



GREYTOWN TOWN CENTRE HISTORIC HERITAGE PRECINCT & HERITAGE BUILDINGS

Guidelines to making changes to buildings in heritage precincts

This guideline applies to the heritage precinct of Greytown town centre. The aim of the guideline is to provide advice for those wishing to undertake additions, alterations, or major maintenance projects to existing buildings or new developments within this precinct.

THE VALUE OF HERITAGE PRECINCTS

The heritage precinct of Greytown adds to the character and charm of the town centre as well as increasing its value as a tourism destination. The maintenance and restoration of heritage buildings, as well as alterations/new developments in this area, should be sympathetic to this heritage character so that they add to the value of the streetscape.

BUILDING TYPES

Heritage building styles reflect the original building functions.

Churches	Setback from Street, detached building form
Shops	Timber, one or two storey, no setback, verandahs
Banks	Masonry facade, one or two storeys, no setback, classical detailing in facade
Public Buildings	Setback, classical detailing in facade
Residences	Timber, verandahs, setback from street Garages setback from house
Hotels	Timber, two storey, wide verandah/balcony

GETTING STARTED

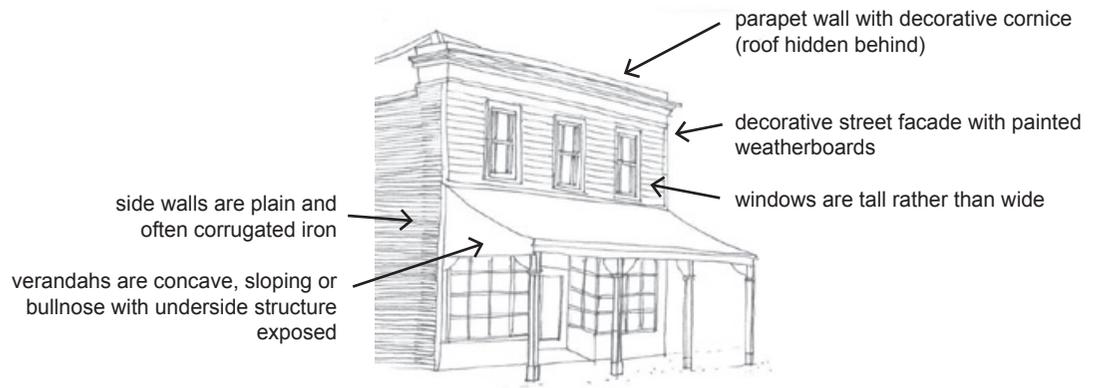
Before working on any design or building project, gather what information you can about the original building (materials, type, style, siting) to guide the character of alterations and additions. For more than minor alterations, it is advisable to consult an architect with the skills and experience of working with older buildings. Consider the character and form of adjacent buildings and the effect that the proposed building work will have on them.

ADDING TO THE STREETScape

The intention of the guide is not to require exact replicas of historic buildings with new developments but to encourage buildings that are sympathetic to the existing streetscape by drawing on the key elements of the heritage buildings that create the distinctive sense of place. Those key elements of the streetscape are listed below:

KEY ELEMENTS OF VICTORIAN BUILDINGS

- **symmetry**
- **decorative front/plain sides and rear**
- **shopfronts have verandahs**
- **parapet front wall**
- **use of 'lean-to' additions at rear**
- **windows, posts and other decoration evenly spaced**
- **signage incorporated into and not dominant of facade**



MATERIALS & DETAILS

Much of the character of the heritage precincts comes from the use of consistent techniques, materials, details and exterior finishes. While there are some variations, an essential feature of Victorian retail buildings is the use of painted timber cladding. The street facades of buildings are decorative, while the side walls are plainer, often in corrugated iron. Maintenance of heritage buildings should be consistent with the original and avoid the use of new materials (such as aluminium windows).



Alterations using materials and colours which are in keeping with the original building.



These shops express the individuality of their businesses, while managing to maintain the heritage qualities that contribute to the character of the streetscape.



The signage has been well incorporated into the verandah fascia of these shops.



Signage uses colours and lettering in keeping with the building's heritage style.

SIGNAGE

Business signage is used to attract patronage. However, the size, location and colours of signs can detract from the character of the streetscape. Obtrusive signage can hide the architectural features of a heritage frontage. When signage colours do not fit the heritage context, they draw attention from and degrade the overall streetscape. The size and choice of lettering should also be sympathetic to the style and proportions of the frontage. Signs which are located on the verandah fascia or the parapet wall in keeping with the style of the building fit best with the streetscape.

BUILDING FORM & SCALE

New additions or alterations to buildings on the street should respect the form and scale of existing heritage buildings. The vertical and horizontal modulations that were used on the facades of Victorian buildings help to establish their scale and create rhythm. Verandahs, bands of windows and decorative cornices were used to create horizontal modulation, visually providing a base, middle and top. Some buildings also have vertical modulation, achieved through the use of columns or pilasters which together with the spacing of windows creates rhythm as an essentially unifying feature of the streetscape.



The expression of floors (through horizontal modulations) scales this two storey building to the street. The pilasters and windows provide vertical modulation creating rhythm.



The renovation to the town hall, while contemporary in form, manages to pick up on the rhythm of verandah posts that typify the town centre. This approach is preferred to a simple mimicry of the facade in a new addition.