Regional Library. The former should be first stop in any search for further information.

List of Photographs

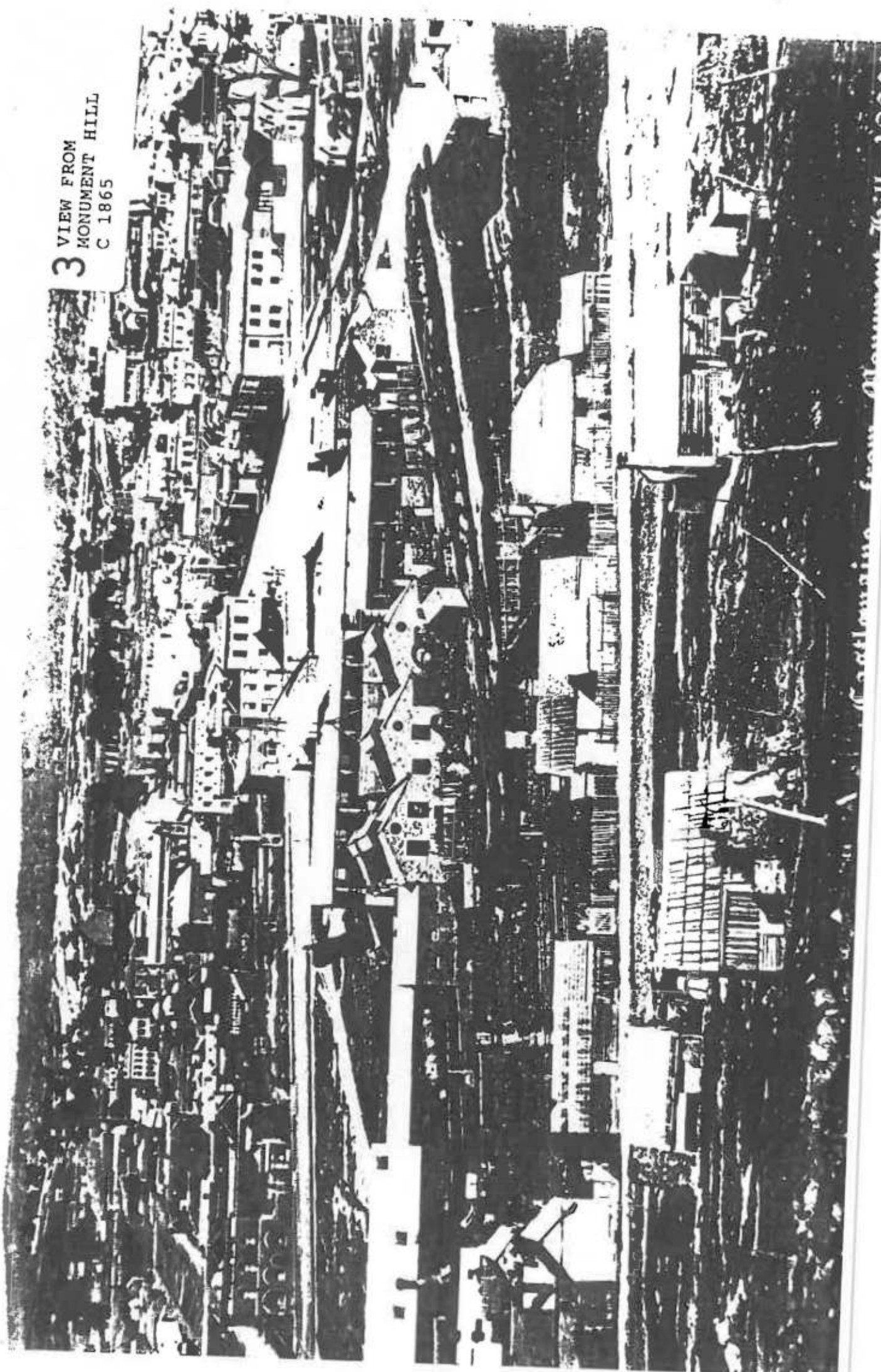
<u>No.</u>	<u>Subject</u>	<u>Date</u>	<u>Source</u>
1.	Views of Castlemaine Supplement to Mt Alexander Mail Collage of etchings F.W. Niven Series	-	Castlemaine Art Gallery
2.	View from Monument Hill	C1860	"
3.	" " " "	C1865	"
4.	Aerial view of City from NW Souvenir photo by "The Argus"	1936	"
5.	Original Castlemaine Post Office	C1860	"
6.	View looking North along Barker Street from Mostyn Street (Not West as shown on photo) A. Veney & Co. photographers	C1880	"
7.	View of Post Office, Barker Street from Lyttleton Street	C1880	"
8.	View down Barker Street from Templeton Street looking South	C1880	"
9.	" " " "	C1900	"
10.	View looking West along Mostyn Street from Union Street	C1865	"
11.	View along Mostyn Street looking East from Barker Street	C1865	"
12.	" " " "	C1885	"

<u>No.</u>	<u>Subject</u>	<u>Date</u>	<u>Source</u>
13.	Mostyn Street block East to Fredrich Street from Barker Street (described as early 1900's)	C1910	Castlemaine Art Gallery
14.	Mostyn Street looking East from Barker Street	C1910	"
15.	" " "	C1930	"
16.	Castlemaine Market Mostyn Street	C1865	"
17.	Castlemaine Market Mostyn Street	C1885	"
18.	Castlemaine Market Mostyn Street	C1910	"
19.	West side Market Square (Barker Street Frontages) from Mostyn Street	1861	"
20.	" " "	1866	"
21.	Lyttleton Street looking West from Hargraves Street	C1885	"
22.	" " "	C1890	"
23.	Lyttleton Street, North Side between Hargraves and Barker Streets	C1910	"
24.	Templeton Street North Side facing NE from Barker Street end	C1890	Bendigo Library
25.	Theatre Royal, Hargraves Street	C1920	Castlemaine Art Gallery

2 VIEW FROM
MONUMENT HILL.
C 1860.

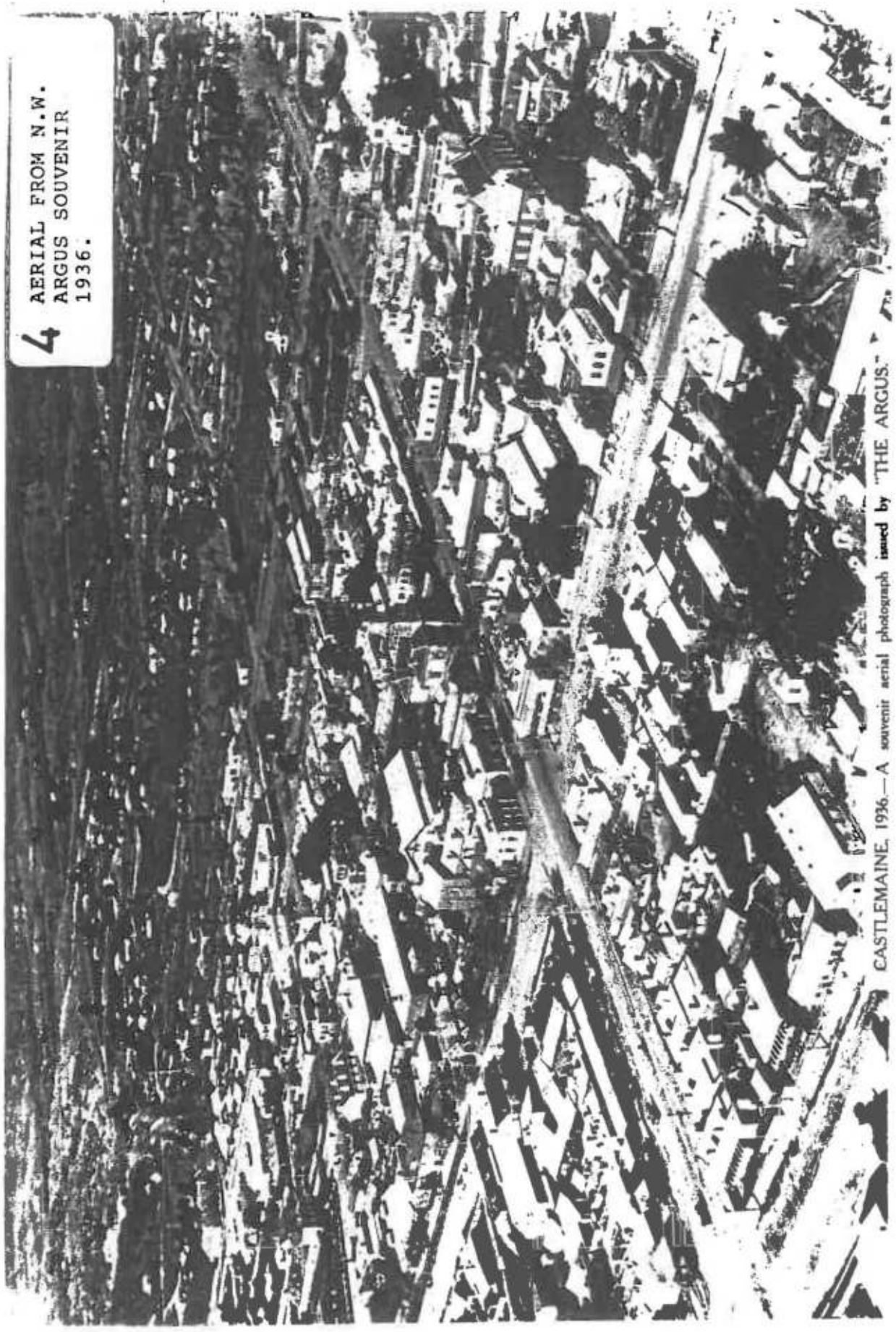


3 VIEW FROM
MONUMENT HILL
C 1865



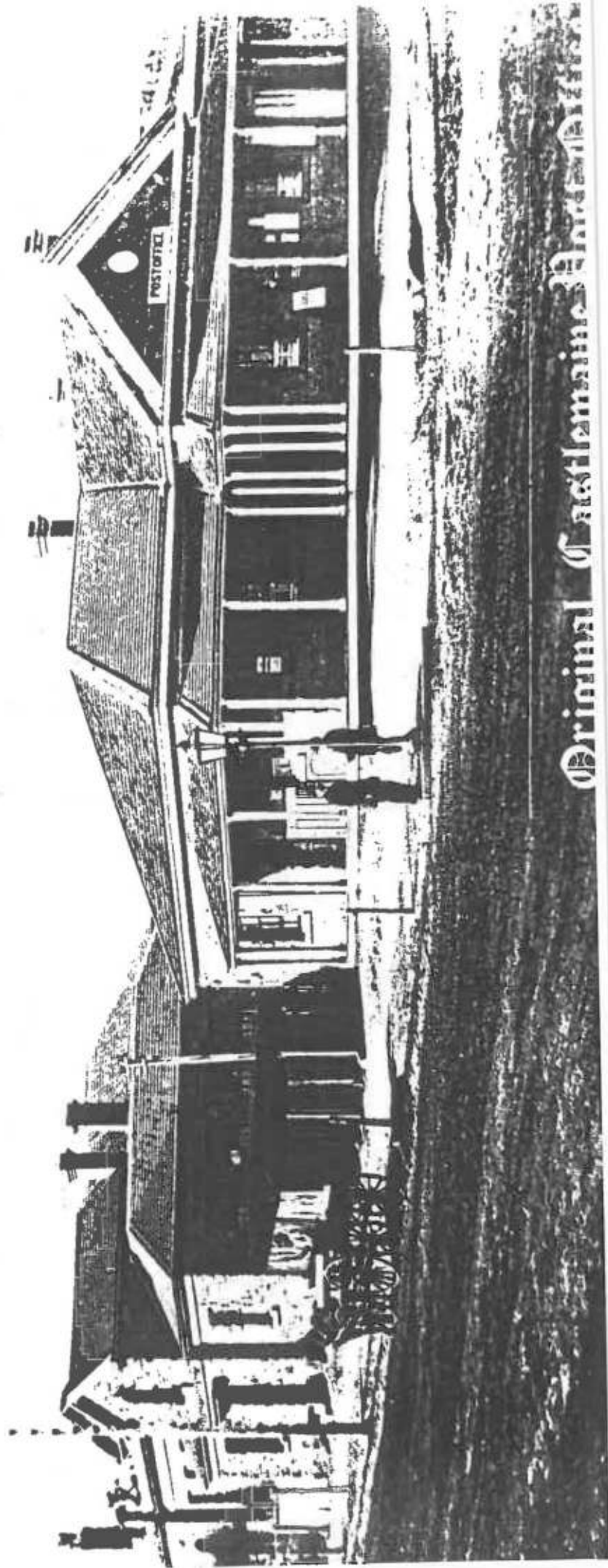
from Monument Hill 1865

4 AERIAL FROM N.W.
ARGUS SOUVENIR
1936.



CASTLEMAINE, 1936.—A souvenir aerial photograph issued by "THE ARGUS."

5 FIRST CASTLEMAINE
POST OFFICE.
C 1860.



Original Castlemaine Post Office

6 BARKER STREET
LOOKING NORTH.
C 1880.

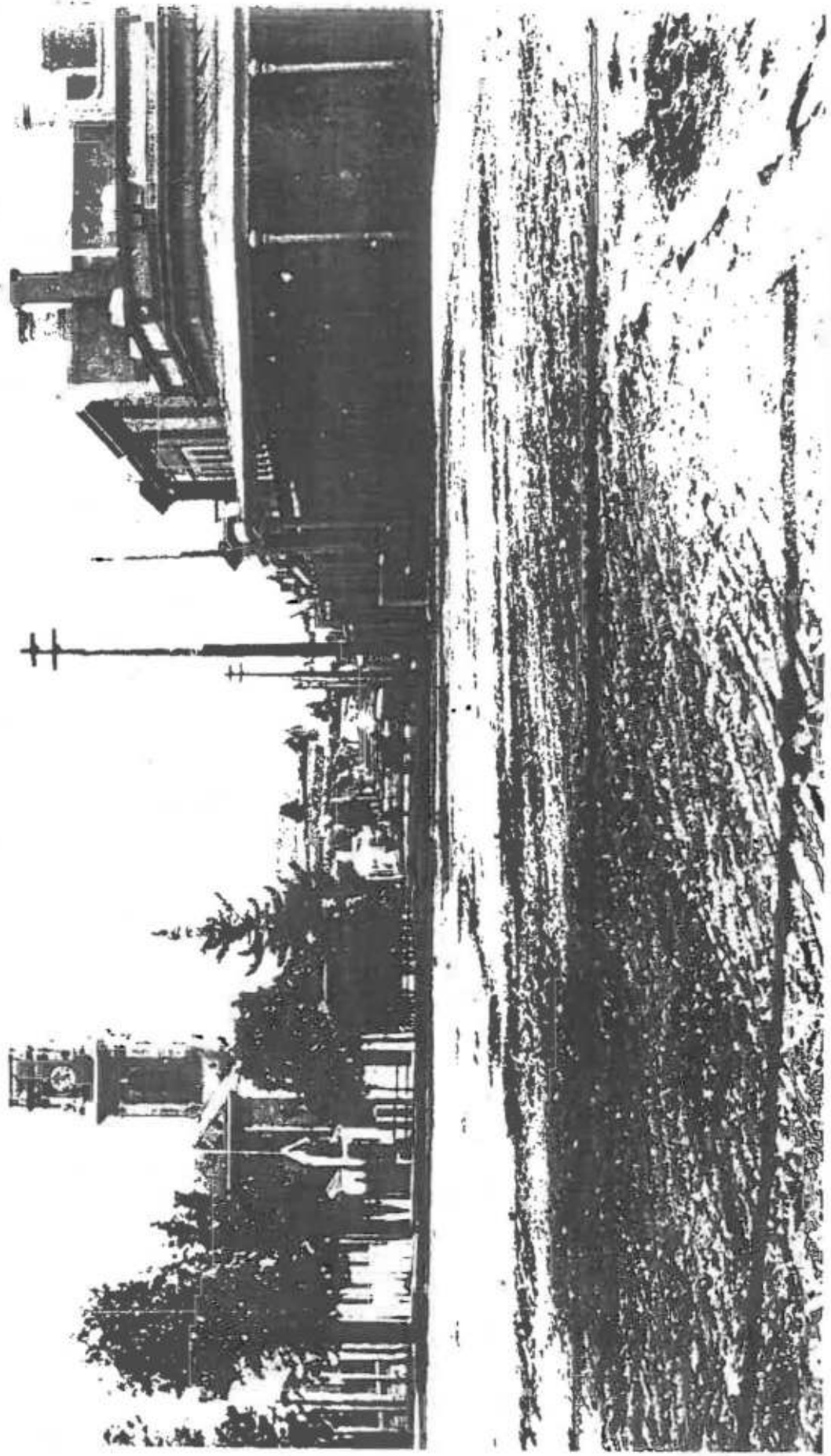


BARKER STREET LOOKING WEST

7 POST OFFICE FROM
LYTTLETON STREET
C 1880.



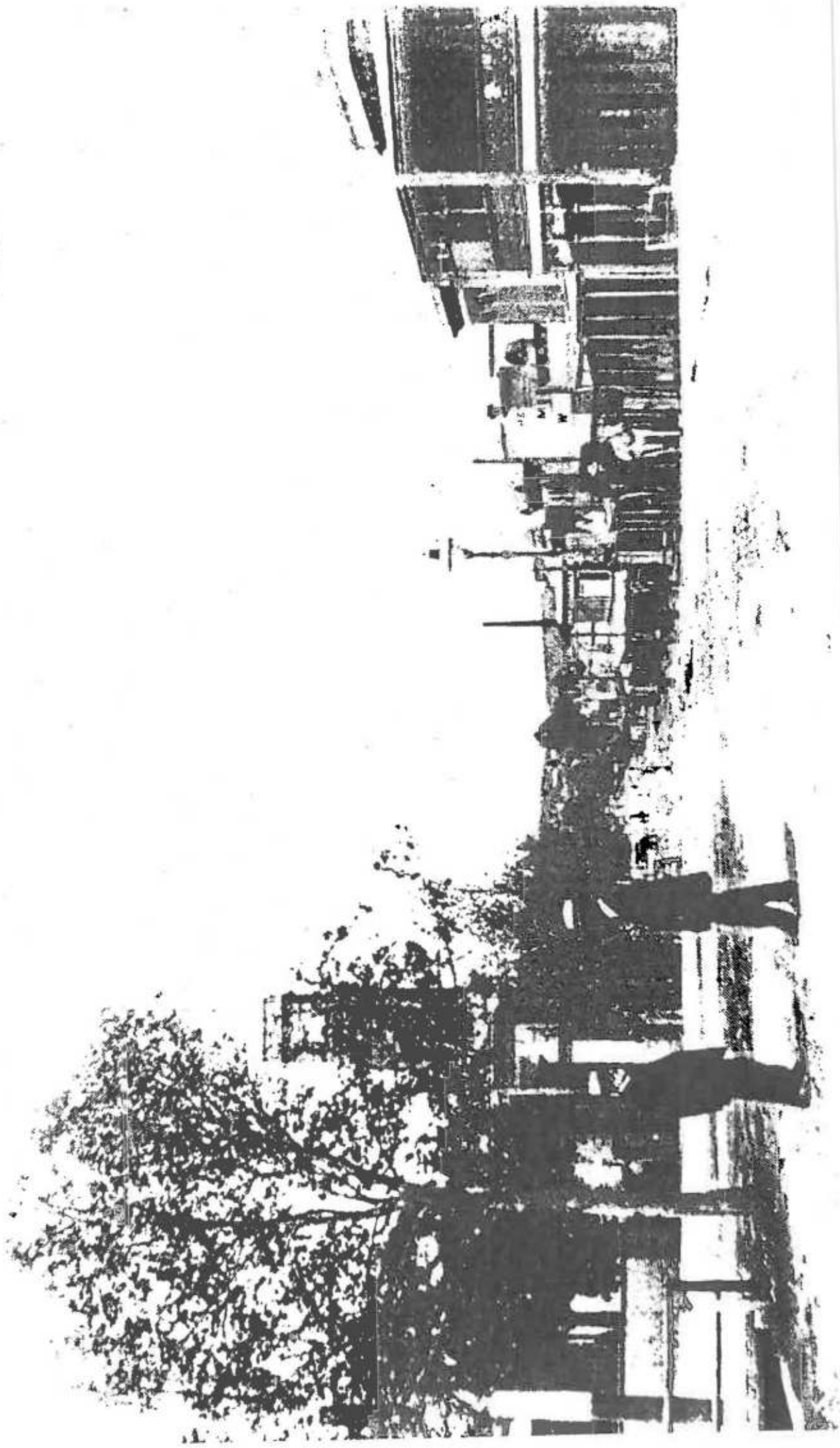
8 BARKER STREET SOUTH
FROM TEMPLETON ST.
C 1880.



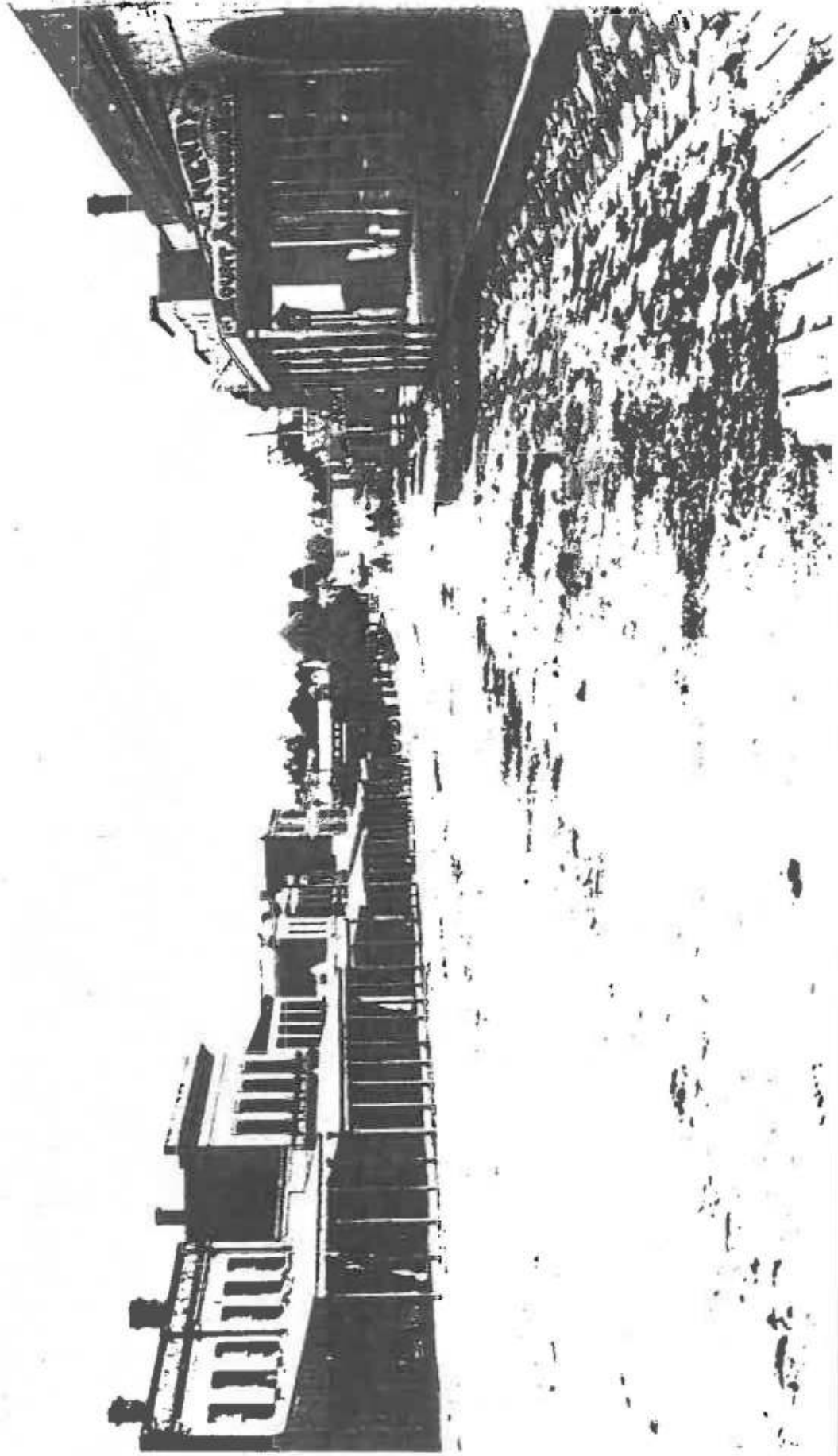
Barker Street, Castlemaine

9

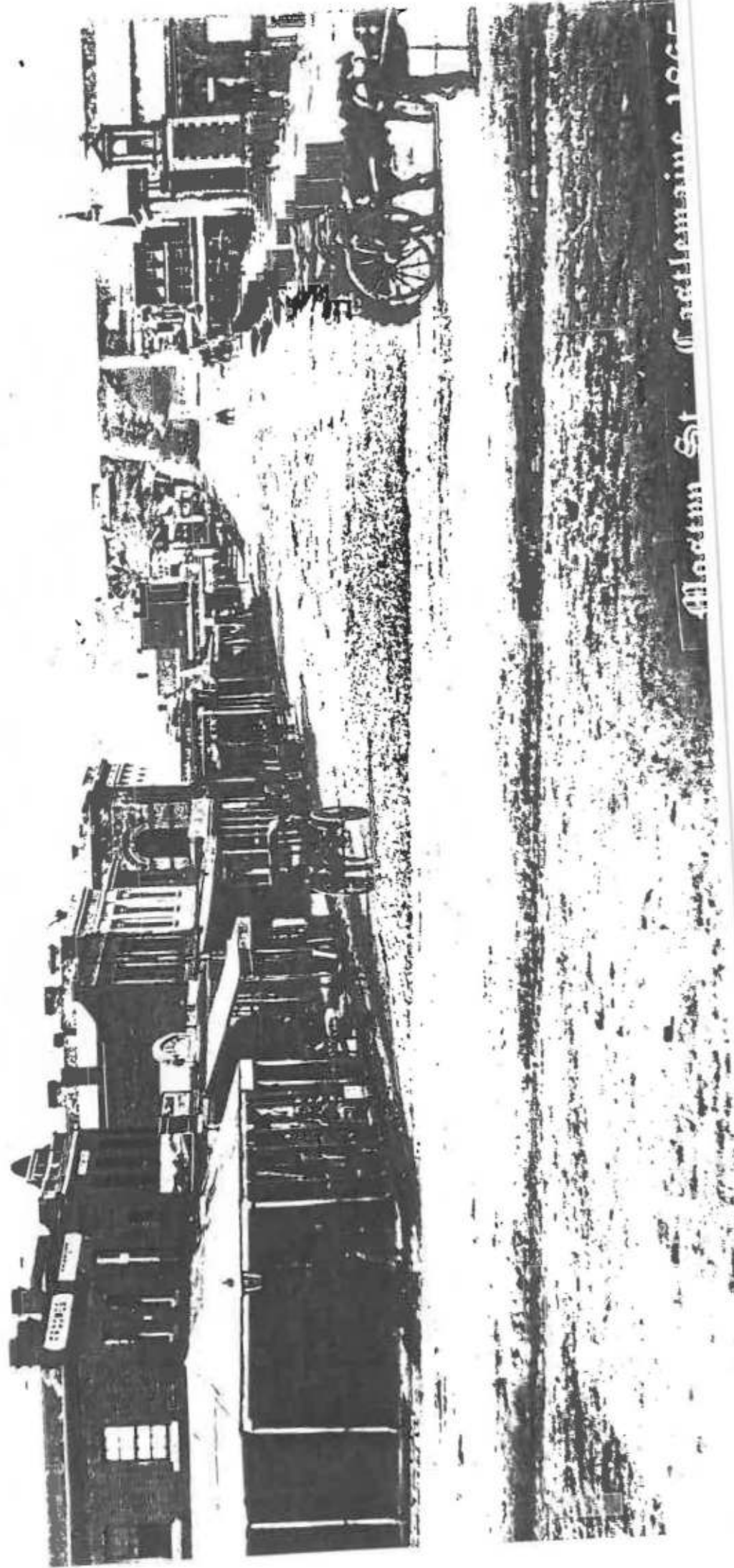
BARKER STREET SOUTH
FROM TEMPLETON ST.
C 1900.



10 MOSTYN STREET WEST
FROM UNION STREET.
C 1865.

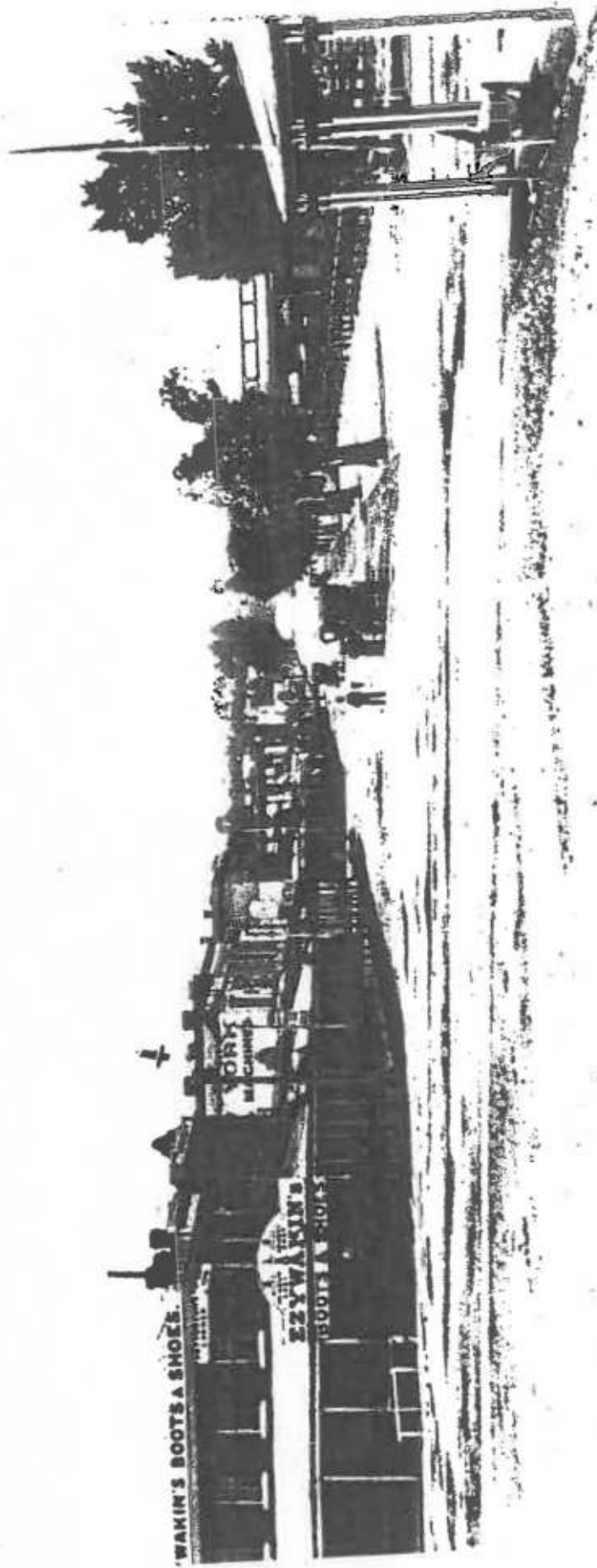


11 MOSTYN STREET EAST
FROM BARKER STREET.
C 1865.



Mostyn St. (Cardiganshire) 1002

12 MOSTYN STREET EAST
FROM BARKER STREET.
C 1885.



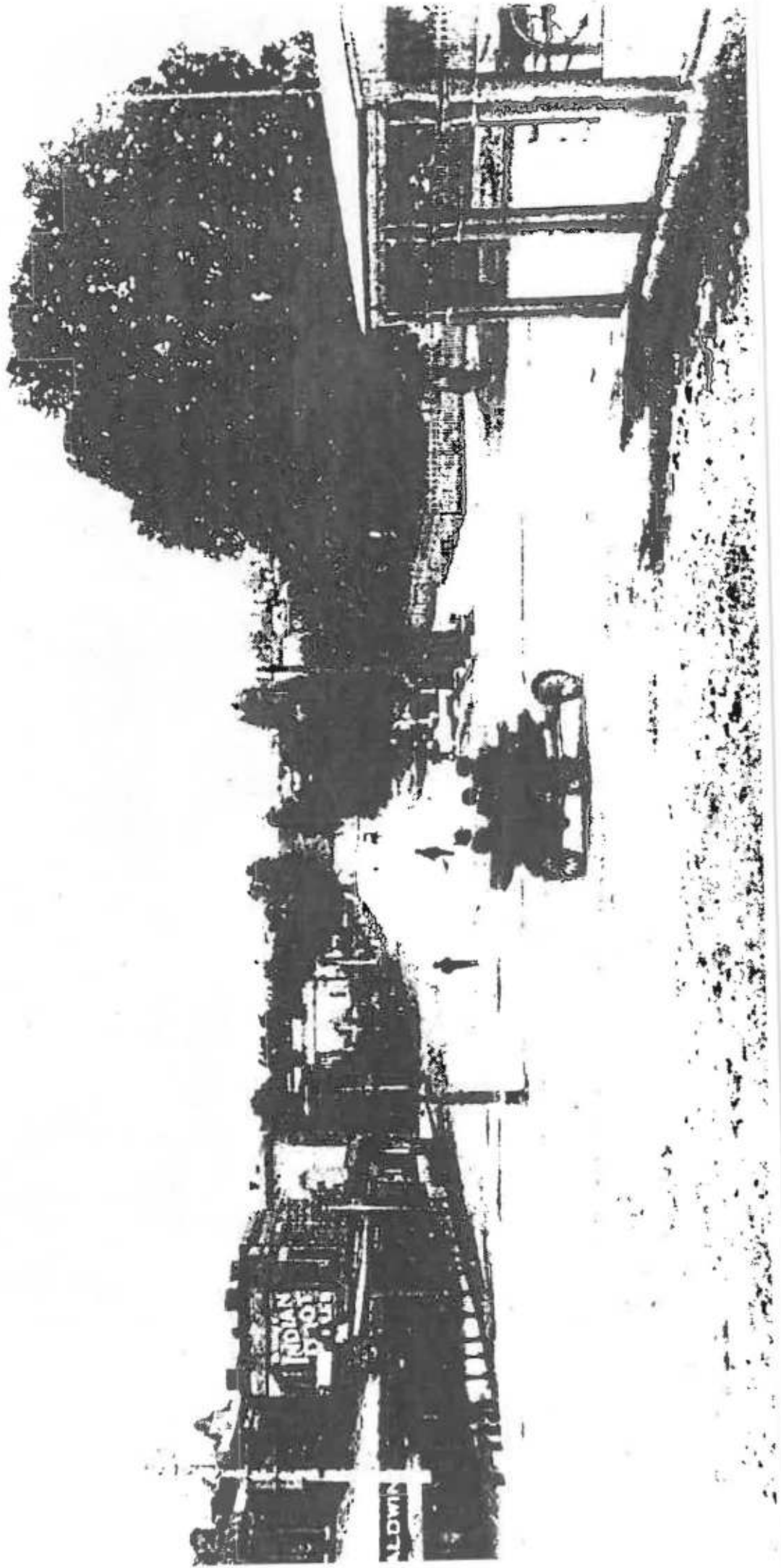
13 MOSTYN STREET EAST
FROM BARKER STREET.
C 1910.



Market Square, Castlemaine.

14

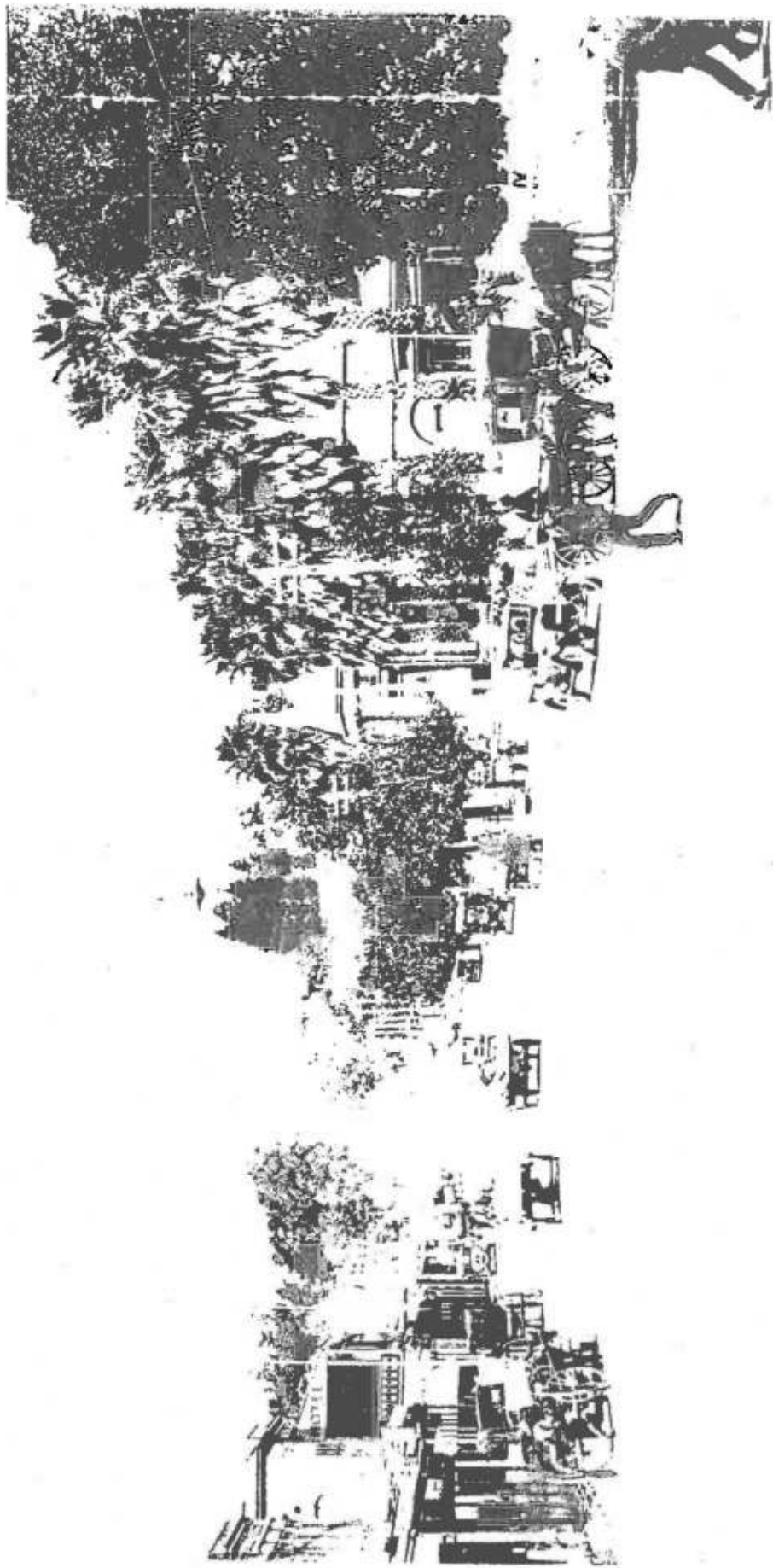
MOSTYN STREET
LOOKING EAST
C. 1910.



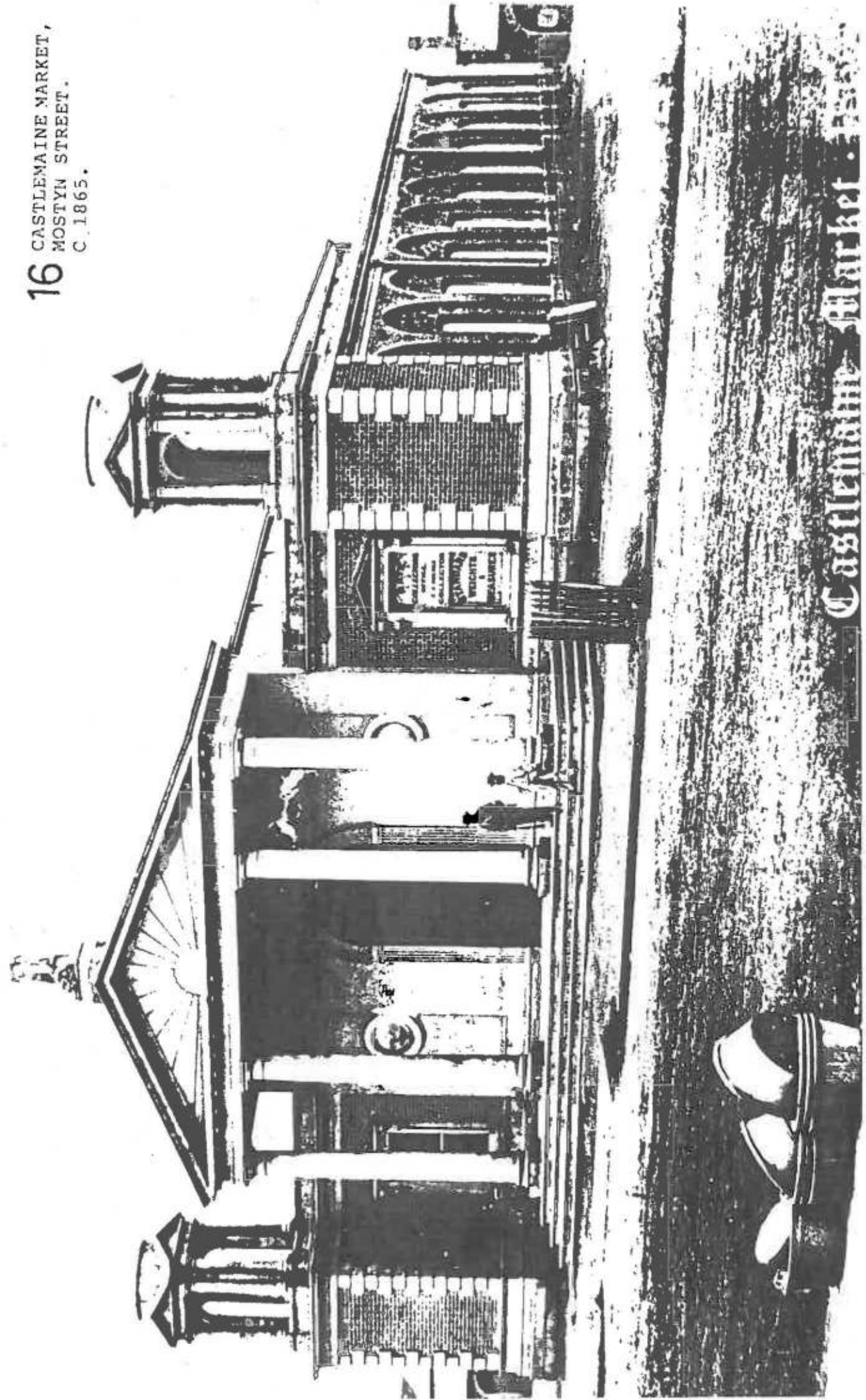
15 MOSTYN STREET EAST
FROM BARKER STREET
C 1930.



15 MOSTYN STREET EAST
FROM BARKER STREET
C 1930.

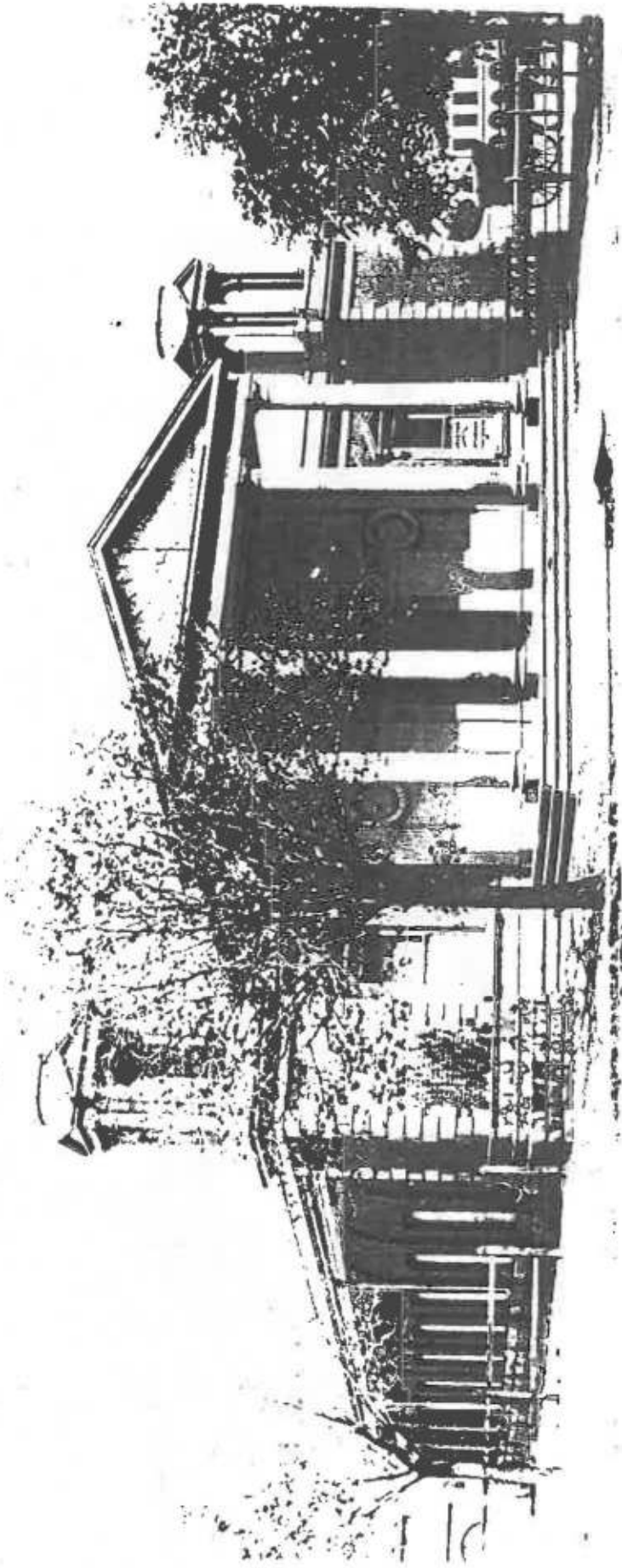


16 CASTLEMAINE MARKET,
MOSTYN STREET.
C. 1865.

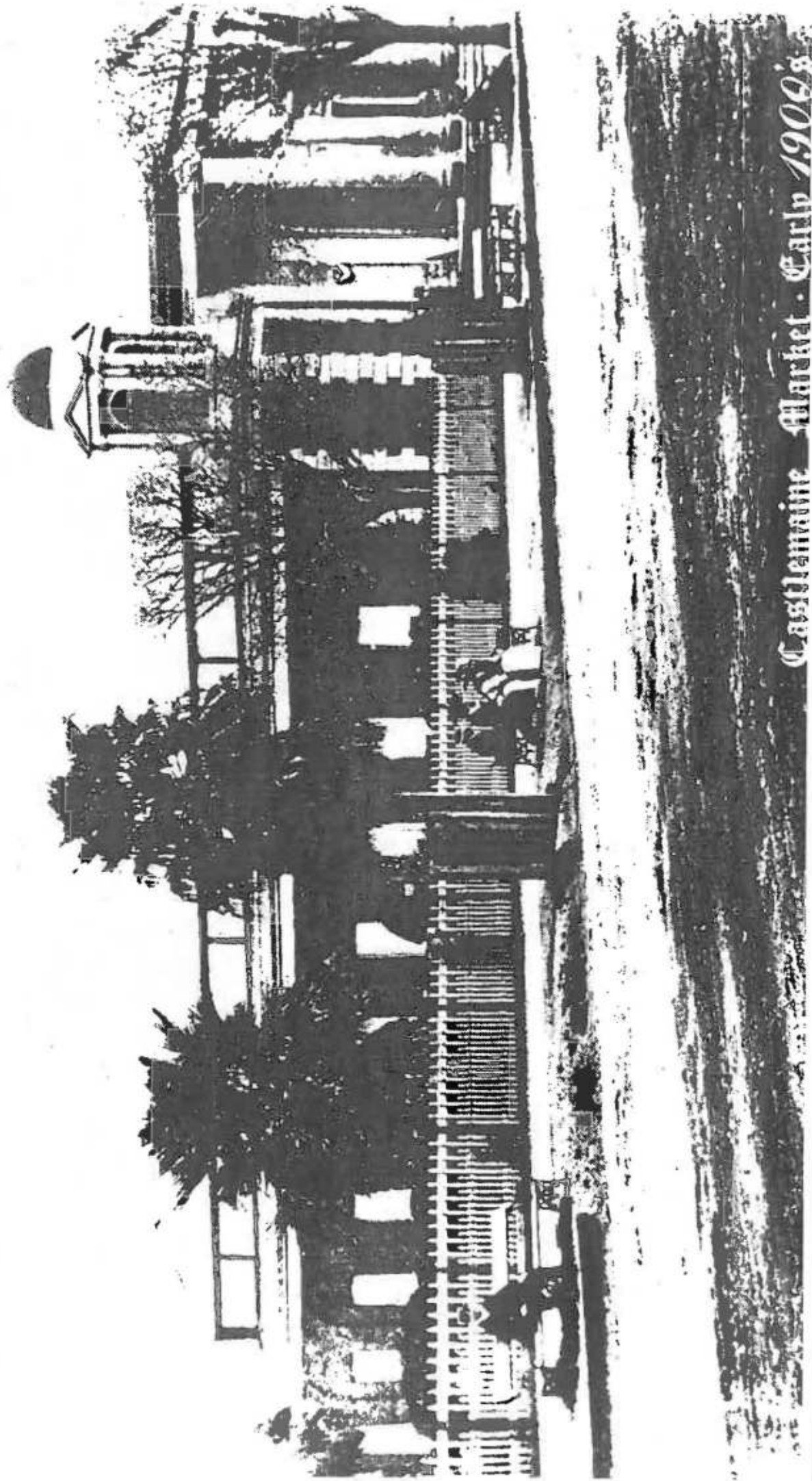


Castlemaine Market.

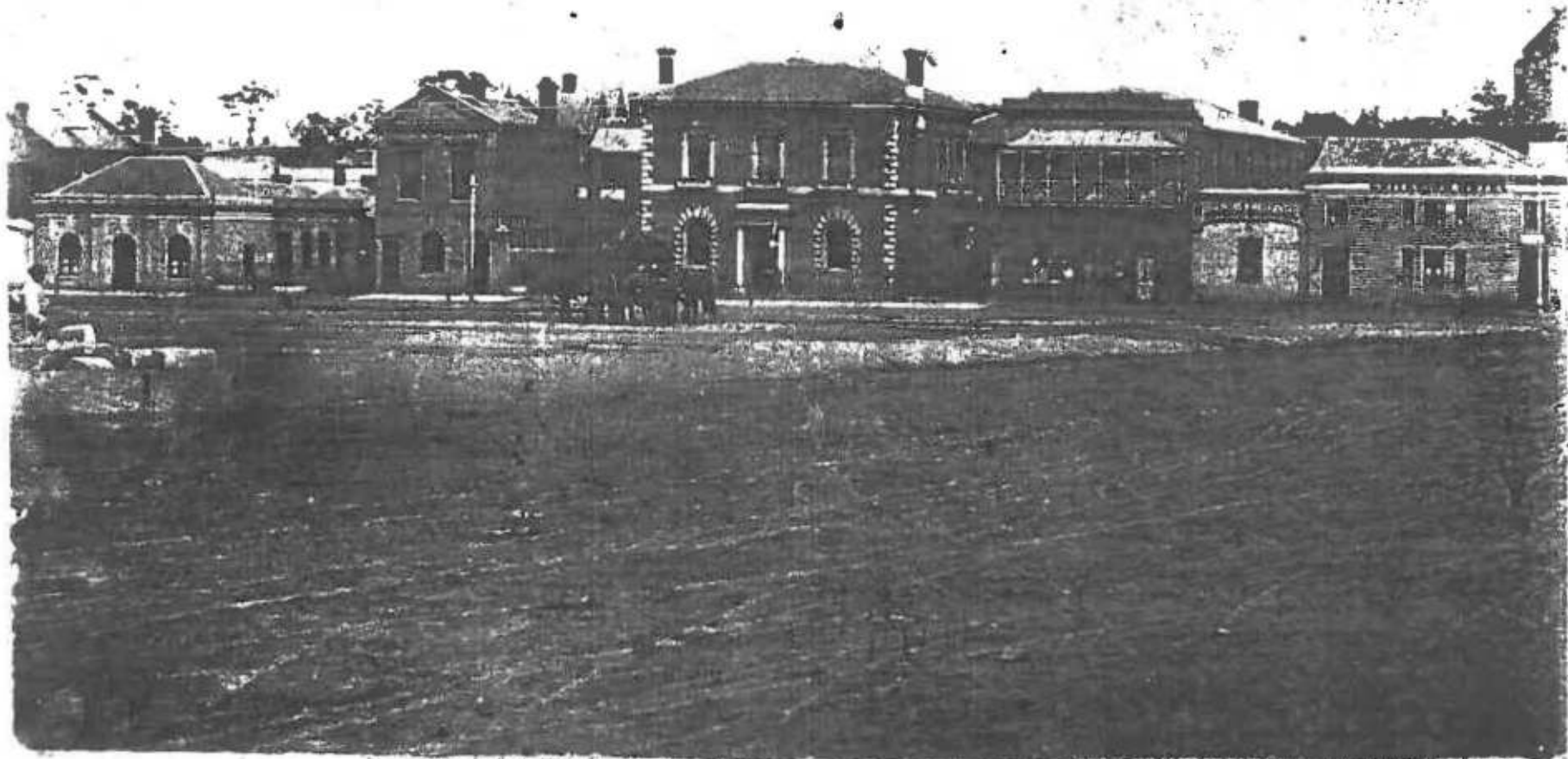
17 CASTLEMAINE MARKET
MOSTYN STREET.
C 1885.



18 CASTLEMAINE MARKET
MOSTYN STREET.
C 1910.



19 MARKET SQUARE WEST
FROM MOSTYN STREET
C 1861.

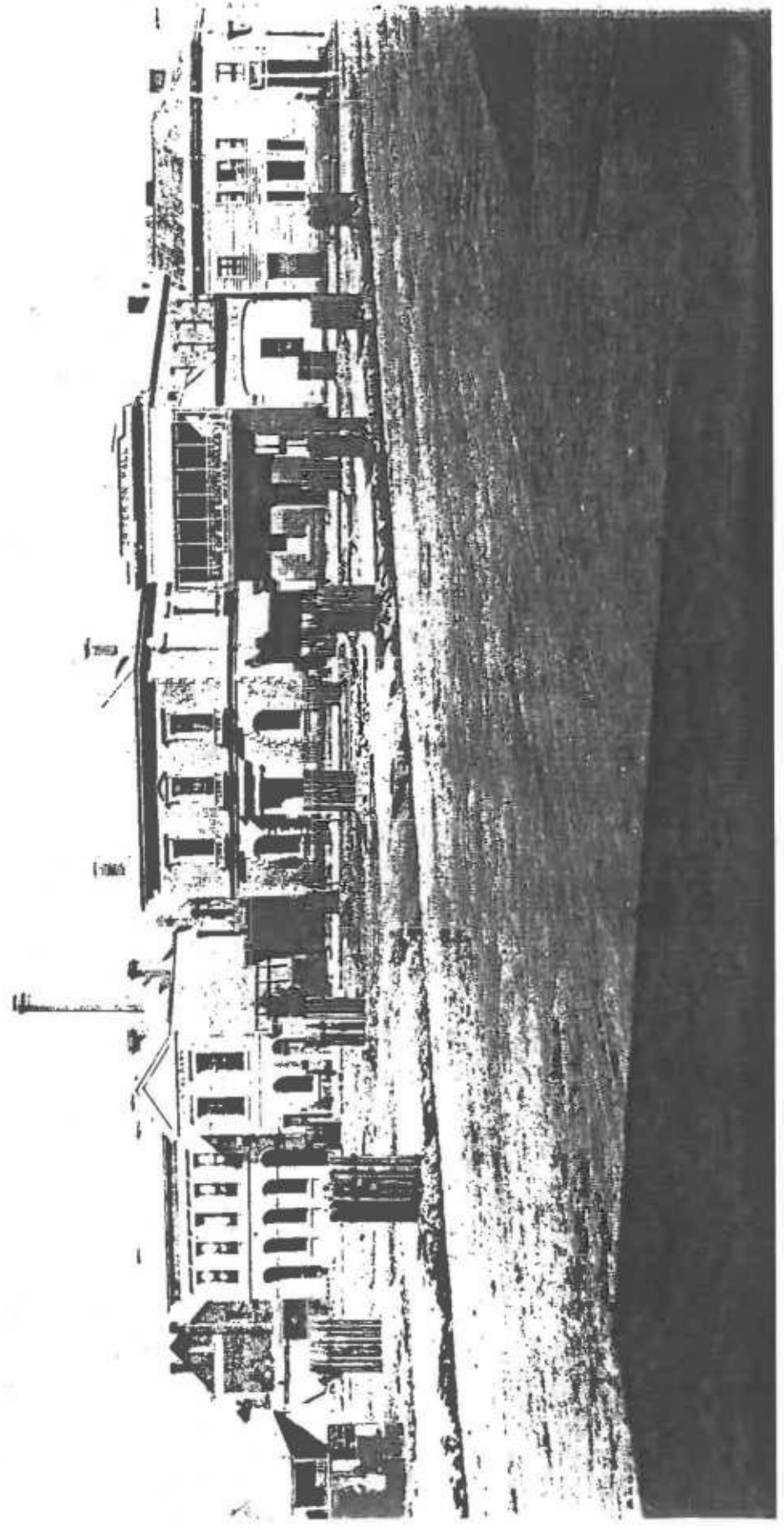


Photographed by G. W. Keeler.

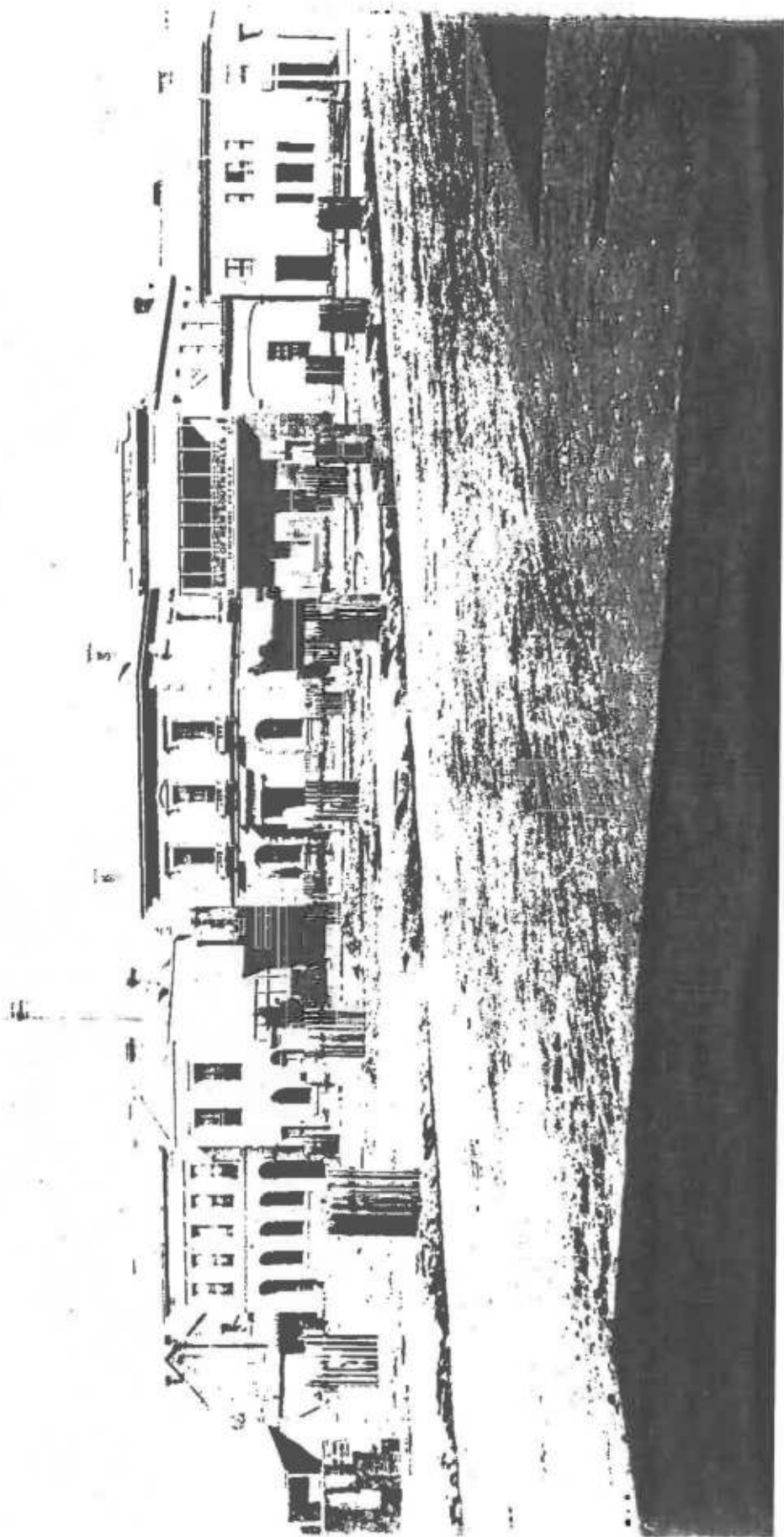
MARKET SQUARE WEST SIDE

Castlemaine, September 24th, 1861.

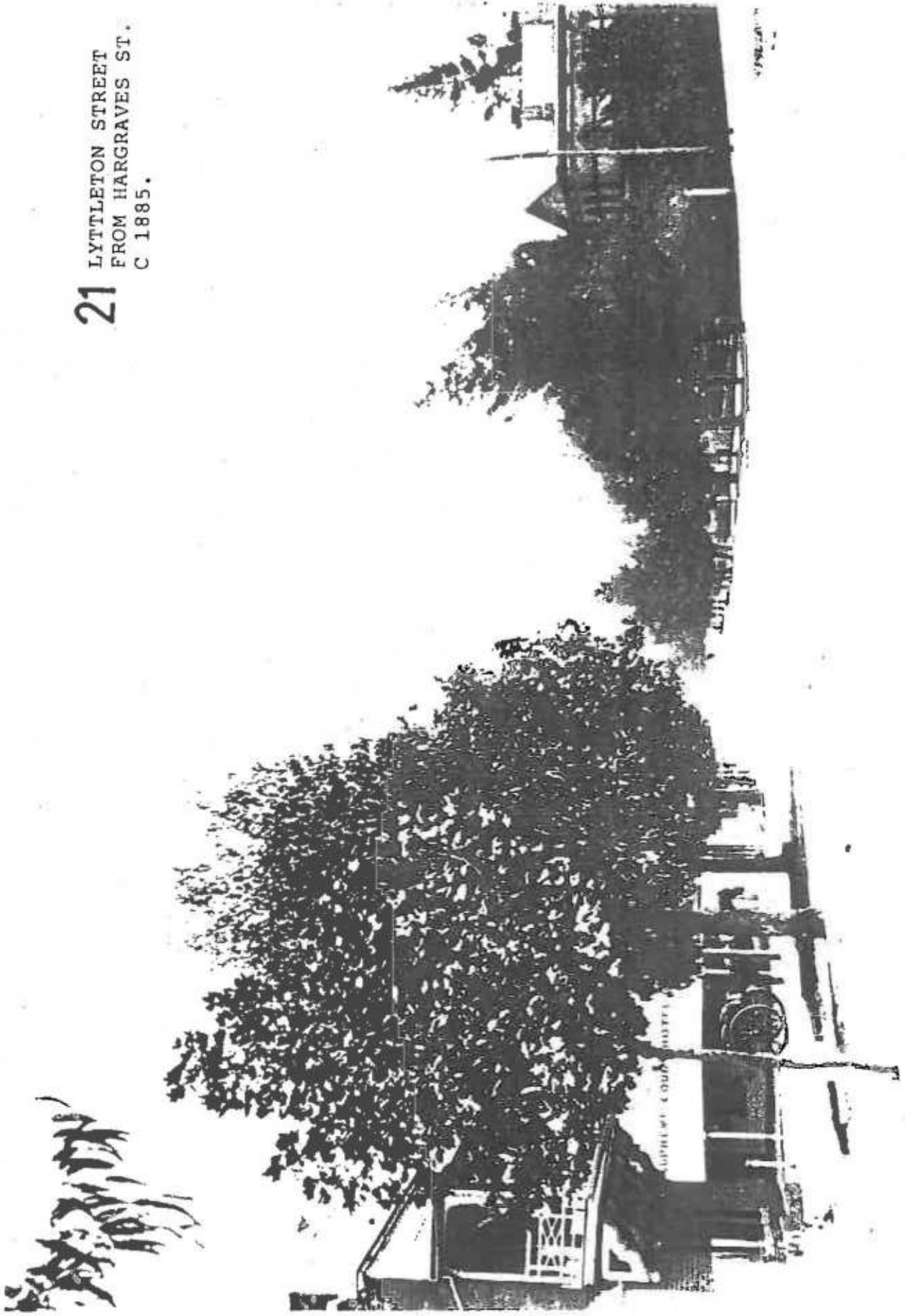
20 MARKET SQUARE WEST
FROM MOSTYN STREET
C 1866.



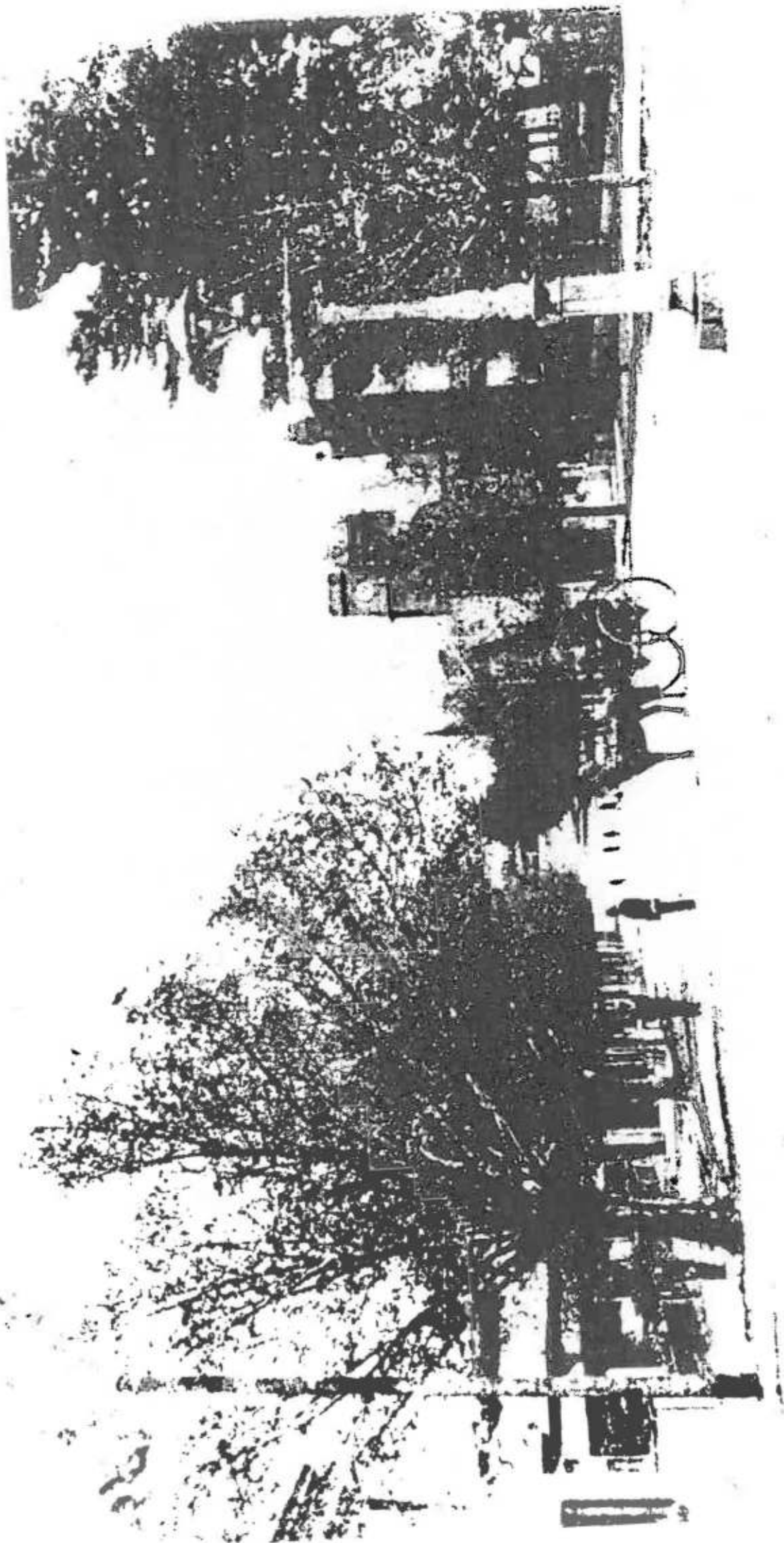
20 MARKET SQUARE WEST
FROM MOSTYN STREET
C 1866.



21 LYTTLETON STREET
FROM HARGRAVES ST.
C 1885.

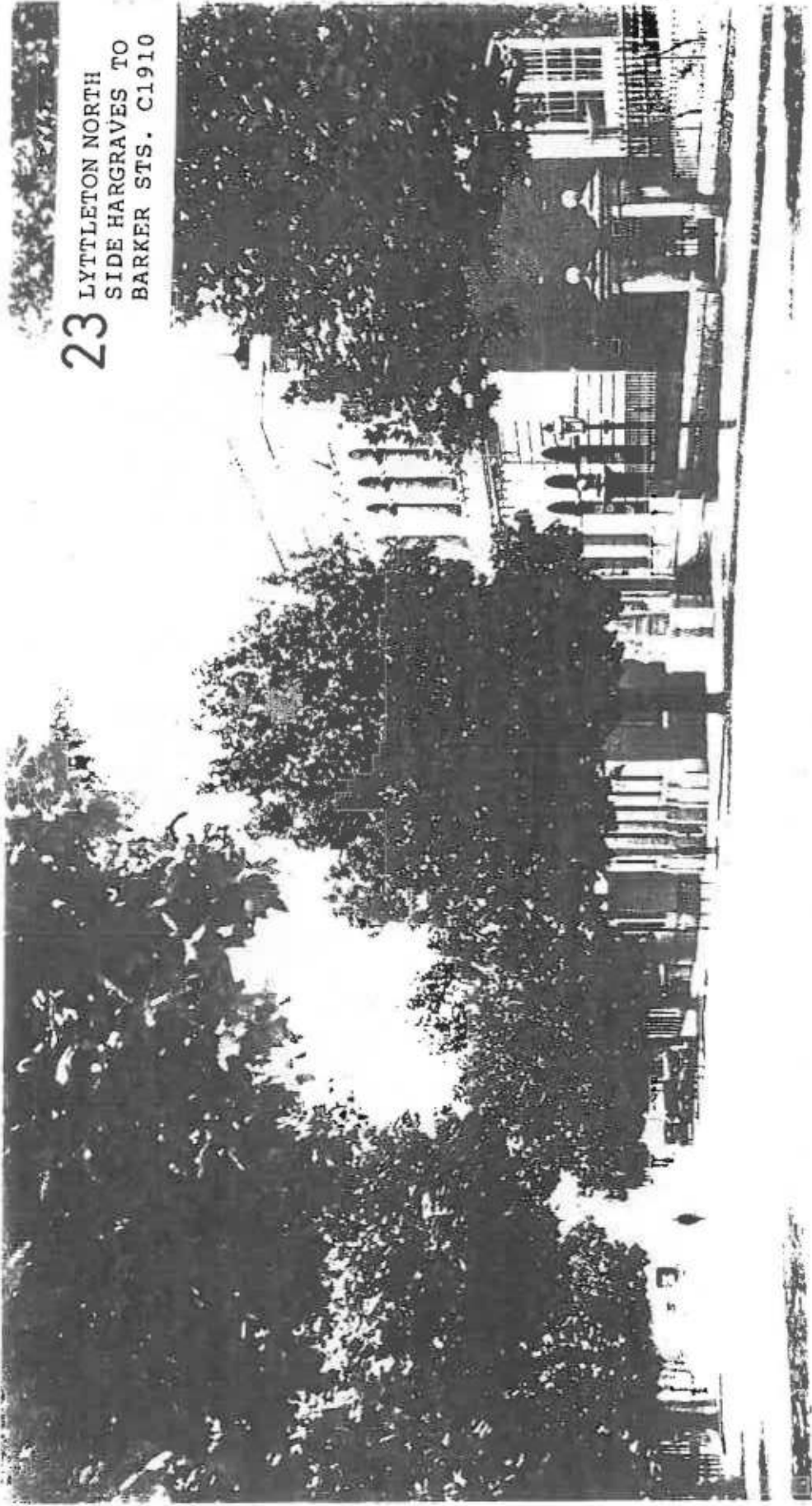


22 LYTTLETON STREET
FROM HARGRAVES ST.
C 1890.



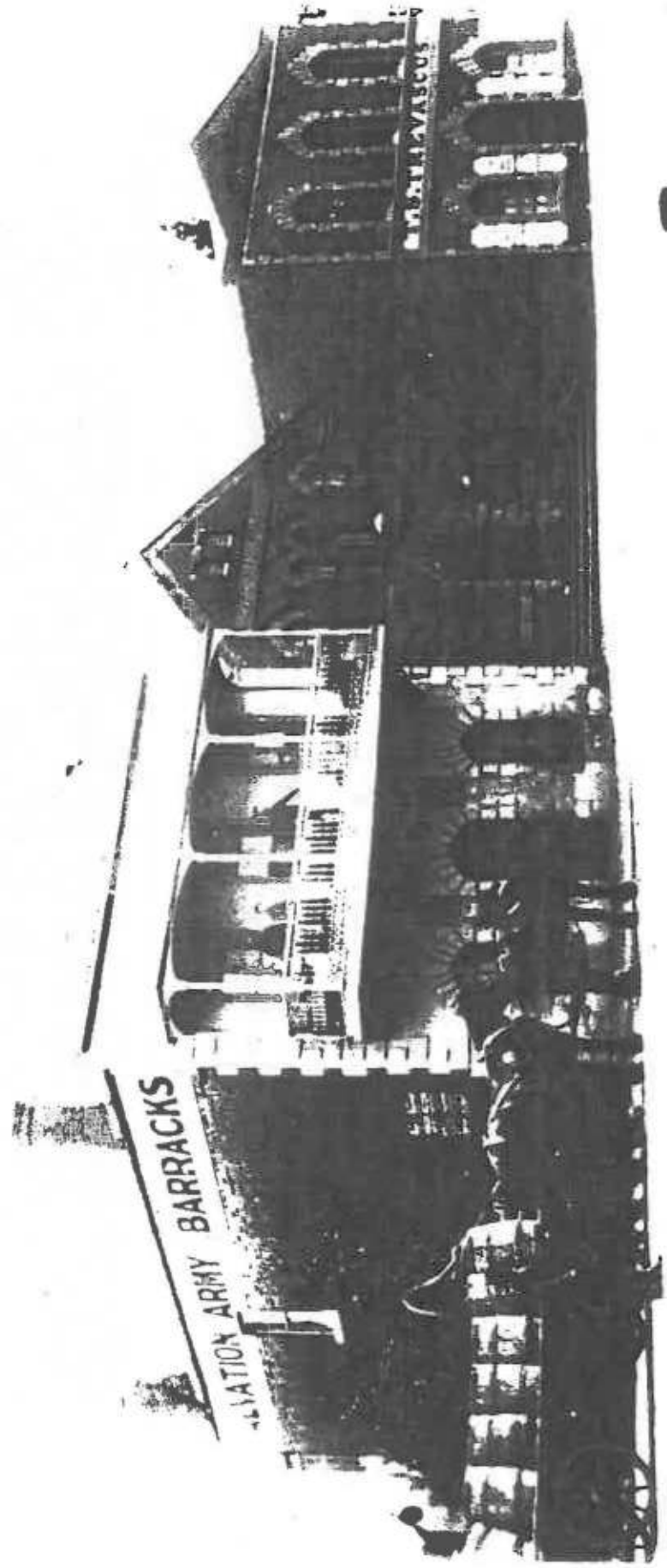
23

LYTTLETON NORTH
SIDE HARGRAVES TO
BARKER STS. C1910



7

24 TEMPLETON STREET
NORTH SIDE.
C 1890.



25 THEATRE ROYAL
HARGRAVES STREET.
C 1920.



**Explanation of
Data Sheets**

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