
CONSERVATION details

The following guidelines summarise the main elements of a building in each of the architectural eras predominant in the City of Port Phillip.

The Glossary attached to these Guidelines provides an explanation of some of the specialist architectural terms used.

i) Early Victorian (1850s)

ITEM	DESCRIPTION
<i>Materials / Colours</i>	
Roof	Slate or unpainted corrugated iron with galvanised sheet metal cover flashings; possibly split shingles covered or replaced by corrugated iron later.
Walls	Lime washed, brick work (locally made bricks), with flush struck lime mortar joints, some natural finish cement rendered, often since painted; or timber weather boards (very occasionally shaped edges) with timber stops and corners. Bluestone footings. Bluestone.
Verandah Floor	Timber. Chequered slate and marble. Terra-cotta.
Colours	Walls: yellow cream, ochre wash, or natural brick, stone or cement render. Joinery and trim: semi gloss finish in cream, light stone, light brown, rich brown, Indian Red, olive and deep Brunswick Green (Prussian Blue or dark tints should be used only in restricted situations on large buildings), and limited use of graining to doors and windows.
Elements	
Roof Form	Hipped roof generally 20 to 30 degrees, pitch with some simple parapets.
Chimneys	Multiple or single and symmetrically placed.
Eaves	Small or no eaves overhang, occasionally with simple brackets or simple parapet.
Verandah	Skillion or hipped, convex/concave corrugated galvanised iron roof to verandah; generally to ground floor only, and not always included. Verandah roof form always separate from main roof; timber post generally.
Facade Form	Generally simple, quiet planar facade (with or without verandah).
Windows	Double hung sash windows with simple forms and arrangements; often multi-plane sashes.

Doors	Four panel bolection moulded doors
Gutters	Ogee or half-round profile with timber mould below.
Fence	Types of fences used include early timber picket, cast iron palisade, corrugated galvanised iron sheet (for side fence) and hooped metal overlapping palisade.
Other	Single or double storey. Double storey either with or without verandah or to ground floor only. Single storey either with or without verandah.
Ornamentation	
Roof	Nil
Eaves	None or narrow sometimes with bracket and simple cornices.
Chimneys	Simple corbelled brick detail to brick chimneys. Cornices to rendered brick chimneys.
Parapets	Simple and rendered.
Verandahs	Timber posts, sometimes openwork in timber.
Window/door framing	Simple mouldings/architraves or rendered quoins on substantial houses.
Glazing	Toplights in front doors, multi-pane sashes and occasional use of French doors.
Proportions	
Facade Composition	Rectangular box.
Facade Break Up	Divisions vertically with setbacks and fenestration. Division horizontally with eaves, string coursing and verandahs.
Openings	Vertical rectangles, generally symmetrically arranged.
Siting and Plan Form	Generally either built to street alignment or with minimal setbacks, generally quite uniform, villas in large grounds, terraces, semi-detached and detached examples. The plan generally consists of two front rooms with a central passage (double fronted width) or side passage (single fronted width) leading to two back rooms. The front rooms are roofed by a hipped roof and the back rooms are roofed by a skillion attachment or a hipped roof.

ii) Italianate (1850s to 1880s)

ITEM	DESCRIPTION
<i>Materials / Colours</i>	
Roof	"M" shaped hipped slate roof to generally detached villas. Corrugated iron to verandah. Gables used in various houses.
Walls	Rendered brick, sometimes on a bluestone plinth with mouldings and cast cement ornament.
Verandah Floor	Timber or tiles
Colours	Walls: Rendered walls generally unpainted. Framings: darker colours (including black). Sashes: lighter colours (including white). Window/door framing: graining or paint. Woodwork: brown, dark red, dark green.
Elements	
Roof Form	15 to 25 degrees pitch. Hipped, occasionally gabled.
Chimneys	Most commonly symmetrically placed, generally multiple.
Eaves	Narrow eaves with brackets and occasional use of wide eaves.
Verandah	Concave corrugated galvanised iron roof, cast iron or timber columns, often with return portion; verandah roof separate from main roof.
Facade Form	Multi-planar. Occasionally a square tower at the front of the roof and a projecting front room.
Windows	Double hung, sometimes with curved head. Complexity of types, heights and usage. Upper floors with some full length sashes, often to verandahs.
Doors	Four panel doors with sidelights and toplights.
Gutters	Ogee profile.
Fence	Fence types include cast iron palisade, timber picket and corrugated galvanised iron (for side fence).
Other	String coursing often continues over curved opening beads.

Ornamentation

Roof	Slate, corrugated galvanised iron, often with lead ridge capping.
Eaves	Mouldings and brackets.
Chimneys	Cornices, panels and mouldings.
Parapets	None or balustraded.
Verandahs	Timber bressumer or cast iron (more common) valances.
Window/door framing	Mouldings to head and surrounds, very occasionally with attached pilasters.
Glazing	Coloured and etched glass often used to sidelights.

Proportions

Facade Composition	Rectangular. Classical, balanced, asymmetrical arrangement. Generally detached villas. Projecting section has square to vertical rectangles grouped horizontally. Facade divided horizontally by string courses, eaves, plinth and verandah form.
Openings	Windows as vertical rectangles (some triple lights).
Siting and Plan Form	Varying setbacks to street, generally detached. Plan form based on a front section containing four rooms with a central passage, with a valley/hip roof structure above. This era also generally included a projecting section of the front facade with an octagonal bay window element often included.

iii) Mid-Late Victorian (1860s to 1880s)

ITEM	DESCRIPTION
<i>Materials / Colours</i>	
Roof	“M” shaped roof with patterned or plain slate (hip exposed or behind parapet); corrugated iron to verandah.
Walls	Face brick (Hawthorn brick, later red brick) with flush struck lime mortar joints or smooth rendered. Tuck pointing. Limited polychrome in 1880's. Square edged timber weatherboards with timber stops to corners. The fronts of many weatherboard buildings used imitation ashlar boards. Bluestone fittings. Bluestone.
Verandah Floor	Timber. Terra-cotta tiles or encaustic tiles.
Colours	Walls: Sandstone, ochre, salmon pink, natural brick or cement render. Joinery: Gloss finish in cream, light stone, light brown, rich brown, Indian Red, and Brunswick Green. Window/door framing: Graining to doors and windows. Major doors generally dark colour, with lighter colour for panels.
Elements	
Roof Form	20 to 30 degrees pitch. “M” shaped, hipped.
Chimneys	Symmetrically placed, generally multiple.
Eaves	Tall parapets often to front facade. Narrow eaves.
Verandah	Concave or convex corrugated galvanised iron to roof. verandah roof separate from main roof, often with gabled porch roof built-in.
Facade Form	Quite flush, often with projecting masonry wing walls. Some arcading and projecting verandahs.
Windows	Double hung, sometimes with sidelights of varying vertical proportions.
Doors	Four panel, with basalt threshold (as for window sills).
Gutters	Ogee profile galvanised iron with timber mould below.
Fence	Fence types include cast iron palisade, timber picket and corrugated galvanised iron (for side fence) or hedges.
Other	Both single and double storey with verandahs/balconies to each level common.

Ornamentation

Roof	Cast iron cresting and finials sometimes used.
Eaves	Panelled entablature to eaves on front facade, particularly on later examples.
Chimneys	Corbelled brick detail to face brick chimneys and cement render cornices to face brick or rendered brick chimneys.
Parapets	Increasingly elaborate decoration, deep cornicing, decorative parapets with urns and pediments and rendered/timber brackets.
Verandahs	Cast iron columns, balustrading, friezes, brackets (1870s/80s); or timber verandah posts and frieze, often to weatherboard house.
Window/door framing	Wood graining popular, mostly to doors.
Glazing	Coloured and etched glass sometimes used to front door (1870's/80s).

Proportions

Facade Composition	Strong rectangles and verandah elements and a formal arrangement of elements.
Horizontal verandah lines, string coursing and parapet.	Columns divide facade into smaller horizontal and vertical rectangles.
Openings	Vertical rectangles, generally symmetrically arranged.
Siting and Plan Form	Generally setback from street alignment including terraces, semi-detached and detached examples. Plan form similar to Italianate. To increase the internal space and articulate the facade, gabled or hipped wings were sometimes added.

iv) Boom Style (1880s to early 1890s)

ITEM	DESCRIPTION
<i>Materials / Colours</i>	
Roof	Patterned or plain slate or corrugated galvanised iron either hipped, gabled or behind parapet; Corrugated iron concaves or bullnose roof to verandah.
Walls	Tuck pointed brickwork, elaborate render work, face brick work and polychromatic brickwork distinguished this style from earlier eras.
Verandah Floor	Terra-cotta tiles, encaustic tiles or, for more expensive houses, marble.
Colours	Walls: Stone, ochre, dark colours, natural brick or cement render. Joinery: Gloss finish in cream, light stone, light and middle browns, rich brown, Indian Red, various greens including Brunswick Green (Prussian Blue or dark tints used in restricted situations). Window/door framing: Graining to main door.
Elements	
Roof Form	Low pitched “M” shaped, hipped roof behind parapet, up to 30 degrees.
Chimneys	Commonly symmetrically placed, generally multiple.
Eaves	Narrow eaves, heavily decorated parapets and deep cornices.
Verandah	Generally included concave or bull nosed corrugated galvanised iron roof to verandah, often to both floors on double storey residences. Verandah roof separate to main roof.
Facade Form	Some arcaded verandahs and some projecting bay windows.
Windows	Double hung, sometimes with sidelights of varying vertical proportions.
Doors	Four or six panels with basalt threshold for outside doors.
Gutters	Ogee profile galvanised iron with timber mould below.
Fence	Fence types include cast iron palisade, timber picket and corrugated galvanised iron (for side fence) or hedges.
Other	Single and double storey with single storey forms often similar in height to earlier double storey dwellings due to their parapet height and higher ceilings.

Ornamentation

Roof	Cast iron cresting and finials sometimes used.
Eaves	Panelled entablature to eaves on front facade.
Chimneys	Heavy corbelling and cement render cornices to face brick or rendered brick chimneys with shaft decoration.
Parapets	Stucco, moulds, brackets, scrolls, balusters, shell motifs, urns, balls and acroteria.
Verandahs	Cast iron friezes. Cast-iron columns with fluted or decorated shafts, floral cast-iron lacework and masonry arcading (cast-iron lacework was made locally and so new designs were quite frequent).
Window/door framing	Window head moulding (occasionally attached spiral pilasters) and heavy door panelling.
Glazing	Etched and coloured glass to door sidelights and occasionally some leadlight windows to main rooms.

Proportions

Facade Composition	Similar to mid-Victorian period but with the forms standing out more boldly.
Openings	Vertical rectangles, generally symmetrically arranged.
Siting and Plan Form	Generally setback from street alignment to various degrees, with some groups of dwellings of uniform setback; terraces, semi-detached and detached examples. Plan form as for mid-late Victorian period.

v) Edwardian (1900s to 1910s)

ITEM	DESCRIPTION
<i>Materials / Colours</i>	
Roof	Terra-cotta 'Marseilles' tiles for brick dwellings or corrugated galvanised iron or slate.
Walls	Pressed red face brick (decorative moulded bricks also available), tuck pointing; rough cast render as bands and to gable ends. Half timber gable ends or square edged timber weather-boards often with notched patterns to resemble shingles. Brick work usually cavity brick.
Verandah Floor	Timber verandah floor, occasionally tiles.
Colours	Cream, yellow ochre, reds, dark brown, with dark and softer green trims.
Elements	
Roof Form	High, 30 to 40 degree pitch, asymmetrical roof form. In larger houses roof forms became more complex with the provision of steep roof planes and an array of gables, vents, dormer windows, turrets and spires projecting through the roof.
Chimneys	Asymmetrically placed, tall, ornate and brick.
Eaves	Narrow or with exposed rafters and lining boards.
Verandah	Low verandahs often extend from the main roof, clad in tiles.
Facade Form	Gabled windows project at right angles with square or oblong upper lights with obscure pattern glazing in pastel shades or leaded coloured glass patterns. Bay windows or curved square double hung sash windows and circular windows to principle rooms.
Doors	Three or four panels. Narrow vertical panels with large (often gabled) top panel.
Gutters	Ogee or later quadrant profile galvanised iron.
Fence	Fence types include timber picket, woven wire, chain link mesh, corrugated galvanised iron (for side fences) or hedges.

Ornamentation

Roof	Terra-cotta roof ridge capping and finials including dragons. On larger houses, towers and spires often came out of the roof covered with terra-cotta tiles. Decorative gable ends, often with pressed metal or roughcast infill panels and timber valances. Half timbering to gable ends.
Eaves	Timber fretwork sometimes.
Chimneys	Red brick chimney with brick or stucco banding and stucco ornamentation; often tall with capping blocks and chimney pots.
Parapets	Rarely used, sometimes at rear or side. Turned timber posts, elaborate timber fretwork, friezes and valances with little iron used. Hoods to window openings.
Verandahs	Leadlight to principle rooms.
Openings	Vertical and horizontal rectangles, often in an asymmetrical arrangement.
Siting and Plan Form	Generally setback from street to various degrees. Generally semi-detached and detached; some groups of semi-detached dwellings of uniform setback.

vi) Californian Bungalow (1920s)

ITEM	DESCRIPTION
<i>Materials / Colours</i>	
Roof	Terra-cotta or coloured concrete tiles.
Walls	Red brick, rough cast render detailing. Occasional pebble dash finish to verandah piers. Timber shingles to gables over bay windows.
Verandah Floor	Timber.
Colours	Woodwork/weather boards: brown, ivory and green (a popular colour)
Elements	
Roof Form	20 to 30 degree pitch, large gable ends, (perhaps with porch roof form a minimum 15 degree pitch); low, wide over hung roof.
Chimneys	Generally one large chimney, either to front or side elevation, assymetrically placed.
Eaves	Overhanging (450mm) rafters exposed below gutter line.
Verandah	Deep verandahs with heavy pilons as supports.
Facade Form	One room forward generally.
Windows	Casement/double hung. Sometimes a simple bay window to main room. Diamond paneled leadlight on upper sashes of windows often to either side of chimney.
Doors	Often glazed.
Fence	Fence types woven and cyclone wire mesh with timber posts, brick, rendered masonry, timber picket or hedges.
Ornamentation	
Roof	Simple form with gabled ends.
Eaves	Deep barge boards with projecting rafters.
Chimneys	Little or no corbelling.
Parapets	Nil
Verandahs	Heavy tapered pylons with brick or rendered capping to verandah wall.
Window/door frames	Simple framing.
Note	A more restrained approach than earlier eras.

Proportions

Facade	Informal horizontal rectangles with a simple triangular roof form.
Siting and Plan Form	Setback significantly from the street alignment, to a fairly uniform degree in each street. Generally detached. Always asymmetrical plan form but with strong central facade element and central hall component.

vii) Spanish Mission (Late 1920s to Early 1930s)

ITEM	DESCRIPTION
<i>Materials / Colours</i>	
Roof	Cordova or Marseilles pattern terra-cotta tiles.
Walls	Stucco, sometimes with a parge effect
Verandah Floor	Tiled verandah floor.
Colours	Off white, yellow ochre, terra-cotta, salmon pink, beige and dark brown.
Elements	
Roof Form	20 to 30 degree pitch.
Chimneys	Assymmetrically placed, generally to side elevation and capped with cordova tiles.
Eaves	Boxed eaves.
Verandah	Parapet with a scrolled edge, arch opening with intermediate columns.
Facade Form	Planer front rooms and verandah.
Windows	Double hung curved heads.
Fence	Fence types include woven and cyclone wire mesh with timber posts, brick, rendered masonry, timber picket or hedges.
Ornamentation	
Roof	Cordova tiled ridges.
Eaves	Nil.
Chimneys	Tile Caps.
Parapets	Scrolled edge.
Verandahs	Baroque style intermediate columns.
Window/door frames	Plain framing with black wrought iron grilles sometimes.
Glazing	Sometimes bevelled edge glazing.
Other	Decorative lanterns sometimes.
Proportions	
Siting and Plan Form	Setback a considerable distance from the street alignment but to a fairly uniform degree in each street. Generally detached villas. Generally asymmetrical plan form with strong facade elements. Also apartment blocks.

GLOSSARY

of terms

Arcade	A range of arches carried on piers or columns, either freestanding or blind, i.e., attached to a wall.
Architrave	The lowest of the three main parts of an entablature; also more loosely, the moulded frame surrounding a door or window (if this frame turns away at the top at right angles, rises vertically and returns horizontally, it is called a shouldered architrave).
Ashlar	Hewn blocks of masonry wrought to even faces and square edges and laid in horizontal courses with vertical joints, as opposed to rubble or unhewn stone straight from the quarry.
Attic Storey	The space within the sloping roof of a house or the upper storey of a building if less high than the other floors.
Balcony	A platform projecting from a wall, enclosed by a railing or balustrade, supported on brackets or columns or cantilevered out.
Balustrade	A short post or pillar in a series supporting a rail or coping and thus forming a balustrade.
Barge board	A board fixed to the verge of a pitched roof.
Bay	A vertical division of the exterior or interior of a building.
Bay window	An angular or curved projection of a house front filled by fenestration. If curved, also called a bow window. If on an upper floor only, called an oriel or oriel window.
Bead moulding	A small cylindrical moulding enriched with ornament resembling a string of beads; used in the Romanesque period.
Blocking course	In classical architecture, the plain course of stone surmounting the cornice at the top of a building. Also a projecting cornice of stone or brick at the base of a building.
Bolection Moulding	A moulding used to cover the joint between two members with different surface levels. It projects beyond both surfaces.
Bracket	A small opening supporting a piece of stone or other material, often formed of scrolls or volutes, to carry a projecting weight.

Bressumer	A massive horizontal beam, sometimes carved, spanning a wide opening such as a fireplace. Also the principal horizontal rail in a timber-framed house.
Brickwork	A header is a brick laid so that the end only appears on the face of the wall, while a stretcher is a brick laid so that the side only appears on the face of the wall.
Bungalow	A single storey house.
Capital	The head or crowning feature of a column.
Casement window	A metal or timber window with the sash hung vertically and opening outwards or inwards.
Cast iron	A hard alloy of iron, carbon and silicon cast in a mould.
Chimney shaft	A high chimney with only one flue.
Chimney stack	Masonry or brickwork containing several flues, projecting above the roof and terminating in chimney pots.
Column	An upright member, circular in plan and usually slightly tapering; in classical architecture it consists base, shaft and capital. It is designed to carry an entablature or other load, but is also used ornamentally in isolation.
Coping	A capping or covering to a wall, either flat or sloping to throw off water.
Corbel	A projecting block, usually of masonry, supporting a beam or other horizontal member.
Corbelling	Brick or masonry courses, each built out beyond the one below. A common device on the brickwork of Edwardian chimneys.
Cornice	In classical architecture, the top, projecting section of an entablature; also any projecting ornamental moulding along the top of a building, wall or arch, finishing or crowning it.
Cresting	An ornamental finish along the top of a screen, wall or roof; usually decorated and sometimes perforated.
Dormer window	A window placed vertically in a sloping roof and with a roof of its own. The name derives from the fact that it usually serves sleeping quarters.
Eaves	The part of a roof which overhangs beyond the line of the wall.
Encaustic Tiles	Earthenware flooring tiles that are glazed and decorated, commonly used in the late Victorian period.

Etched glass and Patterned clear glass	Patterned clear glass common in the early and mid Victorian periods.
Fascia	A dressed timber member fixed at the end of a roof rafter that usually supports a gutter.
Fenestration	The arrangement of windows in a building.
Finial	Ornament applied to the apex of a roof, pediment or gable.
Fluting	Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.
French doors/windows	A long window reaching to floor level and opening in like a pair of doors.
Frieze	The middle division of an entablature, between the architrave and cornice; usually decorated but may be plain or the decorated band along the upper part of an internal wall, immediately below the cornice.
Gable	The triangular upper portion of a wall at the end of a pitched roof. It is sometimes finished with a decorated barge board or rough cast render.
Graining	The imitation of natural woodgrain involving the application of a light undercoat and then a darker paint and varnish.
Half timber (also Nogging)	A method of construction where walls are built of timber framework with the spaces filled in by plaster or brickwork (known as nogging). Sometimes the timber is covered with plaster or boarding laid horizontally.
Leadlight	A window having small panes of clear, coloured or painted glass connected with strips of lead.
Mouldings	The contours given to projecting members.
Nogging	See Half timber.
Mullion	A vertical post or other upright dividing a window or other opening into two or more lights.
Ogee	A double-curved line made up of a convex and a concave part, resembling an "s" shape.
Oriel	See Bay window.
Palisade	A fence of pales or of iron railings.

Parapet	The extension of a wall above what would otherwise be the eaves line. Common in Victorian architecture, usually between 500 and 1500mm in height and decorated with ornamentation such as moulded cornices, pediments and nameplates.
Pediment	Derived from Greek architecture. An element used in Victorian architecture ornamentally over doors or windows, or surmounting a parapet, usually triangular or curved in shape.
Pier	A solid masonry support, as distinct from a column. The solid mass between doors, windows, and other openings in buildings. A name often given to Romanesque and Gothic pillars varying from a square to a composite section.
Pilaster	A shadow pier or rectangular column projecting only slightly from a wall.
Pillar	A free standing upright member which, unlike a column, does not need to be cylindrical or conform with any of the classical orders.
Plinth	The projecting base of a wall or column pedestal, generally chamfered or moulded at the top.
Pointing	In brickwork, the strong mortar finishing given to the exterior of the joints.
Polychromatic brickwork	Exposed brickwork in at least three colours ranging from creams to terra-cotta to dark brown and combined to form bold patterns, usually on the public facade of the building.
Quoins	A stone or brick used to reinforce or decoratively distinguish an external corner edge of a wall from adjacent masonry.
Render	The plastering of an outer wall.
Ridge	The horizontal line formed by the junction of two sloping surfaces of a roof.
Roughcast	An external rendering, the top coat of which contains gravel, crushed stone or pebbles.
Sash window/ double hung window	A window formed with sashes, ie sliding glazed frames running in vertical grooves; imported from Holland into England in the late C17.
Shingles	Wooden tiles for covering roofs and spires.

Sill	The lower horizontal part of a window frame
Soffit	The underside of any architectural element.
String Course	A continuous projecting horizontal band set in the surface of an exterior wall and usually moulded.
Stucco	Plasterwork.
Tessellated	Tiles of different shapes, sizes and colours laid on a path, verandah or floor to form a mosaic pattern.
Tuckpointed	A method of finishing the joints between face brickwork in which mortar coloured to match the brick is used and onto which a lime putty bead is run to form a crisp white delineation of the bonding of the brickwork.
Verandah	An open gallery or balcony with a roof supported by light (usually metal) supports.
Weatherboard	Overlapping horizontal boards covering a timber framed wall, the boards are wedge shaped in section, the upper edge being thinner.

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