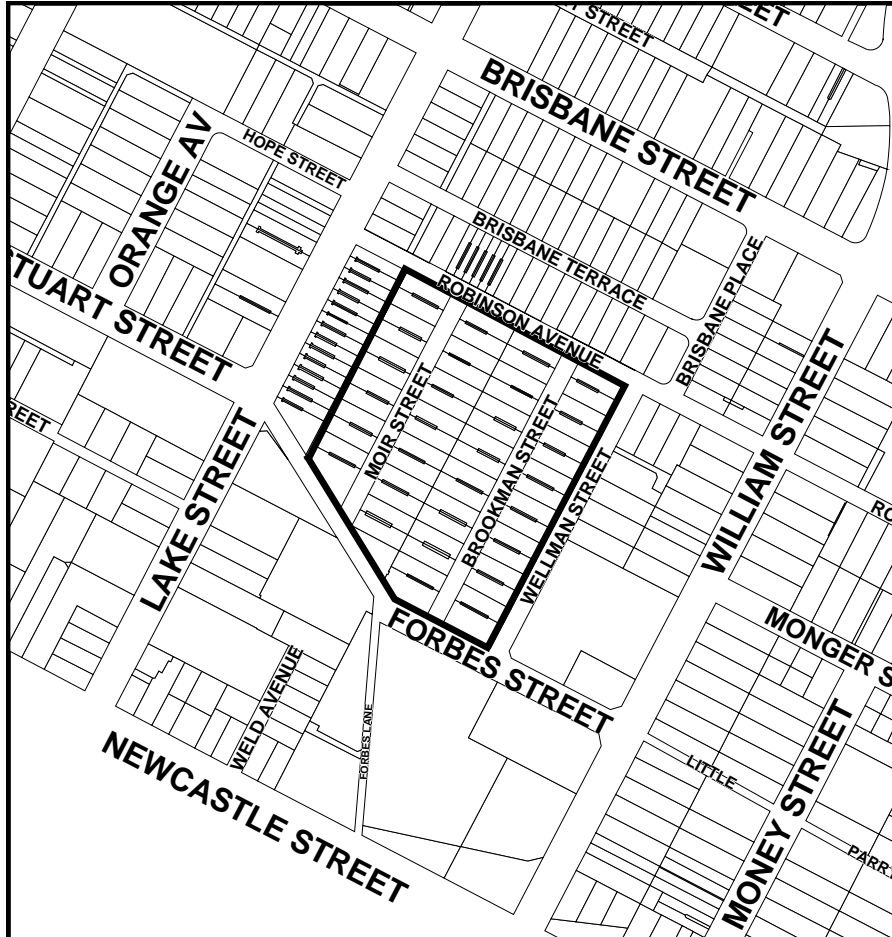


BROOKMAN AND MOIR STREETS DEVELOPMENT GUIDELINES



1. INTRODUCTION

The Brookman and Moir Streets area is a place of special significance. It is made up of two streets in Perth comprising 58 semi-detached residences and one detached residence in two variants of the Federation Queen Anne style, constructed of limestone and brick with corrugated iron roofs in 1897-98, during the Western Australian Gold Boom period for the Colonial Finance Corporation. Also, there is a shop at the corner of Moir Street and Forbes Street, built in 1940 for F. Glauder. The place has cultural heritage significance for the following reasons:

- 1.1 It is significant as a substantial section of the estate developed by the Colonial Finance Corporation in 1897-1898. This estate, including *Baker's Terrace*, was the largest estate of its type developed in Western Australia;
- 1.2 It is significant as an almost complete example of two late nineteenth century streets, where all the residences that comprise it built within a two to three year period in the late 1890s, in the wake of the Western Australian Gold Boom;

- 1.3 It is a significant series of streetscapes, of modestly scaled residential buildings in the Federation Queen Anne style of architecture. The visual cohesion of the Brookman and Moir Streets area is achieved by the repetitive scale, form and rhythm of the semi-detached dwellings. The sum total of the whole, notwithstanding the changes wrought through time, is visually homogeneous through its limited palette of materials;
- 1.4 It is unique in Western Australia as two streets in which a single basic design was utilised for all the residences, with the exception of Numbers 2 and 4 Brookman Street, which are grander variations of the same pattern used throughout the Brookman and Moir Streets area;
- 1.5 It is significant as a Brookman and Moir Streets area of residences built in the northern part of Perth in 1897-98, as residential accommodation expanded north of the original town site of Perth during the Western Australian Gold Boom;
- 1.6 Although some houses have been modified, the original structural uniformity of the streetscapes remains apparent, and as such, the Brookman and Moir Streets area is a significantly intact example of a late 19th Century housing estate;
- 1.7 It forms an integral part of, and contributes visually to, an important residential area of Perth, north of the Central Business District;
- 1.8 Due to the homogeneity of design of the residences, the considerable size of the estate and its relative intactness, it is unique in Western Australia;
- 1.9 It is valued by the local community as an area which retains the characteristics of a late nineteenth century streetscape, as an extant example of late nineteenth century residential accommodation and through the continued use of the individual residences as residential accommodation throughout the twentieth century;
- 1.10 The buildings contained within the Brookman and Moir Streets area are representative of working class rental accommodation from the late 19th Century;
- 1.11 The one-way thoroughfares and modest lot sizes of the semi-detached dwellings contained within the Brookman and Moir Streets area gives it a particular character and sense of enclosure; and
- 1.12 It is a landmark area containing modestly scaled semi-detached residential buildings in a form no longer constructed in inner-city residential areas.

2. AIM OF THE GUIDELINES

The aim of these Guidelines is to retain and enhance the significant and distinctive qualities and unified character of the Brookman and Moir Streets area. It is also intended that these Guidelines will assist owners who wish to upgrade their residences to accommodate modern living requirements, to extend them when required and to effectively conserve them.

The streetscape reflects over one hundred years of history. However, these Guidelines are not intended to encourage reproduction of style of streetscape, but rather, to manage change so that its significant qualities endure.

It is intended that all dwellings in the Brookman and Moir Streets area be retained and that remaining original planning and features be retained and conserved. Alterations and extensions to places will retain these features and qualities.

These Guidelines contain essential controls, discretionary controls, advice and encouragement. The following interpretations are to apply:

Essential Controls: are aimed at preserving the Brookman and Moir Streets area, as a whole and ensuring its integrity and these controls are not flexible.

Discretionary Controls: allow certain alterations to be made, provided it can be demonstrated that the application of the control will result in a good conservation outcome and be in harmony with the Brookman and Moir Streets area.

Encouragement: is a set of information that would assist in enhancing individual properties and the Brookman and Moir Streets area as a whole.

Advice: is offered as to the manner in which improvements can be made.

Please note: The City of Vincent can offer free advice on all heritage matters, that is appropriate design, colour schemes and materials, and it is advised that prior to consideration of any building works to contact the City of Vincent as soon as possible.

2.1 Objectives of the Guidelines:

- Maintain consistency of the streetscape and valued character of the area.
- To allow alterations and additions to interpret the heritage significance of the dwellings in a contemporary design approach, ensuring consideration is given to the existing built form, context of the streetscape, roof form, and public domain and building proportion in the new building design.
- To allow for future upgrade of infrastructure elements to consider the heritage character of the area.
- Access to sunlight and privacy where already existing should be maintained with particular attention to overshadowing, with regard to the 'Residential Design Codes'.
- Strengthen the settings of the front setback, side setbacks at the end of blocks and rear settings of dwellings to become more compatible to the heritage significance of the area. With importance placed on development adjacent to rights of way and Wellman Street.
- Ensure development along right of ways is compatible with right of way character and scale.
- Allowance for properties with secondary street frontage adjacent to 'Forbes Street' and to be assessed with reference to the unique location and as well as in conjunction with the development guidelines.

3. ALTERATIONS AND ADDITIONS

When alterations or additions are proposed, significant original external features must be retained and conserved. That is to say original roof-lines, gable details, gable vents, window arrangement, front doors, verandah features, awning lights, party wall niches, consoles and the like. Where original features have been removed or obscured, their reinstatement should be considered, especially where the losses are detrimental to the presentation of the place. That is to say intrusive features such as carports, solid high brick fences, high close boarded timber fences and concrete paved gardens should be removed, where the opportunity exists.

Original external features within the 'additions zone' (refer to Figure 3), such as the rear skillion additions are not intended to be retained or conserved.

While it is acknowledged that many internal features have been altered and extended under the skillion roof additions, many of these changes have improved the basic levels of amenity of the houses and living standards.

The level of change to the front rooms of the houses has been somewhat limited. The remaining original planning and fabric of these rooms should be retained and conserved and adapted only as much as is necessary and as little as possible.

Further change to dwellings will be required over time and it is important that when these changes occur, the integrity of the streetscape and architecture is retained. To ensure these qualities are maintained, no construction will be permitted within the front setback and no additions will be permitted that would be visible from within the public domain over the existing roofline. Public domain is taken to mean Brookman Street, Moir Street and Forbes Street, together with Robinson Avenue. The rear right of way and Wellman Street are not included in this requirement.

The public domain view is to be taken from the front property line on the opposite side of the road with a viewing height of 1.65 metres above the level of the pavement. In terms of drawn elevations this should be the line extended through the existing ridge height. New additions should not be visible through the use of this criterion.

The interface between corner end buildings and the secondary street (Forbes Street and Robinson Avenue) must be treated as being viewed from the front, with an eaves height limit to be the same as the main roof of the existing house facing the street.

Additions to the rear must be unobtrusive and meet the requirements of the Residential Design Codes. The City will exercise some discretion to achieve improved dwellings and good conservation outcomes.

The external appearance of many of the dwellings has been changed over time, either as a building maintenance response (render over brickwork and removal of decaying timberwork) or through changing fashion, relating to the changes in demographics. It is essential that further losses of original detail do not occur and that opportunities for the reinstatement of missing detail are encouraged, providing reinstatement can be properly carried out to conservation standards.

The Development Guidelines that follow will assist in managing change so that the Brookman and Moir Streets area retains its integrity.

4. ROOFS

The original roofs were constructed in Custom Orb profile corrugated iron laid in short-length sheets at a 30 degree pitch, with rolled hips and ridges and timber barge caps, Ogee gutters and circular down pipes. All metal was painted with a limited range of colours, including oxblood red and deep green, while exposed soffits to verandahs were painted the colour 'eau de nil' (a pale blue green).

4.1 Essential:

Roof Pitches visible from the street must match the existing roof pitches.

Rolled-top ridges, timber barge caps (not metal), with Ogee gutters and circular down pipes, are required when replacing roof details.

Television aerials, air conditioning and other fittings may be roof-mounted, but must not be visible from the public domain. Carports will not be permitted.

4.2 Discretionary:

Traditional profiling should be retained, other profiling such as 'mini-orb' or squared corrugation is not acceptable.

4.3 Encouraged:

When replacing roofs it is encouraged that the traditional Z600 Custom Orb profile sheeting, laid in short lengths are used. This emphasises the horizontal lines of the dwelling and continues a traditional roofing style and associated skills.

Colorbond finishes may be permitted to roofs. Deep red and deep green are the two colours that should be used as roof colours. Roof colours should match with the neighbouring attached dwelling, due to the historical nature of giving two semi-detached dwellings the appearance of a more substantial residence.

The reconstruction of missing gable fretwork, finials and other details to match authentic existing examples. Western Red Cedar is the best timber for this work.

4.4 Advice:

Replacement roofing may be laid in short sheet lengths to reproduce the original roofing style.

5. EXTERNAL WALLS

The front walls to dwellings were built with limestone footings, white tuck-pointed red stretcher-bond brickwork and stucco stringcourses and sills.

There was a circular louvered wall vent in the gable and cast-iron wall vents to rooms. The party wall had a blind niche on the verandah. Sidewalls were constructed with 'cut and struck' jointed stretcher bond brickwork. Verandah infill walls were built with timber studwork and timber weatherboard cladding.

5.1 Essential:

Remaining original features must be retained and conserved. Previously unpainted surfaces must not be painted.

5.2 Discretionary:

Previously painted and rendered walls may be repainted.

5.3 Encouraged:

Where renders have been applied, in the mistaken belief that it would resolve damp related problems, the damp problems should be properly addressed and render removed, where removal would reveal original fabric and would not cause more harm than good. Similarly, removal of paint to brickwork and stucco is encouraged.

Where changes are made to the front wall of the dwelling, reinstatement of limestone footings, white tuck-pointed red stretcher-bond brick work and stucco string courses and sills are encouraged.

5.4 Advice:

Where additions to the original dwelling occur, materials should be sympathetic to the existing fabric in finish, with some contrasting material to allow for the old and the new to be read without visual misunderstanding. That is to say material such as render, metal cladding, and weatherboard make suitable materials for rear additions.

6. FRONT VERANDAHS

The original front verandahs were pitched off a wall plate against the main dwelling and took a skillion format, bearing on a front verandah beam. The verandahs were open and timber floored, with a set of steps leading down to the garden.

6.1 Essential:

The open verandahs and decorative features must be retained and conserved in their original form where they still exist.

6.2 Discretionary:

Material that is damaged beyond conservation may be removed and the features reconstructed correctly to detail.

6.3 Encouraged:

The reinstatement of timber floors, the reduction of garden levels and reinstatement of steps is encouraged.

6.4 Advice:

Existing tiles can be replaced on existing verandahs on 'Latinized' houses, with the intention of the Latin style remaining.

For description of heritage styles refer to the full Heritage Assessment of Brookman and Moir Streets, which includes a detailed description of each dwelling.

7. WINDOWS

The original windows are single-pane double-hung sashes. A single window faced on to each front verandah, while pair of windows were located under the gable, with a sun hood over them. Most side windows were also double hung sashes.

7.1 Essential:

The retention of all original timber window features, including single-pane double hung sashes and sun hoods must be retained. Enlargement of openings and the use of aluminum windows is not permitted.

7.2 Discretionary:

Where original windows have already been removed and openings altered, changes may be made, providing the dominant proportions of the replacement are vertical.

7.3 Encouraged:

Where window openings have been enlarged or made smaller, the reinstatement of the original openings and opening treatments is encouraged.

Where security screens are required stainless steel mesh fly screens are highly advisable as illustrated by the City of Vincent's own heritage properties.

7.4 Advice:

Where windows are original and require replacement, the replacement windows should match the existing in all respects including materials, construction and glazing.

8. FRONT DOORS AND HOPPER LIGHTS

The original doors were simple four-panel doors with deep bolection mouldings. Most dwellings retain this feature. A hopper light was located over the door and this was either plain glazed, or painted with a pattern, or had stained glass lead lighting or etched glass.

8.1 Essential:

All original four-panel timber doors must be retained. Hopper lights shall not be removed. With the exception of Nos. 2 and 4 Brookman Street retaining their five panel front doors.

8.2 Discretionary:

Where original doors have already been removed, changes may be made, providing the replacement door is in keeping with the other changes already made to the dwelling.

8.3 Encouraged:

Where doors have been removed and replaced, the reinstatement of a door, to match the original design, is encouraged.

Where security screens are required stainless steel mesh fly screen are highly advisable, as illustrated by the City of Vincent's own heritage properties.

9. CHIMNEYS

The original roofscape featured a number of tuck-pointed brick and stucco chimneys. Most dwelling retain at least one of these chimneys.

9.1 Essential:

All original brick chimneys must be retained.

9.2 Discretionary:

Where original chimneys have been altered and simplified, these changes may be retained.

9.3 Encouraged:

Where chimneys have been altered or removed, their reinstatement is encouraged, in their original form.

9.4 Advice:

Chimneys within the additions (refer to Figure 3) are not intended to be retained or conserved.

10. EXTERNAL DECORATIVE DETAILS

The original design of the dwellings was distinguished by the treatment of the gables, with timber barges, barge caps, finials, pierced timber fretwork, fretwork verge closing boards, modillions, console brackets to gutters, and decorative cast-iron lacework. Many dwellings retain some of these features and some retain all of them.

10.1 Essential:

All original decorative details must be retained.

10.2 Discretionary:

Material that is damaged beyond conservation may be removed and the features reconstructed correctly to detail.

10.3 Encouraged:

Incomplete original features should be retained and conserved. Where decorative details have been completely altered or removed, their reinstatement to the original detail is encouraged.

11. FRONT STREET FENCES AND SECONDARY STREET FENCES

The original front fences have not been identified, but at the time these dwellings were constructed, typical front fence types were open picket and post rail and wire, with iron and wire gates.

11.1 Essential:

Brick fences above 750 millimetres will not be permitted. Open fences will not be permitted above 1.2 metres.

11.2 Discretionary:

Existing masonry fences built above 750 millimetres may be retained at a height of up to 1200 millimetres, providing that in the overall development context, other good conservation outcomes are achieved.

11.3 Discretionary:

Open fences are desirable and, while traditional patterns are encouraged, other open picket and palisade fences may be acceptable.

11.4 Discretionary:

Fences to the Secondary Street (Forbes Street and Robinson Avenue) can be considered to a height of 1.8 metres, subject to the implementation of at least two design features and compatibility of materials to the heritage significance of the area.

11.5 Encouraged:

Gardens with low picket, post rail and wire construction, or no fence are encouraged.

12. FRONT GARDENS

Front gardens are small and would traditionally have been planted with shrubs and roses, with flowerbeds of annuals and perennials.

12.1 Advice:

Traditional lawn, flowerbed and shrub or cottage gardens are encouraged. Large trees with large root systems and canopies are unsuitable for small front gardens. Layouts, other than the cottage garden style, are also acceptable, providing they are low scale, do not obscure the dwelling and do not impose adversely on neighbours.

13. CARPARKING

The original estate was laid out prior to the introduction of motorised transport. To protect the streetscape from being overwhelmed by vehicles, parking at the front of dwellings must be controlled.

13.1 Essential:

Garages and carports will not be permitted within the front setback of the area. On-site vehicle parking in the front setback is prohibited.

13.2 Discretionary:

No discretion will be exercised in this matter.

14. REAR GARAGES

Where rear access is available, it would be reasonable to contemplate rear garages to minimise the impact of vehicle parking on the streets and allow modern requirements to be met without compromising heritage values.

14.1 Essential:

Garages must only be accessible from the rear boundary and not involve the demolition of the rear water closet.

14.2 Discretionary:

The appearance materials of garages must meet the requirements of the National Construction Codes Series, but Council will exercise discretion in considering the range of finishes. Garages need not be built of the same materials as the houses.

Rear garage studios may be considered by Council for dwellings with rear access from Wellman Street and subject to meeting all other requirements, may be permitted on rear lot boundaries. Key amongst the other requirements to be met is the requirement for the studio garage not to be seen from the Brookman Street public domain.

14.3 Advice:

Due regard will be given to the Access and Car Parking provisions and requirements of the Residential Design Codes.

15. REAR WATER CLOSETS

Rear water closets were an integral part of the original development of the estate and their retention is important.

15.1 Essential:

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Rear water closets must be conserved and permission to demolish will only be given in exceptional circumstances.

15.2 Discretionary:

Council will only consider the demolition of water closets where retention is no longer prudent or feasible.

16. COLOURS

The original colours of the dwellings were drawn from a very limited palette. Houses that retain their original features sometimes retain strong evidence of the original colours. Paint scraping can reveal original colours and assist with making new colour choices. Most paint manufacturers have developed heritage colour ranges.

16.1 Discretionary:

Colour choice may be varied, but consideration should be given to the impact of a colour choice on the Brookman and Moir Streets area, as a whole.

16.2 Encouraged:

Houses that retain a high proportion of original fabric, or have been conserved and restored, should have traditional colour schemes, preferably based on the evidence of paint scrapes.

17. INTERNAL PLANNING

The original house plan has five principal rooms under the pitched roof and then a series of spaces under a skillion roof of the rear verandah. Many houses retain the essential elements of this plan and many of the features. The five front rooms and corridor of the house are an integral historical form under the original pitched roof.

17.1 Essential:

Nil.

17.2 Discretionary:

The original five front rooms and corridor of the plan form should be retained as well as any original features, such as fireplaces and doors.

Where change has already occurred, there will be no requirement to reinstate the plan form.

17.3 Encouraged:

Reinstatement of missing walls, fireplaces and the like is encouraged, where the evidence for reinstatement will allow this to occur in the proper manner.

18. DEMOLITION

The retention of the original house and many features is essential, and entire demolition of dwellings will not be permitted.

18.1 Essential:

Entire demolition of dwellings will not be permitted.

18.2 Discretionary:

Partial demolition of dwelling will only be considered in exceptional circumstances.

19. OPEN SPACE

Development should meet the performance criteria of the Residential Design Codes in regard to Open Space. As most dwellings in the precinct would not achieve the required percentage of open space on these lots due to historical development, it is essential that an outdoor living area is required. Due regard will be given to the configuration of outdoor living areas and the availability of existing open space, with particular reference to those dwellings with rear and secondary street vehicular access.

19.1 Essential:

Outdoor Living Areas are to comply with the requirements of the Residential Design Codes.

20. DEVELOPMENT CONSIDERATIONS

The City acknowledges the constraints of land development within the heritage precinct, and the following statements aim to achieve a balance between potential overdevelopment and heritage character.

Where overdevelopment facilitates conservation of original fabric the proposal will be assessed by the degree of possible congestion on the built environment and the impact of development on heritage values including all relevant considerations such as zoning, residential amenity and or/ environmental issues specified by the Town Planning Scheme and outlined in the relevant Policies of the City of Vincent.

This will be measured by discretionary control to allow new development and to allow a specific design response of each site (property), to demonstrate positive conservation outcome and contribution to the precinct.

To achieve the conservation goals and desires of the Council the following items will be given consideration within the heritage precinct. This is to achieve overall conservation objectives.

- Significant reduction in the open space provision
- Availability of land to accommodate parking
- Impact of the new development on the site as a whole
- Protection and conservation of the existing site
- The heritage significance of the site and context especially in terms of the streetscape and public domain
- Compatibility to neighbouring properties in terms of scale, bulk, height, quality of design, materials and refinement of details and craftsmanship
- Protection of valued residential amenity of the locality

21. URBAN INFRASTRUCTURE

Future upgrade of infrastructure elements such as: road and verge treatment, lighting, paving and public seating are required to be compatible with the heritage significance of the area and should not detract from the character of the precinct.

21.1 Intent:

Ensure that the design of new street furniture and utility services are to be sympathetic to the streetscape character of the precinct.

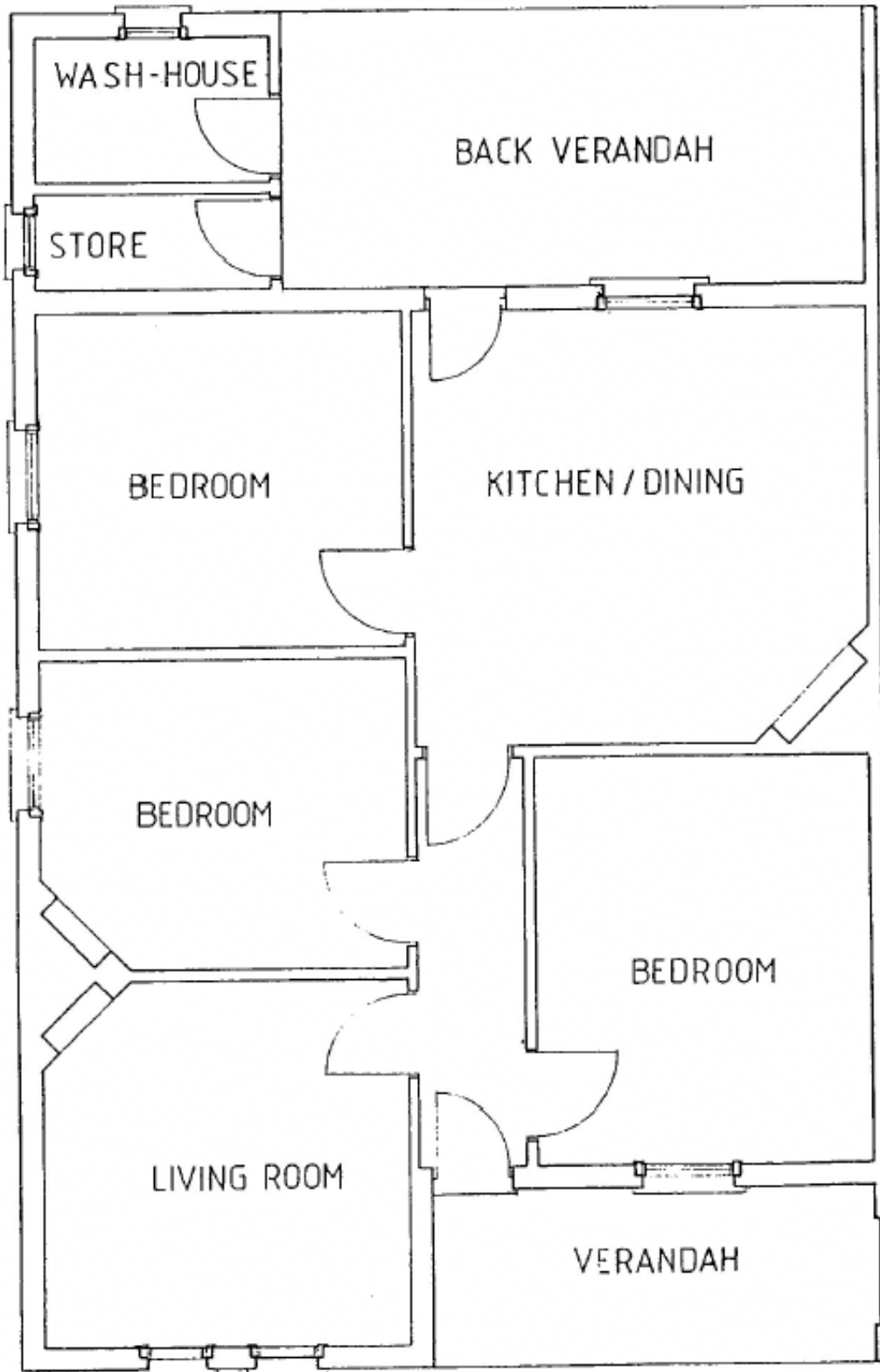
The design, scale and location of new or replacement street signs, street lighting or any other new street furniture should complement the streetscape character.

Roads, kerbs and footpaths should retain their current alignment and surfacing treatment should be consistent throughout the precinct.

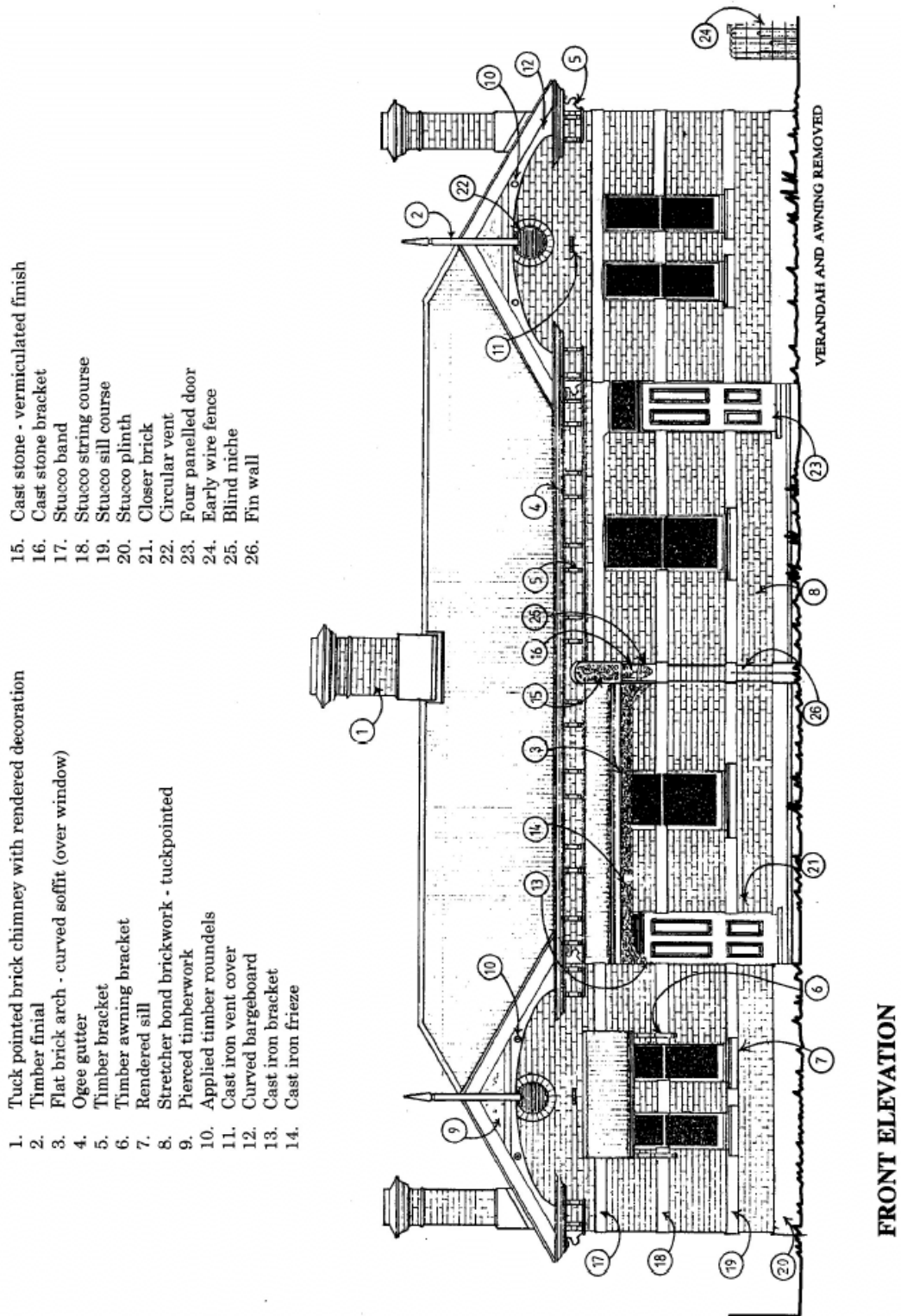
Traffic control and traffic calming devices should be located outside of Brookman and Moir Streets. Traffic management issues should be referred to the City of Vincent for consideration.

Consideration will be given to intrusive traffic signage being kept as an essential minimum where possible.

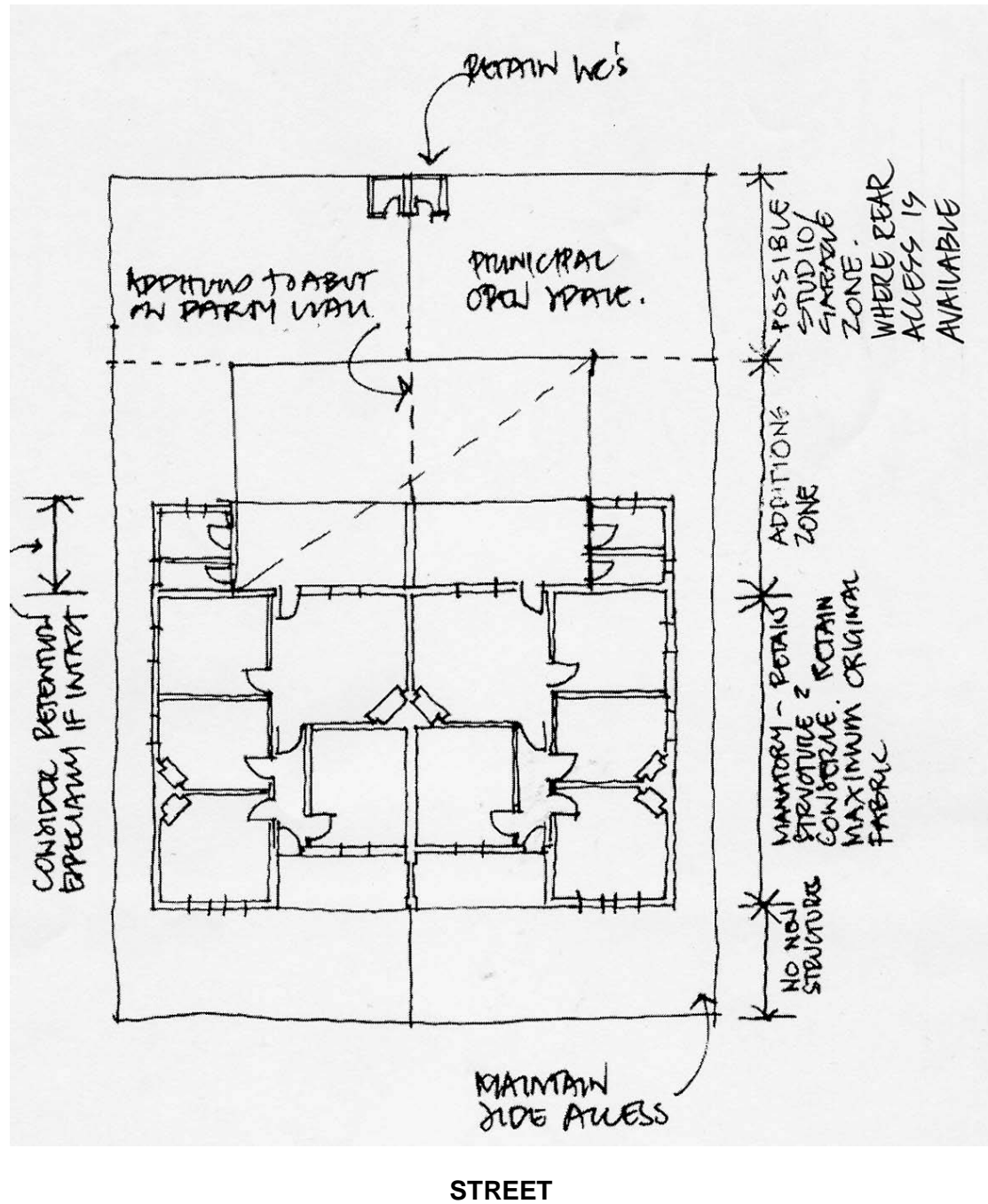
22. FIGURE 1 - A TYPICAL ORIGINAL HOUSE PLAN



23. FIGURE 2 - TYPICAL ORIGINAL FRONT ELEVATION FEATURES



24. FIGURE 3 - PRINCIPLES OF EXTERNAL EXTENSIONS



Note: Illustration only. Please refer to Guidelines text.

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