

# Housing Style

## The Colonial Property

The Colonial house style began in the Colonial era of the early 1800's and today there are few original Colonial properties from this era remaining.



However, the design style of the Colonial property was embraced by the modern Australian population who reproduced this design style on mass in the 1930-40's and again in the 1990's.

Colonial style houses are usually substantially sized homes on good-sized blocks. According to registered Architect Ron Gordon, the Colonial style is well known for its symmetrical design, with windows on either side of the central front door.

In some of the more upper market homes, the door is often flanked by two or more pillars.

Usually consisting of only a single storey, Gordon notes that most Colonial residences have a large front verandah that may or may not run around the entire house.

The typical Colonial style home is very simple with few decorative features. However a unique design attribute of the Colonial property are the 12-paned double hung windows, often featuring bars and the arched fanlights above the windows and doors.

According to Gordon, Colonial homes are usually constructed out of an attractive sandstock brick with flecks of black and grey. He says that many people today often buy these bricks second hand to ensure a better match when renovating.

Inside a traditional Colonial style home, large bedrooms and separate dining and living areas lead off the central hall, with timber floors and lime washed walls throughout.

Gordon suggests that today most Colonial style homes have corrugated iron pitched roofs, although traditionally the pitched roofs were made of timber shingles, slate or imported iron tiles.

### Positive Features

There are a number of positive features of Colonial style homes. Firstly there is the aesthetic value of the Colonial style, which exudes a sense of dignity and spaciousness.

Secondly there is the suitability of design to the Australian lifestyle and thirdly is the styles ability to adapt to the 21<sup>st</sup> century. For instance, many of the styles original design features such as timber floors are popular with today's consumers and the easy update of the roof into corrugated iron is popular today for its positive environmental effect.

### Renovation Potential

The most common renovation, says Gordon, to a Colonial style property is a rear extension. This is popular as the blocks on which the property stands are usually quite large and often very flat. Upper level extensions are therefore not as common.

Like most renovations to period homes, there may be some matching of construction materials required, however this will vary according to when the residence was built.