Penola

State heritage area: guidelines for development



Department for Environment and Water GPO Box 1047, Adelaide SA 5001

Telephone +61 (08) 8204 1910
Website www.environment.sa.gov.au

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SHA declared in 1997

The information in these Guidelines is advisory, to assist you in understanding the policies and processes for development in the State Heritage Area. It is recommended that you seek professional advice or contact the relevant State Heritage Adviser at the Department for Environment and Water (DEW) regarding any specific enquiries or for further assistance concerning the use and development of land. Being properly prepared can save you time and money in the long run.

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Penola State Heritage Area



1. Introduction

1.1 Penola State Heritage Area

South Australia's State Heritage Areas represent significant aspects of the State's rich natural and cultural heritage. The designation of a State Heritage Area is intended to ensure that changes to and development within the area are managed in a way that the area's cultural significance is maintained. Within the Penola State Heritage Area there are three individually listed State Heritage Places.

The Penola (Petticoat Lane) State Heritage Area was declared in December 1997 to recognise the historic significance of Petticoat Lane and the Woods MacKillop Schoolhouse, to past, present and future generations.

1.2 Purpose of Guidelines

These guidelines have been prepared to assist property owners who wish to carry out changes to places within the State Heritage Area. The guidelines identify the heritage significance of the area and provide guidance in relation to:

- When development proposals are required for approval
- How to conserve, maintain and repair historic buildings, structures and ruins
- Appropriate alterations and additions to historic buildings and structures
- Site and location of new development
- Change of use.

The Development Guidelines are a reference document, and all development proposals will be assessed on their merits through the development approval process.

1.3 Getting Approval

Where changes within the Penola State Heritage Area involve actions that constitute 'development' a statutory approval against the planning and building rules is required. An application for approval of development in or affecting the Penola State Heritage Area are lodged with Wattle Range Council. Note that exemptions that might apply elsewhere do not apply in the State Heritage Area.

For State Heritage Areas, 'development' as defined by the Development Act includes:

- Land division
- Change of use
- New construction
- Demolition, removal, conversion, alterations, additions and painting
- Signage
- Any other work that could materially affect the heritage value of the State Heritage Area

All development applications in the State Heritage Area that are lodged with Council will then be referred to Heritage South Australia in the Department for Environment and Water (DEW) for heritage assessment.

A checklist to guide you in preparing documents for a Development Application can also be found on the DEW website.

1.4 Seeking Heritage Advice

Getting the right advice on conservation methods is essential to preserving the heritage values of a place. If you are planning to undertake a development in the area, you are also encouraged to seek preliminary advice from Heritage South Australia or the Council.

For more detailed advice in relation to conservation issues, design advice for alterations and additions, property owners may wish to contact a suitably qualified heritage consultant. An experienced heritage consultant can help you plan the works and prepare the necessary documents required for approvals.

There are also various publications that are designed to assist property owners in planning conservation works and preparing a development proposal. They include:

- SA Guide to Developing State Heritage Places
- Heritage Impact Statement Guidelines for State Heritage Places

2. History and Significance

2.1 History

Penola was founded in 1850 at the cross roads of overland trade and communication between the lower South East and Adelaide, the sea port of Robe and the goldfields in Western Victoria. Alexander Cameron, a pastoralist pioneer had been in the area since the mid-1840s. His Limestone Ridge Station had grown in size, as had other stations in the district, and there was a need for tradespeople to provide services for the workers and their families.

Many intrepid pioneering men and women formed the community and built the town: Mother Mary MacKillop and Father Julian Tenison Woods established St Joseph's School; poets Adam Lindsay Gordon, Will Ogilvie and John Shaw Neilson; John Riddoch, who built Yallum Park and founded Coonawarra, and the Australian polar explorer John Rymill.

The State Heritage Area is centred around Petticoat Lane which extends eastward from the Woods MacKillop Schoolhouse. It preserves a unique snapshot of living conditions from the 1850s, not of the wealthy graziers, but of the workers and tradespeople and the families, struggling to survive.

An intact group of five cottages reflects the changing fortunes and the material conditions. The cottages are close to the Petticoat Lane. The land around the cottages once critical for food production and self-sufficiency, remain today as open space. A small cemetery marks one corner of the area. A backdrop of mature red gum trees frames the cottages.

In the 1980s the street became officially known as Petticoat Lane, a local name by which it had long been recognised, apparently because of its dubious reputation as a place where 'petticoats were lifted'.

The vacant land around the cottages was once intensively used for grazing sheep and milk cows with vegetable gardens and fruit trees, and remains as open space. Most of the clutter and fences has gone but a few old orchard trees and outbuildings remain as evidence of these earlier activities. This open space contributes to the historic township character.

Tourist activities like the Penola Festival and Lights on Petticoat Lane events provide tangible links with the past, and reminders of the area's history.

2.2 Significance

The Penola State Heritage Area was declared in 1997 with the following Statement of Significance:

The Petticoat Lane State Heritage Area is made up of small dwellings on large allotments and vacant allotments maintained as open space. The principal characteristic of the area is that of a turn of the century country lane. In addition the area contains the Woods Mackillop Schoolhouse which is considered one of the most significant sites associated with the life and work of Mary Mackillop, who has been beatified as a saint by the Catholic Church.

2.3 Character and Setting

Township

Penola township was established along a low limestone range that runs northwards through Coonawarra to Naracoorte and beyond. Prior to settlement the flats between the ranges were seasonal or permanent wetlands. This topography controlled the pattern of land-use, communication and development of the South East. Crossing the flats was difficult or impossible in winter, so overland travel and later roads, highways and railways followed the ranges.

Drains were cut through the ranges from the nineteenth century to reclaim the rich flats for pastoral and agricultural use. The ranges and underlying limestone provided a ready source of building stones, lime for burning and sand for mortar.

The cultural landscape of native grasslands, open grassy woodlands and majestic red-gum forests still frame the township and terminates the view looking east down Petticoat Lane.

Subdivision Pattern

Portland Street was originally the main north-south road through Penola to Portland and was surveyed to provide a generous carriageway. The Catholic and Presbyterian Churches acquired land and built their respective churches, halls and school abutting Portland Street. Alexander Cameron sub-divided the land to the west of Portland Street, this area eventually became the commercial centre of the township. Petticoat and Roden Lanes were relegated to the fringe of town, a factor that helped to preserve the area intact.

The land division pattern to the east of Portland Street is irregular. Roden and Petticoat Lanes are narrow road reserves that intersect at an arbitrary angle. The allotment side boundaries follow Roden Lane. The cottage allotments appear to have been cut out of earlier large allotments and were laid out around the pre-existing buildings. The northern boundary of Petticoat Lane steps in and out around these arbitrary lots.

The State Heritage Area demonstrates the original settlement pattern of Penola of small cottages on large allotments. The buildings along Petticoat Lane are located close to the street boundary. The hedges, fences and narrow roadway give the lane a strong sense of enclosure. The cottages are well spaced, separated by open spaces fronting the lane.

Documentary evidence of an early cemetery in a corner of the open space has been found.

Built form

Local hardwoods provided the first building materials. Trees were hand cut and split or pit sawn. Posts were set directly into the ground without footings, top and bottom plates were installed and the walls were in-filled with horizontal or vertical split slabs. Slab walls and partitions were battened to close the gaps or were lined with hessian, newspaper and later wallpapers.

Roofs were framed with bush poles, pegged or twitched with wire. Hand split shingles or bark slabs provided roofing. These were soon replaced—or covered over-with galvanised iron but can sometimes still be seen within the roof space.



Shingle Roof Visible in Roof Space

Later buildings were constructed of local limestone and sandstone using lime mortar. When sawn timbers became available, light timber framing on stumps replaced slab construction.

Sheet metal tiles were an early form of lightweight roofing that can be seen in the State Heritage Area.

Windows were timber-framed casements in the earliest buildings, followed by multi-pane double hung sliding sash windows. Many original doors and windows remain intact, complete with the fragile but original hand drawn glass panes and original hardware.

The historic buildings in Penola demonstrate the changing uses of local materials from red gum slabs to weatherboard to stone, from shingles to flat metal tiles to corrugated iron. The buildings are small in scale and have simple hipped or gabled roofs. These buildings demonstrate some of the earliest remaining uses of timber and stone construction techniques in South Australia.

The State Heritage Area includes three places that are included on the State Heritage Register, the Woods MacKillop Schoolhouse, Sharam's First Cottage and Sharam's Second Cottage, and one place on the Local Heritage Register, St Joseph's Convent. Other buildings, while not individually listed are integral to the area's character and significance.



Woods MacKillop School House



Bawcoodalyn



Sharman's First Cottage



Sharam's Second Cottage

Streetscape

Petticoat Lane has a rural character, with red gum kerbing and grassed verges, a narrow carriageway and metalled or white aggregate road surfaces. The close cottages, distinctive fences and hedges provide a strong sense of enclosure. Fences and hedges make an important contribution to the historic character of Penola and Petticoat Lane. Fencing of properties was a hallmark of rural towns, for the pragmatic need to keep stock in and wandering stock out.

The vistas down Petticoat Lane are important as they clearly locate the State Heritage Area on the 'edge of the town'. The line of sight also crosses Gordon Street to the park-like surrounding grazing land, in itself an important cultural landscape. The streetscape off Petticoat Lane has been restored over recent years with white aggregate road surfacing, red gum kerbing and underground power.

Roden Lane has a distinctive country lane character. It has a narrow limestone roadway which curves within the road reserve, grass verges and drainage swale. Avenue planting of lemon scented gums and bottle brush draw the eye down the lane.

Portland Street is the gateway to Petticoat Lane. Portland Street has a diverse character, with historic shops, residential, church and school buildings as well as contemporary homes and light industry.

Vegetation

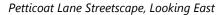
A few stately red gums have survived in the open space behind the cottages and oval. These trees provide a landscape structure and are a dramatic link with the pre-European past of Penola.

The remnant red gums contrast with the historic orchard and garden trees, cypress and cedar trees. Conifers, including Italian cypress and Lebanese cedar, make a strong contribution to the historic character of Petticoat Lane. These were planted close to the street frontage, and help to enclose and frame the streetscape.



Red Gums







Petticoat Lane Streetscape, Looking West

Infrastructure

Since the State Heritage Area was established, power has been undergrounded, cottages have been restored and the road and footpaths have been reconstructed.

Visitor interpretation signage has been installed and the Woods MacKillop Interpretive Centre have been built.

3. Conservation of Historic Structures

3.1 Conservation, Maintenance and Repair

The first step in conserving a building is to learn as much about the building as possible. Who lived there and how the place was used? Are there any old photographs in the local history collection? Research and analysis of the building allows the heritage value (cultural significance) of the place as a whole and of each particular part to be better understood. The heritage value will guide what repair work can or should be done and which work is most urgent.

Historic photographs, early rates records, certificates of title, local publications and heritage survey information can be of assistance in learning about the history of a place. Your Local Council or local historical society may have a local history collection to assist in researching. There are also online research tools, such as Trove and the Australian Dictionary of Biography.

Historical information, along with the physical appearance of the building, its built fabric, layout, former uses, its inhabitants and changes over time, provide an understanding of the place and how it evolved, so that informed decisions can be made about how to approach the conservation process. Even surface finishes can have heritage value: some early building timbers were hand sawn in a local sawpit. Each saw mark that remains clearly visible tells part of the story of the place. Overzealous restoration can inadvertently destroy the qualities of the place.

Structural safety is always the first priority, but keeping water out and away is essential for all buildings. Other risks to your building like fire or termites should also be considered and actively managed.

Before starting any work on older buildings, you should identify and address any hazards such as asbestos containing materials and lead paint. Almost all old paints contained lead. They present no risk while the paint is sound and is not disturbed. Lead is released into the environment when paint flakes off, is dry sanded, burnt off or is otherwise disturbed. All hazardous materials must be carefully and properly handled and disposed of to protect you, your family and the environment.

Suitably qualified heritage consultants can provide expert advice to guide the conservation of your place.

3.2 Replacement or repairs to roofs, gutters and downpipes

Care for an old building starts with the roof. Check for leaks and ensure that roof timbers are sound. If necessary, the roofing structure may be supplemented by installation of additional timber members of an appropriate species, profile and appearance.

Original or compatible roofing and rainwater materials should be used, including gutter and downpipe profiles to match the original, traditional profile rainwater heads and roofing materials

Buildings in the area were traditionally roofed with galvanised iron. A few early buildings still retain their timber shingles, but these were soon covered with iron. Flat iron tiles are a characteristic early roofing material. Several examples remain within the area.

Corrugated iron, originally available in 6 or 8 feet lengths was the most common roofing. Traditional roofing iron was galvanised by dipping in molten zinc to extend the base material's life. It has a characteristic crystal finish or spangle. The galvanised finish weathers over time to provide a visually appealing soft grey finish. Heritage galvanised corrugated iron is still available and ideal for re-roofing heritage buildings. Rust normally commenced where these sheets over-lapped. These may have been painted at a later date when rust became visible.

Replacement corrugated roofing may be galvanised or painted in traditional colours. On significant heritage buildings, short sheets with laps should be used, rather than modern full length sheets. Pre-coated (Colorbond) finish is not suitable.





Timber Shingles Under Later Metal Roofing

Iron Tile Roofing

Usually gutters were Ogee profile with circular downpipes, not rectangular. Ridge capping should be scribed. Timber or roll type barge cappings should be used. Fixing with tek screws is acceptable.

Traditional deep profile corrugated galvanised steel suitable for the long spans over verandahs are once again available. This is preferable to adding timber verandah framing.

Zincalume is not a suitable replacement for corrugated galvanised steel. It has an aluminium finish that does not weather so that it remains conspicuous. Introducing Zincalume as roofing material can damage existing galvanised iron materials and it can cause premature rusting. Zincalume is incompatible with lead flashings and lime mortar.

Chimneys are an integral feature of heritage buildings. They affect the interior, the roof and the streetscape. They are structurally important. Chimneys and fireplaces should be retained and restored. They should not be removed.



Rectory Chimney



Rainwater Tank

Where a box gutter is replaced do not replace like for like if the old gutter was too small. Box gutter should have a minimum width of 300 and a minimum freeboard of 100mm. They should have overflows both ends. Altering the roof framing to provide for an effective box gutter may be necessary.

Downpipes and rain water tank overflows must be connected to the street, to ensure that water does not pool against the heritage building. Rain water tanks that are visible from the street should be traditional corrugated galvanised iron circular style with a conical top.

3.3 Repairs to walls and chimneys

Original materials should be retained wherever possible or replaced or repaired to match existing. New materials should closely match the existing wall or chimney in material, colour, finish and durability.

Stone buildings in Penola were constructed with lime mortar and local bush sands. These are soft materials, but they will last indefinitely if protected from dampness and salt. Where there is a pathway for rising damp, the sacrificial lime mortar absorbs

any salt before it can crystallise and damage the stone or bricks. The lime mortar frets away and this protects the integrity of the stones and bricks. Fretting mortar is a sign that damp is present and the soft mortar is performing as intended.

Lime washes were regularly applied to assist the monolithic stone walls to shed water. Over the years a thick layer of lime wash can build up, giving a soft texture to the stonework. The interior walls of cottages were also lime washed.

It was common in the past for fretting mortar to be 'repaired' using cement, in the mistaken belief that the old mortar had failed. With rising damp cement mortar causes the salt to attack the bricks and stones. Cement mortar forces dampness higher and higher up the wall and makes the problem worse.





Removing Cement Render

Undersetting

- The first priority where salt damp is present is to identify and remove the sources of dampness, which can include:
- Concrete paving or concrete floors laid next to stone walls. Concrete keeps the soil damp. The dampness then wicks up the wall if there is not a damp proof course.
- Leaking or overflowing gutters, downpipes, rainwater tanks, drain, pipes or taps.
- Soil, gardens or paths built up against the wall.
- Land sloping towards the building.

Cement repairs and cement render should be carefully removed. They should be replaced with soft lime mortar so the building can again 'breathe' as intended. Chemical injection or undersetting are more intrusive and expensive and should only be considered after the site management and lime mortar repairs have been done

3.4 Repairs to windows and doors

The design and construction of windows, doors and shopfronts is a good indicator of the age and use of a building.

The original configuration of timber windows and doors to the principal building elevation and others visible from the street should be retained and conserved, or reinstated where missing. Replacement elements should match existing in terms of their material, size and profile. Repair of original windows and doors is preferred wherever possible.

Aluminium or plastic windows are not appropriate. Older buildings often retain the original casement sashes. Some buildings in the area have true double hung windows with both sashes operational; the top window sash slid down to provide ventilation whilst maintaining a level of privacy (and security) at the lower level. Reinstating the top sash to an operative condition with window locks should be considered.

Old blown glass, where it is intact, has great value and should be carefully retained.

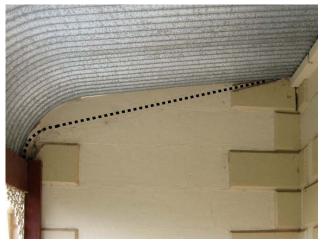
Traditionally, plain iron bars were fixed to windows to provide security. New security window bars, timber screen doors or metal security doors should be of an unadorned and traditional style. Using toughened glass to reglaze original windows is an unobtrusive method of providing an additional security. Externally mounted expanded metal mesh security door and window grilles, external roller window shutters or canvas roller shades are not appropriate.

3.5 Repairs to timber flooring

Original timber floors are of great value, but where they are worn or have previously been sanded they can be damaged beyond repair by excessive sanding and application of modern synthetic finishes. A light sand and oil finish may be all that is needed to keep an old floor going for many decades to come.

Early timber floors and verandahs in Penola were of sawn hardwood boards. Many of these remain in service. Close examination of the surface can reveal the uneven swarf (saw-marks) that result from hand-sawing in a pit. Later machine-sawn boards from the mobile bush steam sawmills had a regular circular swarf.





Circular Sawn Timbers

Physical Evidence of Bullnose Verandah Profile

The texture and patina of these timber surfaces is irreplaceable evidence. Sawn boards should never be sanded flat or coated with modern polyurethanes. They should be cleaned and oiled.

Later timber floors were of machined tongue and groove flooring, usually Baltic pine.

3.6 Verandahs

Verandahs provide a transitional space for dwellings and were common in South Australia from the 1860s-1920s. Common profiles used are concave and bullnose.

Verandahs should be repaired and reconstructed to their original form and detailing. Replacement verandahs should be based on photographic evidence and marks or fixing points where found on significant buildings.

Bullnose profiles should closely match the original profile. A fat bullnose will look wrong and will spoil the building. The original iron should be used as a template, or evidence of its shape can often be found on the stonework, and a template can be made from this.

Verandah roofs should be clad in galvanised corrugated steel sheeting and supported by chamfered timber posts. Verandahs should be designed in proportion to wall height.

3.7 Paint Colours

In South Australia, paint colours on older buildings were typically limited to the decoration of timberwork, as walling was commonly stone in material.

Traditional buildings in Penola appear their best when painted in an appropriate colour scheme using colours commonly available from that period. Changes to the external colours of a building in the State Heritage Area require Development Approval.

Original colour schemes should be established through paint scrapes, historic photographs and documentary evidence. If undertaking paint scrapes, select an area where the original paint appears to be intact, usually a protected area such as under the eaves or the back of a verandah post. Areas that are away from the direct sunlight provide a truer rendition of the original colour. Early colour schemes were sometimes quite adventurous and when correctly applied to a building can be outstanding.

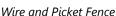
The build-up of many paint layers is part of the patina and texture that give value to heritage buildings. Paint layers can be retained if the substrate and adhesion is sound. Stripping back and polishing architectural elements and fittings should be avoided, particularly if originally intended to be painted, such as skirtings and architraves.

Common to all eras, paint colours were selected to either match or contrast with the predominant stone colour of the building. Reference should be made to the DEW publication on the *Painting of Older Buildings in South Australia* for detailed advice and period colour schemes by companies such as Solver, Dulux and Haymes. Reference to heritage paint ranges developed by paint companies outside of South Australia should be avoided, as colour fashions varied state to state.

3.8 Fences and Gates

Original fences and gates should be retained and conserved, or reinstated where possible. Where evidence regarding the original fence is not available, a fence reflecting the era of construction of the heritage building should be considered. Fences were generally built from hardwood and wire. Hedges are also used in the area to provide a strong sense of enclosure for properties.







Timber Fence and Hedge

4. Guidelines for New Development

4.1 Desired Character

Individual buildings and places in Penola have historic merit and their own appreciable characteristics. The overall layout, pattern and type of buildings also form a distinctive and historically significant townscape character. The primary objective is for development that conserves the heritage value and historic character of the Penola SHA. This requires the retention and conservation of all of the land, buildings, structures, original settlement patterns and landscape elements within the Area that contribute positively to its heritage value and historic character. Development should also support the cultural and religious significance of Penola.

There is limited scope for new development within Penola. New development is only supported by the Development Plan only where it will contribute to the heritage character and will protect the historical and cultural significance of the area as a whole.

'Heritage style' buildings are not appropriate in the area. Replica heritage buildings that use design features from other places or periods would compete and distort the site specific and unique heritage character of the area. The same applies to heritage trims like decorative quoins, aluminium lacework or precast fence piers.

The Wattle Range Development Plan divides the State Heritage Area into 16 Precincts, with a description and set of detailed Guidelines, specifying the desired character for each Precinct.



Precincts within the State Heritage Area (Not to Scale)

- 1: Woods MacKillop School House
- 2: St Joseph's Church
- 3: Bawcoodalyn
- 4: Mary MacKillop Memorial School Oval
- 5: Site of Murrels
- 6: Sharam's Cottages
- 7: Private House and Vacant Land
- 8: Private House
- 9: Former Rectory
- 10: Vacant allotment
- 11: Site of Kirkgate and vacant land
- 12: Wilson Cottage
- 13: Gammon Cottage
- 14: Private House
- 15: Vacant allotment
- 16: Sherdington's Cottage

The Woods MacKillop School House State Heritage Place#12701, the first Sharam's Cottage State Heritage Place #10273 and second Sharam's Cottage State Heritage Place #16683 are individually listed as State Heritage Places. The Guidelines are summarised as follows.

Preserve buildings

- The fabric, setting, exteriors and interiors of existing buildings should be actively protected and conserved. No internal changes, structural alterations or additions should be made. Original external materials and finishes of the cottages should be maintained.
- The existing building on Precinct 15 may be removed or altered.





Gammon Cottage (Galvanised Roof)

Sherdington's Cottage

Future development

- New development should be separately identifiable and should not dominate or imitate the existing buildings. New buildings should be visually compatible with the existing historic buildings on the site.
- New building development should be set-back at least 10 metres from Petticoat Lane and should address the Lane. A
 new building may be constructed on the historical footprint of an earlier building. Development should be sympathetic
 in siting, scale, form, colours, and materials and landscaping with existing heritage buildings and the historic character
 of the State Heritage.
- Additions and external alterations should be set back from or behind cottages. Sheds and outbuildings should be setback at least 8 metres.
- Uses should be compatible with the historic character and condition of the fabric of the buildings.
- Off-street car parking should be located to the rear of buildings, so that views to buildings and the historic character of Petticoat Lane are maintained.

Landscaping & fences

- Landscaping should provide an appropriate setting to each building, amenity to the spaces between buildings and should reinforce the historic country town character of the precinct and reinforce the distinct character and identity of each of the historic buildings and of the Church.
- Appropriate fencing, hedges and landscaping should be maintained in the front gardens. Land at the rear of properties should be retained as landscaped open space. Historic features should be retained and reinforced. Mature, ornamental and orchard trees and hedges should be retained. New plantings should follow historical evidence for species and locations of trees.
- Planting to the Oval along Petticoat Lane should be of large deciduous trees or conifers to replace the existing native vegetation. The row of red gums on the eastern boundary should be retained, and other planting should be informal in character and should utilise indigenous tree species or the deciduous trees and conifers.





Red Gums and Post and Wire Fence

Landscape Backdrop



Fences Around the Oval

Interpretation & signage

- The historic significance of the Sharams, Wilson and Gammon Cottages and the Former Rectory, should be interpreted. The history of 'Kirkgate' should be interpreted on its site.
- Signage, interpretive materials and visitor facilities should not intrude on the historic fabric or character.
- The former cemetery site at 'Kirkgate' should be fenced and interpreted.

4.2 Land Division

Land division in the State Heritage Area demonstrates the original settlement pattern of Penola with small cottages on large allotments. The land division pattern to the east of Portland Street is irregular. Roden and Petticoat Lanes are narrow road reserves that intersect at an arbitrary angle. The allotment side boundaries follow Roden Lane. The cottage allotments appear to have been cut out of earlier large allotments and were laid out around the pre-existing buildings. The northern boundary of Petticoat Lane steps in and out around these arbitrary lots.

The existing pattern of land division in Penola is part of its heritage value and should be maintained.

The narrow frontages are characteristic of the locality. Allotments should not be amalgamated to achieve wider frontages. Buildings should not be built over several allotments.

4.3 Change of Use

The best way to conserve a heritage building or structure is to use it. Any change of use should aim to retain a place's historic character, retain a sense of its original use, conserve significant fabric, but it may also include the sensitive inclusion of new services and alterations to make it functional and sustainable.

A place's adaptive reuse should consider whether traditional materials are reused in place of new materials. Some traditional materials may be more expensive than modern materials, but they may last longer and be more environmentally friendly.

Some interior fabric of a place may be significant and important to retain when adapting a place, such as joinery and fireplaces.

4.4 Site and Location of New Development

Development should utilise the existing building stock in preference to new buildings. Development requiring major new buildings should not be encouraged, but may proceed if it can be shown that the visual impact upon the area will be minimal. No building should take place between the front street boundary and existing buildings of heritage value with the exception of repair to or replacement of original elements or features.

The setback of new buildings from the street frontage should match that of heritage buildings in the immediate locality. The setback of buildings from side boundaries determines the spacing and pattern of building in the street. Carports and garages do not form part of the heritage streetscape. New car ports and garage structures should be set well set back from the street to minimise their visual impact.

Where the historic cottages are built to side boundaries with gable parapet walls; adjoining new development should follow this form and pattern.

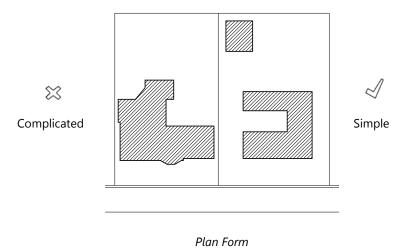
4.5 Scale and Form

The form of new residential development should be consistent with the typical scale and proportion of contributory buildings. New development should match the height at the eaves line of adjacent contributory buildings and be consistent with the predominant eaves and ridge heights of other contributory buildings within the street.

These contributory buildings should guide the form of new dwellings, including height, roof pitch, number of windows, their proportion and location, door openings and general massing of the building.

Buildings in the area mostly consist of a simple plan form. Bay windows are not appropriate in Penola.

Infill development in this Area should adopt this simple layout. A simple plan does not only mean a small building form area. A large floor area can be achieved by utilising a series of simple, connected plan forms. It is critical to design the plan form as a response to site conditions and street character.





4.6 Alterations and Additions

Additions to an existing building can form part of the overall conservation strategy by making the place more useable.

Where appropriate, extensions to the simple style of cottages found in the area should be simple and sympathetic in design to the original dwelling. The nature of the cottages traditionally dictated that extensions were built to the rear of the building.

New extensions should follow this pattern. Additions should be clearly identifiable from the original building. Pseudo-heritage additions are not suitable.

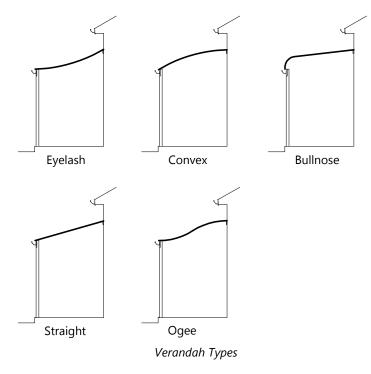
Extensions to existing dwellings should maintain the scale and mass of the original section of the house. The design of these additions should be undertaken in a sympathetic manner, and the form should follow either a lean-to construction or semi-detached addition. The roof form should follow that of the existing dwelling. Roofs extending less than 4.0 metres from the main building may be skillion. Longer skillion roofs are not appropriate.

The principal roof form within this area is hip roof construction, clad with corrugated iron. Roof pitches are generally between 30 and 40 degrees. Principal roofs on new buildings should reflect this dominant characteristic. Roof forms should be simple in design.

Where an asymmetric floor plan is proposed, a gable wall to the projecting room within the front façade may be appropriate. Roof tiles or heavy weight materials are not appropriate.

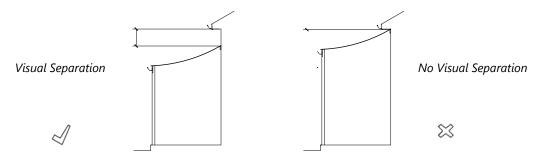
New dwellings should include verandahs to the street front that reflects a modern interpretation of the verandah form similar to adjacent contributory buildings. Reproduction of historic decorations such as pseudo-cast iron, Dutch gables and finials to suggest a 'heritage' appearance is inappropriate.

Verandahs should follow traditional forms in terms of design. Profiles most commonly used are concave and bullnose.

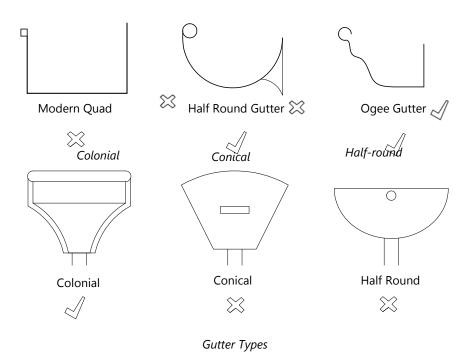


Bullnose profiles should closely match the original profile. A 'fat' bullnose will look wrong and will spoil the building. The original iron should be used as a template. Even when the original is no longer present, evidence of its shape can often be found on the stonework, and a template can be made from this.

Verandahs should be clad in corrugated iron, which can be painted or pre-coated in traditional colours, and supported on chamfered timber posts. Verandahs should be designed in proportion to wall height.



New gutters should be simple in profile and similar to original profiles used within the Area. Common gutter styles are Ogee and Half Round. Modern profiles are not appropriate. Downpipes should be circular, not rectangular.



A traditional rainwater head should be used to terminate box gutters. The size of the rain head needs to be matched to the scale of the building. A 300mm rainwater head is suitable for cottages.





Gutter Detail

Outbuilding

4.7 Carports, Garages and Sheds

Nineteenth century cottages did not have carports or garages so these elements do not form part of the character of Penola. Unsympathetic pergolas, carports, sheds and garages could devalue both the appearance of the individual dwelling and area.

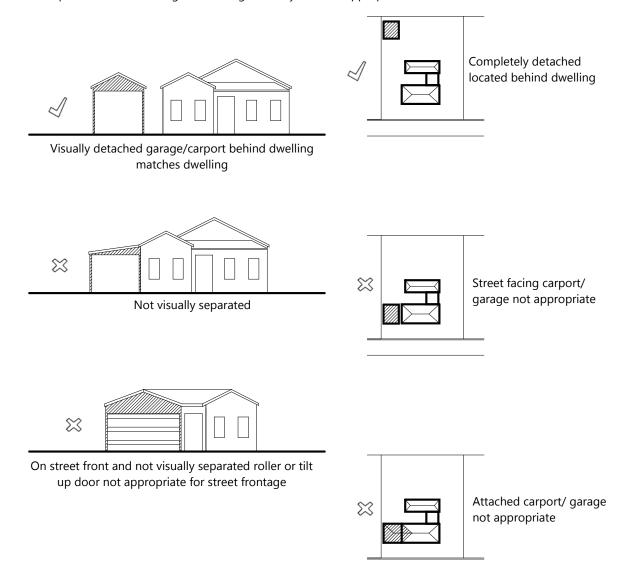
The construction of outbuildings must be considered on an individual basis for each dwelling. No standard design will suit all situations, however, the following broad guidelines apply. Standard generic designs generally require modification to be suitable in Penola.

Outbuildings should be constructed to reflect, in a simplified version, the architectural style of the dwelling and locality. Typically, roof materials and pitch should match that of the house.

No carport, garage or shed should be constructed in the front yard. They should not obscure the view of the house, or disrupt the consistent streetscape character.

Garages and sheds should be completely detached and located behind the main dwelling. Carports should be set well back behind the façade of the dwelling.

Roller or tilt-up doors to carports on street frontages or closing driveways are not appropriate.



Placement of Carport/Garage

On infill development, garages should be detached and set well back from the front of the dwelling to prevent intrusion onto the streetscape. Garage roof forms should be visually separated from the main roof.

Carports and garages should be single vehicle width, up to 4.5 metres roof span and a simple gable or hip roof form. Double garages are not suitable. They are too bulky and intrusive relative to the small scale heritage buildings in the area.

Wall heights should be less than that of the dwelling and should generally be not more than 2.7 metres. The roof pitch for garages and carports should be 20°–25°.

Wall cladding should be corrugated profile. Galvanised and pre-coloured finishes are suitable. Zincalume, square profile wall cladding and fascia gutters are not appropriate. Rendered (texture coated) cement sheet is not suitable.

A verge overhang should be used with gable roofs. This is a small space between the gable wall and the barge boards.

Barge capping should be roll type. Barges and fascias should be painted timber.

4.8 Materials, Finishes and Colours

Materials for new buildings used should complement the predominant character of State Heritage Area. Traditional building materials consisted mainly of limestone (often lime-washed), galvanised corrugated iron roofs and timber barges, fascias, doors and windows.

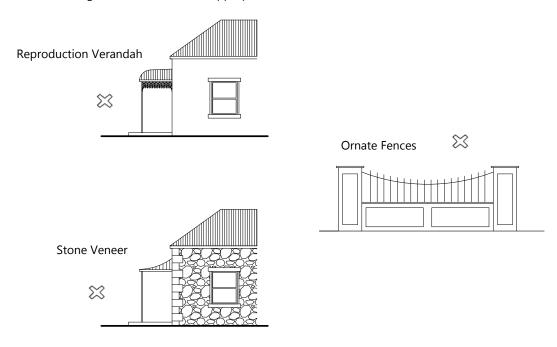
New buildings should not slavishly replicate traditional building details. So-called heritage features, such as imitation bluestone (slate veneer), reproduction cast iron decoration, false glazing bars and leadlight to principal windows, are inconsistent with the historic character of the area.

The aim should be to complement the dominant colour and texture of the materials of heritage buildings in the area. Use simple materials such as natural render, brick or corrugated galvanised iron (not Zincalume).

Suitable masonry finishes include appropriate face stonework or cement rendered brickwork. Face block-work, fibre cement sheet or texture coated render finishes are not suitable. Weatherboards should be of timber.

New walls of extensions to buildings may be stone to match the original part of the building, or alternatively may be framed walls clad in corrugated galvanised iron or timber boarding or may utilise other appropriate traditional methods of construction for the area.

New roof cladding, finishes and details should be consistent with the original age and materials of the buildings in the same street. Steel columns, barges and fascias are not appropriate.



Materials, Finishes and Colours

Preferred materials for construction of alterations, additions and for new buildings:

Type of work	Preferred	To be avoided
Roofing	 Galvanised corrugated iron Steep roof pitch, around 30°-40° with hip roof form Simple roof form Timber barges and fascias 	 Roof tiles or other heavy weight materials Zincalume Steel barges and fascias
Gutting and downpipes	Ogee or half round gutter profilesCircular downpipes	Modern quad gutter profilesRectangular downpipesPVC downpipes
Exterior walls	Limestone, often lime-washed	Natural render for new buildings
Exterior painting	Natural stone colours	Bright whites and high saturation coloursPainted masonry
External doors and windows	Timber doors and windows	Leadlight to principal windows on new buildings
Verandah posts and details	Thick chamfered timber posts	Reproduction cast iron decorationDutch gables and finialsSteel columns
Verandah roofing	Concave and Bullnose profilesGalvanised corrugated iron	Ogee profile
Verandah floors	Lime slabsCompacted earthSlate slabs	Tessellated tiling
Fences and gates	 Simple, not highly decorative fences Picket and paling fence Wire and picket fence Timber fence and hedge Vertical corrugated iron fixed to posts and rails (side fence) Hardwood palings 	 Treated softwood (suitable if painted) Colorbond, Zincalume and horizontal custom orb Solid front fence, such as brush, masonry, metal panels or tubular fencing

4.9 Landscape, Gardens and Fences

Formal or modern garden styles and cultivars should not be used in Penola. A simple palette of traditional cottage garden and utility plants should be used.

When landmark trees become senescent or unsafe, they should be replaced with like trees of similar mature scale. New street planting should be based on appropriate species selection and placement. Protective hardwood post and rail barriers using a rounded top should be provided while street trees become established.

The original and reconstructed fences and hedges in Area reflect the style and period of the buildings they enclose. Original fences should be retained and repaired where possible. Replacements fences should reflect the same appearance and detailing wherever possible. All fences require development approval.

New front fencing should be simple, not highly decorative, and based on historical and photographic evidence of original fencing styles. Fencing should enable a view of the house and yard from the street, and it should match the period of the building.





Landscaping

Fence, Hedge and Gate

Hardwood is suitable for fences. Treated softwood should only be used where it is to be painted. A fence and hedge combination is also suitable.

Side fences in Penola were typically hardwood palings or vertical corrugated iron fixed to posts and rails. Fencing should be on posts and rails or post and wire. Colorbond, Zincalume and horizontal custom orb are not suitable. Modular fencing is not appropriate in the State Heritage Area.

Maximum height for new front fencing should not exceed 1 metre. High front fencing that prevents viewing of the house and yard is not appropriate. Solid front fencing such as brush, high masonry, metal panels and tubular fencing is not suitable.

Front and side fencing between the street and of the front of the building should be between 1 and 1.4 metres in height above the adjacent footpath level. It should taper down to meet the front fence.

Rear fencing and side fencing behind the front of the building should not exceed 1.8 metres high.



Picket and Paling Fences



Fingerboard Street Sign

4.10 Signage and External Lighting

Signs are important to orient visitors and to promote businesses. However the location, scale and proportion, text and colour of signs affect the character of the State Heritage Area. Development approval is required for all signage proposals.

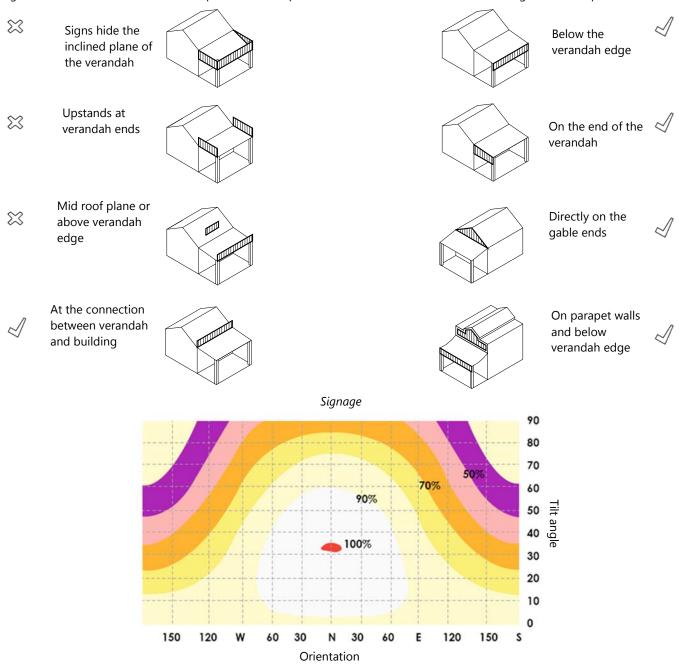
The current timber street sign at the top of Petticoat Lane is appropriate. Additional signs should match this form and material.

Signage displays can be located within the street facing zone of the building and on one other façade. The zone between kerb and path is appropriate for Council, Transport SA and local tourism signage only.

Traditional and historical locations for painted signs on the fascia boards of verandahs, and on wall panels may be used, but the signage should fit within or be smaller than the panel.

Signage should take clues from and complement the existing structural rhythms and details of the building. Signage that obscures building details or roof forms is not appropriate.

Signs should be of a scale that reflects pedestrian viewpoints and should not dominate the building or streetscape.



Solar Panel Tilt, Orientation and Output Variation. Source: www.yourhome.gov.au 2010,

Solar panels should be:

- Located on roof planes of the dwelling not visible from the street and sited below the ridge
- Located on sheds, carports, garages or pergolas, where possible, or
- Where there are no roof planes of the dwelling that meet the above criteria, panels on a side roof may be supportable where they are:
 - o Well setback from the street and preferably screened by a neighbouring structure or building,
 - o A small percentage of the overall roof plane,
 - o Located as far as practical on the lower part of the roof,
 - o Arranged neatly in a symmetrical group with a margin of visible roof edge around the group.

If these guiding principles are followed, the installation of solar panels will have a minimal impact to the historic character of an individual property, neighbours' amenity, the streetscape and overall historic character of the Penola.

Satellite dishes and aerials should be discreetly sited to have little or no visual impact from the public realm. Ground-mounted locations with concealment planting or roof planes at the rear of buildings are likely to be the best locations.

Air conditioning units associated with historic buildings should be discreetly sited, so as to have little or no visual impact from the public realm. They should be concealed behind roof lines or located out of site on the ground. Pipework should never be installed externally on a wall visible from the street.

4.12 Public Realm

New street lighting should be low key, particularly with regard to height, scale, spacing and design of fixtures to be used. Pseudo-reproduction gasoliers are not appropriate.

Stobie poles and aerial cables have been located undergrounded. No additional overhead cabling should be installed.

Transformers and equipment cubicles should be carefully sited to minimise visual intrusion and should be permanently screened from view.

Standardised traffic infrastructure installed without regard for the informal heritage character of Penola could erode its integrity and value. Car parks should be located behind buildings, screens, hedges or fences within the area. Car parks should be small in area and should avoid large unbroken expanses of hard paving. Flush landscape edges to sealed areas, with hardwood wheel stops should be used in preference to kerbs and water tables.

The layout of car parks should include adequate space for the establishment and growth of canopy trees to provide shade and amenity. Tree planting, including the planting of street trees, should be compatible with the heritage character of the area.

Plain finishes such as hotmix are preferred to fussy finishes such as paving. Rollover kerbs should not be used. Where required, a low upstand concrete kerb can be the least obtrusive road edge. Concrete should be lightly washed back after the initial set, to reduce its visual intrusion and to provide a softer texture. However exposed aggregate finishes are not suitable.

Interlocking paving should not be used.

Street furniture on public land requires a license from Council. Any fixtures will require development approval. Where there is outdoor seating in the public realm in the SHA glazed screens, fixed umbrellas, shade sails or vinyl blinds are not suitable.

4.13 Archaeology

When undertaking new work that disturbs the ground in the State heritage area, consideration should be given to the potential for archaeological deposits to be revealed. Uncovering the footings of a forgotten building or well can be an exciting discovery and important part of the history of the place.

If you propose to excavate or disturb any place, you may need to obtain a permit under the *Heritage Places Act 1993* if you know or have reasonable cause to suspect that the works will or are likely to result in the discovery, damage or removal of archaeological artefacts of heritage significance. Also, if works uncover an archaeological artefact of heritage significance you must notify the South Australian Heritage Council within the period specified in the *Heritage Places Regulations 2005*. For more information on the archaeological potential of your place, contact Heritage South Australia.

Aboriginal Archaeology

Aboriginal heritage and culture is important to Aboriginal people and communities. Aboriginal sites, objects and remains are protected under the *Aboriginal Heritage Act 1988*. Certain landforms are more likely to contain evidence of Aboriginal occupation, such as areas within 2km of coasts and major waterways, areas within 100m of creek banks and lakes, parklands and road verges, and sand dunes.

If you propose to excavate land in South Australia that may uncover an Aboriginal site, approval may be required under the Act. If works uncover Aboriginal sites, objects and remains, the discovery must be reported to the Minister for Aboriginal Affairs and Reconciliation as soon as practicable.

Professional advice may be required from a suitably qualified archaeologist to assist in determining if works are likely to impact on a site, object or remain of Aboriginal importance, and the identification of such matters if uncovered during works.

5. Contacts and Resources

Department for Environment and Water (DEW)

Contact DEW for advice on heritage conservation, grant funding for State Heritage Places and further information regarding the Penola State Heritage Area.

There are various publications on the DEW website, many which can be downloaded for free, such as 'Maintenance and Repair of Older Buildings in South Australia' and 'Salt Attack and Rising Damp: A Guide to Salt Damp in Historic and Older Buildings'.

Phone: (08) 8124 4960

Email: <u>DEWHeritage@sa.gov.au</u>

Website: www.environment.sa.gov.au

Wattle Range Council

Contact Wattle Range Council for information on how to lodge a development application, and advice on fees, timeframes, documentation requirements and what constitutes 'development' in Penola.

Phone: (08) 8733 0900

Email: council@wattlerange.sa.gov.au

Website: www.wattlerange.sa.gov.au

Resources

Australia ICOMOS 1999, *The Burra Charter*: The Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS, Burwood.

Department of Environment, Water and Natural Resources 2013, *Heritage Impact Statement Guidelines for State Heritage Places*, Department of Environment, Water and Natural Resources, Keswick.

Department of Environment, Water and Natural Resources 2012, SA Guide to Developing State Heritage Places, Department of Environment, Water and Natural Resources, Adelaide.

Hignett and Company 1984, 'Conservation Study: Sharam's Second Cottage c. 1850-1870, Penola', April, prepared for the Heritage Conservation Branch, Department of Environment and Planning.

Walker, M. and Marquis-Kyle, P. 2004, *The Illustrated Burra Charter: Good Practice for Heritage Places*, Australia ICOMOS, Burwood.

6. Glossary of Conservation Terms

The following terms used in this guideline are taken from *The Burra Charter*: The Australia ICOMOS Charter for Places of Cultural Significance (1999).

Adaptation means modifying a place to suit the existing use or a proposed use.

Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Setting means the area around a place, which may include the visual catchment.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

