BUILDING IDENTIFICATION FORMS

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

1.
AILSA ST - FERNHILL ST

VICTORIA UNIVERSITY OF TECHNOLOGY

TOWN PLANNING
HONOURS THESIS 1994

DAVID HYDON
A review of the boundaries of urban conservation zones in Ascot Vale and Flemington in the light of municipal restructure.
A review of the boundaries of urban conservation zones
ASCOT VALE / FLEMINGTON CONSERVATION STUDY - BUILDING IDENTIFICATION FORMS

2.1 BINDER 1: AILSA STREET TO FERNHILL STREET

INDEX OF STREETS

AILSA STREET
ANTON GROVE
ASCOT VALE ROAD
AYR STREET
BARODA STREET
BIGNELL STREET
BRIXTON STREET
BUCKLAND STREET
BURTON CRESCENT
CANTERBURY STREET
CHURCH STREET
CLISSOLD STREET
CONNELLY STREET
DALGLEISH STREET
DARTFORD STREET
DELHI COURT
DOVER STREET
FARNHAM COURT
FARNHAM STREET
FENTON STREET
FERNHILL STREET

(There is only one master copy of this binder containing colour photographs)
**COVER SHEET ABBREVIATIONS**

<table>
<thead>
<tr>
<th>Nos:</th>
<th>Numbers</th>
<th>Altu:</th>
<th>Altered unsympathetically</th>
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</thead>
<tbody>
<tr>
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<td>Number</td>
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<td>Damaged/disturbed</td>
</tr>
<tr>
<td>Sty:</td>
<td>Style</td>
<td>Ex:</td>
<td>Excellent</td>
</tr>
<tr>
<td>Per:</td>
<td>Period</td>
<td>Go:</td>
<td>Good</td>
</tr>
<tr>
<td>In:</td>
<td>Infill</td>
<td>Fa:</td>
<td>Fair</td>
</tr>
<tr>
<td>Int:</td>
<td>Integrity</td>
<td>Po:</td>
<td>Poor</td>
</tr>
<tr>
<td>Con:</td>
<td>Condition</td>
<td>Ru:</td>
<td>Ruins</td>
</tr>
<tr>
<td>TL:</td>
<td>Total Lots</td>
<td>A1:</td>
<td>Area 1</td>
</tr>
<tr>
<td>ED:</td>
<td>Existing Designation</td>
<td>A2:</td>
<td>Area 2</td>
</tr>
<tr>
<td>Gr:</td>
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<td>Area 4</td>
</tr>
<tr>
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<td>Spanish Mission</td>
<td>A5:</td>
<td>Area 5</td>
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<tr>
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<td>A6:</td>
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<td>Total</td>
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<td>Bungalow</td>
</tr>
<tr>
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<td>Bungalow</td>
<td>V:</td>
<td>Victorian</td>
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<td>V:</td>
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<td>I–W:</td>
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<td>P–W:</td>
<td>Post–War</td>
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<td>Ed:</td>
<td>Edwardian</td>
</tr>
<tr>
<td>Ed:</td>
<td>Edwardian</td>
<td>SI:</td>
<td>Substantially intact</td>
</tr>
<tr>
<td>SI:</td>
<td>Substantially intact</td>
<td>Alts:</td>
<td>Altered sympathetically</td>
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19
### AILSA STREET

**Nos:** 2 – 18  
**TL:** 9

Numbers two to eighteen are located on the southern side of Ailsa Street outside the Ailsa Street/South Street (east) conservation area. The remaining lots in Ailsa Street (numbers 1–15, 20–22) are located within this zone.

<table>
<thead>
<tr>
<th>Sty</th>
<th>Fed:</th>
<th>4</th>
<th>(Nos. 2–8 : 44%)</th>
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<tr>
<td></td>
<td>B:</td>
<td>2</td>
<td>(Nos. 16,18 : 22%)</td>
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<tr>
<td></td>
<td>V:</td>
<td>2</td>
<td>(Nos. 10,12 : 22%)</td>
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<tr>
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<td>In:</td>
<td>1</td>
<td>(No. 14 : 11%)</td>
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<table>
<thead>
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<th>Per</th>
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<th>(Nos. 2–8 : 44%)</th>
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<tr>
<td>I-W</td>
<td>2</td>
<td>(Nos. 16,18 : 22%)</td>
<td></td>
</tr>
<tr>
<td>V:</td>
<td>2</td>
<td>(Nos. 10,2 : 22%)</td>
<td></td>
</tr>
<tr>
<td>P-W</td>
<td>1</td>
<td>(No. 14 : 11%)</td>
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<table>
<thead>
<tr>
<th>Int</th>
<th>SI:</th>
<th>3</th>
<th>(Nos. 14,16,18 : 33%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Altu</td>
<td>4</td>
<td>(Nos. 2,4,6,12 : 44%)</td>
<td></td>
</tr>
<tr>
<td>D/d</td>
<td>2</td>
<td>(Nos. 8,10 : 22%)</td>
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</table>

<table>
<thead>
<tr>
<th>Con</th>
<th>Ex:</th>
<th>2</th>
<th>(Nos. 14,18 : 22%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Go:</td>
<td>6</td>
<td>(Nos. 4–12,16 : 66%)</td>
<td></td>
</tr>
<tr>
<td>Fa:</td>
<td>1</td>
<td>(No. 2 : 11%)</td>
<td></td>
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</tbody>
</table>

**Significance**

Ailsa Street contains a mixed built form. The most numerous style (federation) is also well represented in nearby Ayr, Wigton and Kent Streets. The streetscape is fairly broken except for numbers two to six, close to Ayr Street, which are of similar form and style.
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 2 HILSA ST
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION HPD NER NTC
STYLE PERIOD
GRADING A B C D
DATE 1/6/8
NEG. FILE 6/32
PHOTO DATE 1/6/8

PERIOD
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

MATERIALS/DESCRIPTION
- Walls
- Roof (corr./irn)
- Attached
- Detached

INTEGRITY
- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

CONDITION
- excellent
- good
- fair
- poor
- ruins

NOTABLE FEATURES/SIGNIFICANCE
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden
- gable

ALTERATIONS & SPECIFIC GUIDELINES
No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate
1
2
3

O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method

COMMENTS
### Building Identification Form

**Ascot Vale / Flemington Conservation Study**

<table>
<thead>
<tr>
<th>Building/Place Address</th>
<th>4 AICSA ST</th>
<th><strong>Type</strong> (use if not residence)</th>
</tr>
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<tbody>
<tr>
<td><strong>Building/Place Name/Title</strong></td>
<td></td>
<td><strong>Style</strong> Federation</td>
</tr>
<tr>
<td><strong>Existing Designation</strong></td>
<td>HBR</td>
<td><strong>Conservation Area</strong></td>
</tr>
<tr>
<td>Grading</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td><strong>Date</strong></td>
<td>1/6/95</td>
<td><strong>Streetscape</strong></td>
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<td><strong>Neg. File</strong></td>
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<td><strong>Photo Date</strong></td>
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<td>Victorian</td>
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<td>Edwardian</td>
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<tr>
<td></td>
<td>Inter-War</td>
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<tr>
<td></td>
<td>Post-War</td>
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</tr>
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<td><strong>Materials/Description</strong></td>
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<td>Woodblock</td>
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<td></td>
<td>Roof</td>
<td></td>
</tr>
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<td></td>
<td>Attached</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Detached</td>
<td></td>
</tr>
<tr>
<td><strong>Integrity</strong></td>
<td>Substantially intact</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Altered sympathetically</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Altered unsympathetically</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Damaged/disturbed</td>
<td></td>
</tr>
<tr>
<td><strong>Condition</strong></td>
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<td></td>
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<tr>
<td></td>
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<tr>
<td></td>
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<td></td>
<td>Poor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ruins</td>
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</tr>
<tr>
<td><strong>Notable Features/Significance</strong></td>
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<tr>
<td></td>
<td>Original unpainted cement render/wall finish</td>
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<tr>
<td></td>
<td>Retains evidence of early colours or finishes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Intact verandah roof and structure</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Original roof form and finish</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Eave, roof or gable decoration</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Intact shopfront</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Elaborate standard design of cement rendered surface</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Unpainted decorative brickwork</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ornamental wall detailing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Original doors/windows</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Original parapet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Original chimneys</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Intact verandah decoration</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Post supported shop verandah</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Early garden</td>
<td></td>
</tr>
<tr>
<td><strong>Alterations &amp; Specific Guidelines</strong></td>
<td>Sympathetic</td>
<td></td>
</tr>
<tr>
<td></td>
<td>S.G. Inappropriate</td>
<td></td>
</tr>
<tr>
<td></td>
<td>S.G. Extremely Inappropriate</td>
<td></td>
</tr>
<tr>
<td>No.</td>
<td>4</td>
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<tr>
<td><strong>Comments</strong></td>
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</table>

O = Reinstall original designs  S = Reinstall sympathetic alternative  R = Remove  RAM = Remove by approved method

22
<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>6 AILSA ST</th>
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<tbody>
<tr>
<td>TYPE (if not residence)</td>
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</tr>
<tr>
<td>STYLE</td>
<td>FEDERATION</td>
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<td>EXISTING DESIGNATION</td>
<td>HBR</td>
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<td>CONSERVATION AREA</td>
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</tr>
<tr>
<td>GRADING</td>
<td>A</td>
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<td>PERIOD</td>
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<tr>
<td>Attached</td>
<td>Detached</td>
</tr>
<tr>
<td>INTEGRITY</td>
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</tr>
<tr>
<td>CONDITION</td>
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</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>early fence</td>
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<tr>
<td>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
<td>No.</td>
</tr>
<tr>
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</tr>
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<td>fence</td>
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<td>O = reinstate original designs</td>
<td>S = reinstate sympathetic alternative</td>
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<tr>
<td>COMMENTS</td>
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</tbody>
</table>
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 8 AILSA ST

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION** HBR • NER • NTC

**GRADING** A ☐ B ☐ C ☐ D ☐

**STYLE** Federation

**DATE** 2/9

**NEG. FILE** 11/22

**PHOTO DATE** 2/9

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**
- Walls
- Roof
- Attached ☐ Detached ☐

**CONSERVATION AREA** ☐

**STREETSCAPE** 1 ☐ 2 ☐ 3 ☐

**INTEGRITY**
- substantially intact ☐
- altered sympathetically ☐
- altered unsympathetically ☐
- damaged/disturbed ☐

**CONDITION**
- excellent ☐ good ☐ fair ☐ poor ☐ ruins ☐

**NOTABLE FEATURES/SIGNIFICANCE**
- early fence ☐
- original unpainted cement render/wall finish ☐
- retains evidence of early colours or finishes ☐
- intact verandah roof and structure ☐
- original roof form and finish ☐
- eaves, roof or gable decoration ☐
- intact shopfront ☐
- elaborate standard design of cement rendered surface ☐
- unpainted decorative brickwork ☐
- original doors/windows ☐
- original parapet ☐
- original chimneys ☐
- intact verandah decoration ☐
- post supported shop verandah ☐
- early garden ☐

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
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<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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<tbody>
<tr>
<td>8</td>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

chimney gone 0
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 10 AILSA ST

**BUILDING/PLACE NAME/TITLE** N STUDY

**EXISTING DESIGNATION** HBR  NER  NTC  CONSERVATION AREA

**STYLE** VICTORIAN

**DATE** 1/8

**NEG. FILE** 6.29

**PHOTO DATE** 1/8

**PERIOD**
- [ ] Early Vict.
- [ ] Victorian
- [ ] Edwardian
- [ ] Inter-War
- [ ] Post-War

**MATERIALS/DESCRIPTION**
- Walls [ ]
- Roof [ ]
- Attached [ ]
- Detached [ ]

**INTEGRITY**
- [ ] substantially intact
- [ ] altered sympathetically
- [ ] altered unsympathetically
- [ ] damaged/disturbed

**CONDITION**
- [ ] excellent
- [ ] good
- [ ] fair
- [ ] poor
- [ ] ruins

**NOTABLE FEATURES/SIGNIFICANCE**
- [ ] early fence
- [ ] original unpainted cement render/wall finish
- [ ] retains evidence of early colours or finishes
- [ ] intact verandah roof and structure
- [ ] original roof form and finish
- [ ] eaves, roof or gable decoration
- [ ] intact shopfront
- [ ] elaborate standard design of cement rendered surface
- [ ] unpainted decorative brickwork
- [ ] ornamental wall detailing
- [ ] original doors/windows
- [ ] original parapet
- [ ] original chimneys
- [ ] intact verandah decoration
- [ ] post supported shop verandah
- [ ] early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

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<tr>
<th>No.</th>
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<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G. Very Inappropriate</th>
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<tr>
<td>10</td>
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</table>

- [ ] include roof/verandah
- [ ] eaves
- [ ] pylons
- [ ] chimneys

**O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method**

**COMMENTS**
### Building/Place Address
12 Allsa St

### Type (Use if not residence)

#### Style
Victorian

### Existing Designation
HBR
NER
NTC

### Grading

<table>
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### Conservation Area

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</tbody>
</table>

### Date

<table>
<thead>
<tr>
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### Neg. File

<table>
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</table>

### Photo Date

<table>
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<tr>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>6/8</td>
</tr>
</tbody>
</table>

### Period

- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

### Materials/Description

#### Walls
- Attached
- Detached

#### Roof
- Attached
- Detached

### Streetscape

1 2 3

### Integrity

- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

### Condition

- Excellent
- Good
- Fair
- Poor
- Ruins

### Notable Features/Significance

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface

### Notable Features/Significance

- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

### Alterations & Specific Guidelines

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
</tr>
</thead>
<tbody>
<tr>
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### Comments

- See sheet for 10 Allsa St photo

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method
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<tr>
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<th>Walls</th>
<th>Roof</th>
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<th>Altered sympathetically</th>
<th>Altered unsympathetically</th>
<th>Damaged/</th>
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<th>Excellent</th>
<th>Good</th>
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<th>Poor</th>
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<th>Original unpainted cement render/wall finish</th>
<th>Retains evidence of early colours or finishes</th>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

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BUILDING IDENTIFICATION FORM

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION

CONSERVATION AREA

DATE

NEG. FILE

PHOTO

DATE

PERIOD

ED Early Vict.

V Victorian

E Edwardian

I Inter-War

P Post-War

MATERIALS/DESCRIPTION

Walls

Roof

Attached

Detached

INTEGRITY

CONDITION

NOTABLE FEATURES/SIGNIFICANCE

ALTERATIONS & SPECIFIC GUIDELINES

No.

Sympathetic

S.G. Inappropriate

S.G. Extremely Inappropriate

S.G.

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
## Building Identification Form

**Ascot Vale / Flemington Conservation Study**

### Building/Place Address
18 Allsop Street

### Building/Place Name/Title

### Existing Designation
HBR  NER  NTC  CONSERVATION AREA

### Grading
A  B  C  D

### Style

### Date
16/6

### Neg. File
6-27

### Photo Date
16/6

### Period
- Early Vic.
- Victorian
- Edwardian
- Inter-War
- Post-War

### Materials/Description
- Walls: [ ]
- Roof: [ ]
- Attached: [ ]
- Detached: [ ]

### Integrity
- [ ] substantially intact
- [ ] altered sympathetically
- [ ] altered unsympathetically
- [ ] damaged/disturbed

### Condition
- [ ] excellent
- [ ] good
- [ ] fair
- [ ] poor
- [ ] ruins

### Notable Features/Significance
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

### Alterations & Specific Guidelines
<table>
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### Comments
Streetscape Photo 1: Ailsa Street (south side) looking east from Ayr Street, 29/8/94, 11.24.
ANTON GROVE

Nos: 1 – 19, 2 – 22  
TL:  8

All eight lots in Anton Grove are located outside the Flemington Estate conservation area.

Sty:  
In: 8  
(Nos. 1–19,2–22: 100%)

Per:  
P–W: 8  
(Nos. 1–19,2–22: 100%)

Int:  
SI: 8  
(Nos. 1–19,2–22: 100%)

Con:  
Ex: 4  
(Nos. 1,8,16,22: 50%)
Go: 4  
(Nos. 7,13,19,2: 50%)

Significance

The presence of post-war dwellings in Anton Grove means that it is of little architectural significance.
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
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<th>TYPE (use if not residence)</th>
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</tr>
<tr>
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<thead>
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<tbody>
<tr>
<td>substantially intact</td>
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</tr>
<tr>
<td>altered unsympathetically</td>
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<tr>
<td>damaged/ disturbed</td>
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<table>
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<tr>
<th>CONDITION</th>
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</thead>
<tbody>
<tr>
<td>excellent</td>
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<td>good</td>
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<tr>
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<tr>
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## Building Identification Form

**Ascot Vale / Flemington Conservation Study**

### Building/Place Address
- 7 

### Building/Place Name/Title
- GR

### Type (use if not residence)
- 

### Existing Designation
- HBR  
- NER  
- NTC  

### Conservation Area
- 

### Grading
- A  
- B  
- C  
- D  

### Date
- 22/8

### Neg. File
- 

### Photo
- 

### Photo Date
- 

### Period
- Early Vict.  
- Victorian  
- Edwardian  
- Inter-War  
- Post-War  

### Materials/Description
- Walls  
- Roof  
- Attached  
- Detached  

### Integrity
- substantially intact  
- altered sympathetically  
- altered unsympathetically  
- damaged/disturbed  

### Condition
- excellent  
- good  
- fair  
- poor  
- ruins  

### Notable Features/Significance
- early fence  
- original unpainted cement render/wall finish  
- retains evidence of early colours or finishes  
- intact verandah roof and structure  
- original roof form and finish  
- eaves, roof or gable decoration  
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- elaborate standard design of cement rendered surface  
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- intact verandah decoration  
- post supported shop verandah  
- early garden  

### Alterations & Specific Guidelines

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\( O = \) reinstate original designs  
\( S = \) reinstate sympathetic alternative  
\( R = \) remove  
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### Comments
- 

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23
### Building Identification Form

**Address:** 13 ANCIENT GR

**Type:** (use if not residence)

**Designation:**
- HBR
- NER
- NTC
- Conservation Area

**Grading:** A

**Date:** 22/3

**Photo:**

**Period:**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description:**
- Walls: red brick
- Roof: iron sheet
- Attached
- Detached

**Integrity:**
- Substantially altered
- Intact
- Sympathetically altered
- Unsympathetically altered
- Damaged

**Condition:**
- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance:**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
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**Comments:**

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<td>COMMENTS</td>
<td></td>
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</tbody>
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35
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address**: 2 Avon GR

**Type**: Residential

**Existing Designation**: HBR — NER — NTC

**Grading**: A — B — C — D

**Conservation Area**: No

**Date**: 22/4

**Neg. File**

**Photo Date**

**Period**
- Early Victorian
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description**
- Walls
- Roof
- Attached
- Detached

**Integrity**
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

**Condition**
- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface

**Alterations & Specific Guidelines**

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**Comments**

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**Notes**: Local fence, modern verandah, hip roof, gabled garage, chimney.
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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**DATE**

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**PHOTO DATE**

- [ ] PERIOD
  - [ ] Early Victoriana
  - [ ] Victorian
  - [ ] Edwardian
  - [ ] Inter-War
  - [ ] Post-War

**MATERIALS/DESCRIPTION**

- [ ] Walls
  - [ ] Attached
  - [ ] Detached
- [ ] Roof
  - [ ] Attached
  - [ ] Detached

**INTEGRITY**

- [ ] substantially intact
- [ ] altered sympathetic
- [ ] altered unsympathetically
- [ ] damaged

**CONDITION**

- [ ] excellent
- [ ] good
- [ ] fair
- [ ] poor
- [ ] ruins

**NOTABLE FEATURES/SIGNIFICANCE**

- [ ] original fence
- [ ] original unpainted cement render/wall finish
- [ ] retains evidence of early colours or finishes
- [ ] intact verandah roof and structure
- [ ] original roof form and finish
- [ ] ornamental wall detailing
- [ ] eaves, roof or gable decoration
- [ ] intact shopfront
- [ ] original chimneys
- [ ] elaborated standard design of cement rendered surface
- [ ] original parapet
- [ ] original chimneys
- [ ] intact verandah decoration
- [ ] post supported shop verandah
- [ ] early garden
- [ ] unpainted decorative brickwork
- [ ] original doors/windows
- [ ] early fence

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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</thead>
<tbody>
<tr>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
### Building Identification Form

**Ascot Vale / Flemington Conservation Study**

<table>
<thead>
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<th>Building/Place Address</th>
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<tbody>
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<td>HBR</td>
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<tr>
<td>Grading</td>
<td>A</td>
</tr>
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<td>Conservation Area</td>
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<td>Photo Date</td>
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<tr>
<td>Period</td>
<td>Early Vict.</td>
</tr>
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<td>Materials/Description</td>
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<td>Walls</td>
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</tr>
<tr>
<td>Roof</td>
<td>Attached</td>
</tr>
<tr>
<td>Integritry</td>
<td>substantially intact</td>
</tr>
<tr>
<td>Condition</td>
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<td>Notable Features/Significance</td>
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<td>Early fence</td>
<td>original unpainted cement render/wall finish</td>
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<tr>
<td>Ornamental wall detailing</td>
<td>original doors/windows</td>
</tr>
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<td>Alterations &amp; Specific Guidelines</td>
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<tr>
<td>No.</td>
<td>Sympathetic</td>
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**Comments**
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<th>MATERIALS/DESCRIPTION</th>
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<tr>
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<td>Walls</td>
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<td>Roof</td>
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<tr>
<td></td>
<td>Attached</td>
</tr>
<tr>
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</thead>
<tbody>
<tr>
<td></td>
<td>substantially intact</td>
<td>altered sympathetically</td>
<td>altered unsympathetically</td>
<td>damaged/disturbed</td>
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<tr>
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<td>excellent</td>
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<td>fair</td>
<td>poor</td>
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<table>
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<table>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method
Streetscape Photo 2: Anton Grove looking south from Canterbury Street, 22/8/94, 8.06.
Ascot Vale Road between the Racecourse/Showgrounds railway line and Moonee Street is located outside all urban conservation zones in the area.

Nos: 82 - 242  TL: 56 (57:Int/Con)  
Area 1:23, Area 4:14, Area 5:20

Ascot Vale Road between the Racecourse/Showgrounds railway line and Moonee Street is located outside all urban conservation zones in the area.

Sty:
Fed: 15 (Nos. 174–184,188,190,194, [A4:9,65%] 202,204,206,234–238, [A5:6,30%]: 27%)
V: 12 (Nos. 98, [A1:1,4%] 186,192,196, [A4:3,21%] 208–222, [A5:8,40%]: 21%)
Mod: 8 (Nos. 118–132, [A1:8,36%]: 14%)
B: 7 (Nos. 146–154, [A1:5,24%], 240/242, [A5:2,10%]: 13%)
IV: 1 (No. 224–226, [A5:1,5%]: 2%)
Span: 1 (No. 200, [A4:1,7%]: 2%)

Gr:
A: No. 98 (1) (A1:1)
B: No. 200 (1) (A4:1)
C: Nos. 202–206 (3) (A5:3)
D: Nos. 118–128, Rlwy Gatehouse (4) (A1:4)

Str: 3: Nos. 148–154 (3) (A1:3)

Per:
V: 12 (Nos. 98, [A1:1,4%], 186,192,196, [A4:3,21%] 208–222, [A5:8,40%]: 21%)

HI
### ASCOT VALE ROAD (contd)

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<tbody>
<tr>
<td>Po:</td>
<td>4</td>
<td>(Nos. 118/20,152/154, [A1:4,17%] : 7%)</td>
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</table>

### Significance

Ascot Vale Road within the study area is diverse architecturally, but consists of sections of consistent built form: numbers 118–132 (four modern duplex houses), numbers 146–154 (five bungalow dwellings), numbers 174–184 (six federation style buildings), numbers 202–206 (three federation houses) and numbers 208–222 (eight narrow fronted terrace houses). In addition, the street contains twelve graded buildings (including one A, one B and three C graded structures). Despite its variety, Ascot Vale Road contains pockets of buildings of significant streetscape value and individual importance.
### Building Identification Form

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** Ascot Vale Rd  
**Type:** Gatehouse  
**Style:** (use if not residence)  

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<th>NER</th>
<th>NTC</th>
<th>Conservation Area</th>
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**Grading:**  
- A  
- B  
- C  
- D  

**Date:** 22/9  
**Neg. File:** 21.01  
**Photo Date:** 22/9  

**Period:**  
- Early Vic.  
- Victorian  
- Edwardian  
- Inter-War  
- Post-War  

**Materials/Description:**  
- Walls: Attached, Detached  
- Roof: corrugated  

**Integrity:**  
- Substantially intact  
- Altered sympathetically  
- Altered unsympathetically  
- Damaged/disturbed  

**Condition:**  
- Excellent  
- Good  
- Fair  
- Poor  
- Ruins  

**Notable Features/Significance:**  
- Early fence  
- Original unpainted cement render/wall finish  
- Retains evidence of early colours or finishes  
- Intact verandah roof and structure  
- Original roof form and finish  
- Eaves, roof or gable decoration  
- Intact shopfront  
- Elaborate standard design of cement rendered surface  

- Unpainted decorative brickwork  
- Ornamental wall detailing  
- Original doors/windows  
- Original parapet  
- Original chimneys  
- Intact verandah decoration  
- Post supported shop verandah  
- Early garden  

**Alterations & Specific Guidelines**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
<th>O = reinstate original designs</th>
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<th>R = remove</th>
<th>RAM = remove by approved method</th>
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**Comments:**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<th>BUILDING/PLACE ADDRESS</th>
<th>TYPE (use if not residence)</th>
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<th>STYLE (IN-FILL)</th>
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<th>NER</th>
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<thead>
<tr>
<th>GRADING</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>STREETSCAPE</th>
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<tbody>
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<td>Early Vict.</td>
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<table>
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<tr>
<th>CONDITION</th>
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<table>
<thead>
<tr>
<th>NOTABLE FEATURES/SIGNIFICANCE</th>
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<tbody>
<tr>
<td>Early fence</td>
</tr>
<tr>
<td>Retains evidence of early colours or finishes</td>
</tr>
<tr>
<td>Intact verandah roof and structure</td>
</tr>
<tr>
<td>Original roof form and finish</td>
</tr>
<tr>
<td>Eaves, roof or gable decoration</td>
</tr>
<tr>
<td>Intact shopfront</td>
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<tr>
<td>Elaborate standard design of cement rendered surface</td>
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<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

<table>
<thead>
<tr>
<th>COMMENTS</th>
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<tr>
<td>44</td>
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- Noticeable fence
- Red brick fence
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<td>Inter-War</td>
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<td>Post-War</td>
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<th>MATERIALS/DESCRIPTION</th>
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<td>Walls Cr, Br</td>
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<tr>
<td>Roof</td>
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<tr>
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<tr>
<td>Detached</td>
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<tr>
<td>substantially intact</td>
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<td>altered sympathetically</td>
</tr>
<tr>
<td>altered unsympathetically</td>
</tr>
<tr>
<td>damaged/ disturbed</td>
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<th>CONDITION</th>
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<td>excellent</td>
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<td>good</td>
</tr>
<tr>
<td>fair</td>
</tr>
<tr>
<td>poor</td>
</tr>
<tr>
<td>ruins</td>
</tr>
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</table>

**NOTABLE FEATURES/SIGNIFICANCE**

- Decorative brown brick fill
- Norfolk island pine
- All windows

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
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**COMMENTS**

45
### Building Identification Form

**Ascot Vale / Flemington Conservation Study**

<table>
<thead>
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<td>Photo Date</td>
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<tr>
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<tr>
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<tr>
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<td>S = reinstate sympathetic alternative</td>
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</table>
# Building Identification Form

**Building/Place Address:** 96 Ascot Vale Rd  
**Type:** (Use if not residence)  
** Existing Designation:**  
**Conservation Area:**  
**Grading:**  
**Style:** In-Fill  
**Study:**  
**Date:**  

## Materials/Description
- **Walls:** Cream br.  
- **Roof:** File  
- **Attached:**  
- **Detached:**  

## Integrity
- Substantially intact  
- Altered sympathetically  
- Altered unsympathetically  
- Damaged/disturbed  

## Condition
- Excellent  
- Good  
- Fair  
- Poor  
- Ruins  

## Notable Features/Significance
- Early fence  
- Original unpainted cement render/wall finish  
- Retains evidence of early colours or finishes  
- Intact verandah roof and structure  
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- Eaves, roof or gable decoration  
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## Alterations & Specific Guidelines

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## Comments
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>98 ASCOT VALE RD</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
<td></td>
</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR □, NER □, NTC □</td>
</tr>
<tr>
<td>CONSERVATION AREA</td>
<td>□</td>
</tr>
<tr>
<td>DATE</td>
<td>18/6</td>
</tr>
<tr>
<td>NEG. FILE</td>
<td>18/8</td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td>18/8</td>
</tr>
<tr>
<td>PERIOD</td>
<td>□ Early Vict. □ Victorian □ Edwardian □ Inter-War □ Post-War</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls □ brick □ concrete □ render □ plaster</td>
</tr>
<tr>
<td>Roof</td>
<td>□ tile □ shingle □ slate</td>
</tr>
<tr>
<td>Attached</td>
<td>□</td>
</tr>
<tr>
<td>Detached</td>
<td>□</td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>□ substantially intact □ altered sympathetically □ altered unsympathetically □ damaged/disturbed</td>
</tr>
<tr>
<td>CONDITION</td>
<td>□ excellent □ good □ fair □ poor □ ruins</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>early fence (style) □ original unpainted cement render/wall finish □ retains evidence of early colours or finishes □ intact verandah roof and structure □ original roof form and finish □ eaves, roof or gable decoration □ intact shopfront □ elaborate standard design of cement rendered surface □ unpainted decorative brickwork □ ornamental wall detailing □ original doors/windows □ original parapet □ original chimneys □ intact verandah decoration □ post supported shop verandah □ early garden □ palms □ small ornamental gables</td>
</tr>
<tr>
<td>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
<td>No.</td>
</tr>
<tr>
<td>98</td>
<td>fence □</td>
</tr>
<tr>
<td>O = reinstate original designs</td>
<td>S = reinstate sympathetic alternative</td>
</tr>
<tr>
<td>COMMENTS</td>
<td></td>
</tr>
</tbody>
</table>

48
### Building/Place Address

10/46 Must Vale Rd

### Type

Residential

### Existing Designation

HB

### Conservation Area

- NER
- NTC

### Grade

- A
- B
- C
- D

### Streetscape

- 1
- 2
- 3

### Date

2/2/1986

### Negative File


### Period

- Early Victorian
- Victorian
- Edwardian
- Inter-War
- Post-War

### Materials/Description

- Walls
- Roof
  - Attached
  - Detached

### Integrity

- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

### Condition

- Excellent
- Good
- Fair
- Poor
- Ruins

### Notable Features/Significance

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

### Alterations & Specific Guidelines

No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

<p>| | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
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<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

- O = reinstate original designs
- S = reinstate sympathetic alternative
- R = remove
- RAM = remove by approved method

### Comments

none
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>FLAT</th>
<th>BUILDING/PLACE NAME/TITLE</th>
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</thead>
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<tr>
<td>116 ASCOT VALE RD</td>
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**TYPE**

<table>
<thead>
<tr>
<th>(use if not residence)</th>
</tr>
</thead>
<tbody>
<tr>
<td>FLAT</td>
</tr>
</tbody>
</table>

**STYLE**

<table>
<thead>
<tr>
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</thead>
</table>

**EXISTING DESIGNATION**

<table>
<thead>
<tr>
<th>HBR</th>
<th>NER</th>
<th>NTC</th>
<th>CONSERVATION AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

**GRADING**

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>STREETSCAPE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
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</tbody>
</table>

**DATE**

<table>
<thead>
<tr>
<th>PHOTO</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

**PERIOD**

<table>
<thead>
<tr>
<th>Early Vict.</th>
<th>Victorian</th>
<th>Edwardian</th>
<th>Inter-War</th>
<th>Post-War</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**MATERIALS/DESCRIPTION**

<table>
<thead>
<tr>
<th>WALLS</th>
<th>Roofs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Attached</th>
<th>Detached</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**INTEGRITY**

<table>
<thead>
<tr>
<th>substantially intact</th>
<th>altered sympathetically</th>
<th>altered unsympathetically</th>
<th>damaged/disturbed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CONDITION**

<table>
<thead>
<tr>
<th>excellent</th>
<th>good</th>
<th>fair</th>
<th>poor</th>
<th>ruins</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NOTABLE FEATURES/SIGNIFICANCE**

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

- 3 stores
- Incidental fence
- Set back from st.
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 1161 AVOCA LANE RD

**TYPE**: (use if not residence)

**EXISTING DESIGNATION**: HBR  NER  NTC  CONSERVATION AREA

**GRADING**: A  B  C  D

**STYLE**: M

**DATE**: 22/8

**NEG. FILE**: 601

**PHOTO DATE**: 22/8

**PERIOD**: Early Vic.  Victorian  Edwardian  Inter-War  Post-War

**MATERIALS/DESCRIPTION**: Walls  Roof  Attached  Detached

**INTEGRITY**: substantially altered  altered sympathetically  altered un sympathetically  damaged/ disturbed

**CONDITION**: excellent  good  fair  poor  ruins

**NOTABLE FEATURES/SIGNIFICANCE**: early fence  original unpainted cement render/wall finish  retains evidence of early colours or finishes  intact verandah roof and structure  original roof form and finish  eaves, roof or gable decoration  intact shopfront  elaborate standard design of cement rendered surface  unpainted decorative brickwork  ornamental wall detailing  original doors/windows  original parapet  original chimneys  intact verandah decoration  post supported shop verandah  early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Yale fence</td>
<td></td>
<td></td>
<td>25</td>
</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

51
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

| BUILDING/PLACE ADDRESS | 124 / 125 ASCOT LATE RD | TYPE | MULTI-UNIT

**BUILDING/PLACE NAME/TITLE**

| EXISTING DESIGNATION | HBR □ | NER □ | NTC □ | CONSERVATION AREA □ |

**GRADING**

| DATE | NEG. FILE | PHOTO DATE |

**PERIOD**

- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**

- Walls
- Roof
- Attached
- Detached

**INTEGRITY**

- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

**CONDITION**

- excellent
- good
- fair
- poor
- ruins

**NOTABLE FEATURES/SIGNIFICANCE**

- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

| No. | Sympathetic S.G. | Inappropriate S.G. | Extremely Inappropriate S.G. |

| 124 | Sympathetic | Inappropriate | Extremely Inappropriate |

- O = reinstate original designs
- S = reinstate sympathetic alternative
- R = remove
- RAM = remove by approved method

**COMMENTS**
<table>
<thead>
<tr>
<th>Materials/Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls</td>
<td>Half</td>
</tr>
<tr>
<td>Roof</td>
<td>Detached</td>
</tr>
</tbody>
</table>

**INTEGRITY**
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

**CONDITION**
- Excellent
- Good
- Fair
- Poor
- Ruins

**NOTABLE FEATURES/SIGNIFICANCE**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

53
<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>142-144 AYRTON ROAD</th>
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<tbody>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR NER NTC</td>
</tr>
<tr>
<td>DATE</td>
<td>24/6</td>
</tr>
<tr>
<td>PERIOD</td>
<td>Early Vict.</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls</td>
</tr>
<tr>
<td></td>
<td>Ornamental wall detailing</td>
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<tr>
<td></td>
<td>Original doors/windows</td>
</tr>
<tr>
<td></td>
<td>Original parapet</td>
</tr>
<tr>
<td></td>
<td>Original chimneys</td>
</tr>
<tr>
<td></td>
<td>Intact verandah decoration</td>
</tr>
<tr>
<td></td>
<td>Post supported shop verandah</td>
</tr>
<tr>
<td></td>
<td>Decorative brickwork</td>
</tr>
<tr>
<td></td>
<td>Shop supported window</td>
</tr>
<tr>
<td></td>
<td>Early garden</td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>Substantially intact</td>
</tr>
<tr>
<td>CONDITION</td>
<td>Excellent</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>Early fence</td>
</tr>
<tr>
<td></td>
<td>Original unpainted cement/render/wall finish</td>
</tr>
<tr>
<td></td>
<td>Retains evidence of early colours or finishes</td>
</tr>
<tr>
<td></td>
<td>Intact verandah roof and structure</td>
</tr>
<tr>
<td></td>
<td>Original roof form and finish</td>
</tr>
<tr>
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<td>Eaves, roof or gable decoration</td>
</tr>
<tr>
<td></td>
<td>Intact shopfront</td>
</tr>
<tr>
<td></td>
<td>Elaborate standard design of cement rendered surface</td>
</tr>
<tr>
<td>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
<td>Sympathetic</td>
</tr>
<tr>
<td></td>
<td>S.G. Inappropriate</td>
</tr>
<tr>
<td></td>
<td>S.G. Extremely Inappropriate</td>
</tr>
<tr>
<td>O = reinstate original designs</td>
<td>S = reinstate sympathetic alternative</td>
</tr>
<tr>
<td>R = remove</td>
<td>RAM = remove by approved method</td>
</tr>
<tr>
<td>COMMENTS</td>
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</tbody>
</table>
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>146 ASHTE UNE RD</th>
<th>TYPE (use if not residence)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR</td>
<td>NER</td>
</tr>
<tr>
<td>GRADING</td>
<td>A</td>
<td>B</td>
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<td>22-9</td>
<td>NEG. FILE</td>
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<td>PHOTO</td>
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<td></td>
</tr>
<tr>
<td>DATE</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**
- Walls ( )
- Roof ( )
- Attached ( )
- Detached ( )

**INTEGRITY**
- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

**CONDITION**
- excellent
- good
- fair
- poor
- ruins

**NOTABLE FEATURES/SIGNIFICANCE**
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>B.G.</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION

STYLE

GRADING

DATE

NEG. FILE

PHOTO DATE

PERIOD

Early Vict.
Victorian
Edwardian
Inter-War
Post-War

MATERIALS/
DESCRIPTION

Walls
Roof
Attached
Detached

STREETSCAPE

INTEGRITY

substantially intact
altered sympathetically
altered unsympathetically
damaged/disturbed

CONDITION

excellent
good
fair
poor
ruins

NOTABLE FEATURES/SIGNIFICANCE

early fence
original unpainted cement render/wall finish
retains evidence of early colours or finishes
intact verandah roof and structure
original roof form and finish
eaves, roof or gable decoration
intact shopfront
elaborate standard design of cement rendered surface

ALTERATIONS & SPECIFIC GUIDELINES

No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

4.5

O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method

COMMENTS
BUILDING IDENTIFICATION FORM

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS

KOC ASCOT LANE 10

BUILDING/PLACE NAME/TITLE

NEG. FILE 7

PHOTO

DATE

EXISTING DESIGNATION HERD NER |

PERIOD

Early Vict. / Victoria / Inter-War

MATERIALS/DESCRIPTION

Walls: renovated
Roof: brick
Attached: detached

INTACT

substantially intact

altered sympathetically

altered unsympathetically

CONDITION

excellent

good

fair

poor

ruins

NOTABLE FEATURES/SIGNIFICANCE

original fence

original unpainted cement render/wall finish

retains evidence of early colours or finishes

intact verandah roof and structure

original roof form and finish

eaves, roof or gable decoration

intact shopfront

elaborate standard design of cement rendered surface

unpainted decorative brickwork

ornamental wall detailing

original doors/windows

original parapet

original chimneys

intact verandah decoration

post supported shop verandah

early garden

ALTERATIONS & SPECIFIC GUIDELINES

No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

fence 10 0 0

original windows 0 0 0

bay 80

COMMENTS

O = reinstate original design

S = reinstate sympathetic alternative

R = remove

RAM = remove by approved method
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 154 Ascot Vale Rd

**Type:** Res

**Building/Place Name/Title:**

**Existing Designation:**

**Grading:** A □ B □ C □ D □ Sc

**Style:** Victorian

**Materials/Description:**

- **Walls:**
  - **Roof:**
  - **Attached:**
  - **Detached:**

**Integrity:**

- **Substantially intact**
- **Altered sympathetically**
- **Altered unsympathetically**
- **Damaged/disturbed**

**Condition:**

- **Excellent**
- **Good**
- **Fair**
- **Poor**
- **Ruins**

**Notable Features/Significance:**

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden
- Painted wall

**Alterations & Specific Guidelines:**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
</tr>
</thead>
<tbody>
<tr>
<td>154</td>
<td></td>
<td></td>
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</tbody>
</table>

**Comments:**

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method.
# ASCOT VALE / FLEMINGTON CONSERVATION STUDY

## Building/Place Address
160 ASCOT VALE RD

## Type
Flat

## Style
Infill

## Existing Designation
HBRL

## Conservation Area

## Grading
A

## Date
22.8

### Neg. File

### Photo Date

### Period
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

### Materials/Description
- Walls
- Roof
- Attached
- Detached

### Integrity
- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

### Condition
- excellent
- good
- fair
- poor
- ruins

### Notable Features/Significance
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

### Alterations & Specific Guidelines

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

### Comments

60
### Building Identification Form

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 174 ASCOT VALE RD

**Style:** Federation

**Existing Designation:** HBR

**Type:** (use if not residence)

**Grading:** A □ B □ C □ D □

**Date:** 23/8

**Period:**
- Early Vict. □
- Victorian □
- Edwardian □
- Inter-War □
- Post-War □

**Materials/Description:**
- Walls: □
- Roof: □
- Attached: □
- Detached: □

**Integrity:**
- Substantially intact □
- Altered sympathetically □
- Altered unsympathetically □
- Damaged/destroyed □

**Condition:**
- Excellent □
- Good □
- Fair □
- Poor □
- Ruins □

**Notable Features/Significance:**
- Early fence □
- Original unpainted cement render/wall finish □
- Retains evidence of early colours or finishes □
- Intact verandah roof and structure □
- Original roof form and finish □
- Eaves, roof or gable decoration □
- Intact shopfront □
- Elaborate standard design of cement rendered surface □
- Unpainted decorative brickwork □
- Ornamental wall detailing □
- Original doors/windows □
- Original parapet □
- Original chimneys □
- Intact verandah decoration □
- Post supported shop verandah □
- Early garden □

**Alterations & Specific Guidelines:**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>174</td>
<td>Verandah floor</td>
<td>RO</td>
<td>[Blank]</td>
<td>[Blank]</td>
</tr>
</tbody>
</table>

O = Reinstall original designs  S = Reinstall sympathetic alternative  R = Remove  RAM = Remove by approved method

**Comments:**

61
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 176 ASCOT VALE RD
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION HBR □ NER □ NTC □ CONSERVATION AREA □
STYLE FEDERATION

GRADING A □ B □ C □ D □ STREETSCAPE 1 □ 2 □ 3 □

DATE 23/8 NEG. FILE 4.27
PHOTO DATE 23/8

PERIOD
☐ Early Vict.
☐ Victorian
☐ Edwardian
☐ Inter-War
☐ Post-War

MATERIALS/DESCRIPTION
Walls □ R
Roof □ R
Attach □
Detach □

INTEGRITY
☐ substantially intact
☐ altered sympathetically
☐ altered unsympathetically
☐ damaged/disturbed

CONDITION
☐ excellent
☐ good
☐ fair
☐ poor
☐ ruins

NOTABLE FEATURES/SIGNIFICANCE
☐ early fence
☐ original unpainted cement render/wall finish
☐ retains evidence of early colours or finishes
☐ intact verandah roof and structure
☐ original roof form and finish
☐ eaves, roof or gable decoration
☐ intact shopfront
☐ elaborate standard design of cement rendered surface

☐ unpainted decorative brickwork
☐ ornamental wall detailing
☐ original doors/windows
☐ original parapet
☐ original chimneys
☐ intact verandah decoration
☐ post supported shop verandah
☐ early garden

ALTERATIONS & SPECIFIC GUIDELINES

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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<tbody>
<tr>
<td>176</td>
<td></td>
<td>not file</td>
<td>R</td>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 176, ASCOT VALE RD

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**
- Walls
- Roof
  - Attached
  - Detached

**INTEGRITY**
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

**CONDITION**
- Excellent
- Good
- Fair
- Poor
- Ruins

**NOTABLE FEATURES/SIGNIFICANCE**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
-...

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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<tbody>
<tr>
<td>176</td>
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</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 180 ASCOT VALE RD
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION HBR NER NTC CONSERVATION AREA

DATE 23/5
NEG. FILE 9.21
PHOTO DATE 24/5

PERIOD
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

MATERIALS/DESCRIPTION
- Walls w/egl
- Roof (O/F)
- Attached
- Detached

INTEGRITY
- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

CONDITION
- excellent
- good
- fair
- poor
- ruins

NOTABLE FEATURES/SIGNIFICANCE
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure (-q2of3)
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

ALTERATIONS & SPECIFIC GUIDELINES

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 182 ASCOT VALE RD

**BUILDING/PLACE NAME/TITLE** JOSCA

**EXISTING DESIGNATION** HBR □ NER □ NTC □

**STYLE** FEDERATION

**TYPE** (use if not residence)

**GRADING** A □ B □ C □ D □

**STREETSCAPE** 1 □ 2 □ 3 □

**DATE** 23/6

**NEG. FILE**

**PHOTO DATE** 23/6

**PERIOD**

- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**

- Walls
- Roof
- Attached
- Detached

**INTEGRITY**

- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

**CONDITION**

- excellent
- good
- fair
- poor
- ruins

**NOTABLE FEATURES/SIGNIFICANCE**

- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- leaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden
- verandah floor tiles

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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</thead>
<tbody>
<tr>
<td>182</td>
<td>fence/plan.</td>
<td>50</td>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
<table>
<thead>
<tr>
<th>Building/Place Address</th>
<th>184 Ascot Vale Rd</th>
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</thead>
<tbody>
<tr>
<td><strong>Type (use if not residence)</strong></td>
<td>Conservation Area</td>
</tr>
<tr>
<td><strong>Style</strong></td>
<td>Federation</td>
</tr>
<tr>
<td><strong>Existing Designation</strong></td>
<td>HBR, NER, NTC</td>
</tr>
<tr>
<td><strong>Grading</strong></td>
<td>A</td>
</tr>
<tr>
<td><strong>Building/Place Name/Title</strong></td>
<td>Ascot Vale / Flemington Conservation Study</td>
</tr>
<tr>
<td><strong>Date</strong></td>
<td>23/8</td>
</tr>
<tr>
<td><strong>Neg. File</strong></td>
<td>9.30</td>
</tr>
<tr>
<td><strong>Photo Date</strong></td>
<td>23/8</td>
</tr>
<tr>
<td><strong>Period</strong></td>
<td>Early Vict., Victorian, Edwardian, Inter-War, Post-War</td>
</tr>
<tr>
<td><strong>Materials/Description</strong></td>
<td>Walls: Brick, Attached; Roof: Slate, Detached</td>
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<tr>
<td><strong>Integrity</strong></td>
<td>Substantially intact, altered sympathetically, altered unsympathetically, damaged or disturbed</td>
</tr>
<tr>
<td><strong>Condition</strong></td>
<td>Excellent, Good, Fair, Poor, Ruins</td>
</tr>
<tr>
<td><strong>Notable Features/Significance</strong></td>
<td>Early fence, Original unpainted cement render/wall finish, Retains evidence of early colours or finishes, Intact verandah roof and structure, Original roof form and finish, Elaborate standard design of cement rendered surface</td>
</tr>
<tr>
<td><strong>Alterations &amp; Specific Guidelines</strong></td>
<td>No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.</td>
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<tr>
<td>184</td>
<td>Sympathetic</td>
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<td><strong>Comments</strong></td>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
### BUILDING IDENTIFICATION FORM

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>1936 ASCOT VALE RD</th>
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<td><strong>BUILDING/PLACE NAME/TITLE</strong></td>
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<tr>
<td><strong>STREETSCAPE</strong></td>
<td>1</td>
</tr>
<tr>
<td><strong>DATE</strong></td>
<td>23/9</td>
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<td><strong>NEG. FILE</strong></td>
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<tr>
<td><strong>PHOTO DATE</strong></td>
<td>23/9</td>
</tr>
<tr>
<td><strong>PERIOD</strong></td>
<td>Early Vict., Victorian, Edwardian, Inter-War, Post-War</td>
</tr>
<tr>
<td><strong>MATERIALS/DISCRIPITION</strong></td>
<td>Walls, Roof, Attached, Detached</td>
</tr>
<tr>
<td><strong>INTEGRITY</strong></td>
<td>substantially intact, altered sympathetically, altered unsympathetically, damaged</td>
</tr>
<tr>
<td><strong>CONDITION</strong></td>
<td>excellent, good, fair, poor, ruins</td>
</tr>
<tr>
<td><strong>NOTABLE FEATURES/SIGNIFICANCE</strong></td>
<td>early fence, original unpainted cement render/wall finish, retains evidence of early colours or finishes, intact verandah roof and structure, original roof form and finish, eaves, roof or gable decoration, intact shopfront, elaborate standard design of cement rendered surface, original chimneys</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>ALTERATIONS &amp; SPECIFIC GUIDELINES</strong></th>
<th>1936, Sympathetic, S.G, Inappropriate, S.G, Extremely Inappropriate, S.G</th>
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</thead>
<tbody>
<tr>
<td>O = reinstate original designs</td>
<td>S = reinstate sympathetic alternative</td>
</tr>
<tr>
<td>R = remove</td>
<td>RAM = remove by approved method</td>
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</tbody>
</table>

### COMMENTS

67
### Building Identification Form

#### Ascot Vale / Flemington Conservation Study

<table>
<thead>
<tr>
<th>Building/Place Address</th>
<th>188 Ascot Vale Rd</th>
</tr>
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<tbody>
<tr>
<td>Type (use if not residence)</td>
<td>Federation</td>
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<td>Existing Designation</td>
<td>HBR NER NTC</td>
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<td>Conservation Area</td>
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<td>Grading</td>
<td>A B C D</td>
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<tr>
<td>Streetscape</td>
<td>1 2 3</td>
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<td>Date</td>
<td>29.6</td>
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<td>Photo Date</td>
<td>23.9</td>
</tr>
<tr>
<td>Period</td>
<td>Early Vict. Victorian Edwardian Inter-War Post-War</td>
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<tr>
<td>Materials/Description</td>
<td>Walls</td>
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<td>Attached</td>
</tr>
<tr>
<td></td>
<td>Intact</td>
</tr>
<tr>
<td></td>
<td>W</td>
</tr>
<tr>
<td>Integrity</td>
<td>Substantially altered</td>
</tr>
<tr>
<td>Condition</td>
<td>Excellent</td>
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<tr>
<td></td>
<td>W</td>
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</tbody>
</table>

#### Notable Features/Significance

- Early fence
- Original unainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

#### Alterations & Specific Guidelines

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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<tbody>
<tr>
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</tbody>
</table>

O = reinstate original designs  S = reinstage sympathetic alternative  R = remove  RAM = remove by approved method

#### Comments

68
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**
190 ASCOT VALE RD

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION**
HBR ☐ NER ☐ NTC ☐

**STYLE**

**GRADING**
A ☐ B ☐ C ☐ D ☐

**DATE**
23/3

**NEG. FILE**

**PHOTO DATE**
23/3

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**
- Walls
- Roof
- Attached ☐ Detached ☒

**INTEGRITY**
- substantially intact ☐ altered sympathetically ☐ altered unsympathetically ☐ damaged/ disturbed ☐

**CONDITION**
- excellent ☐ good ☐ fair ☐ poor ☐ ruins ☐

**NOTABLE FEATURES/SIGNIFICANCE**
- early fence ☐
- original unpainted cement render/wall finish ☐
- retains evidence of early colours or finishes ☐
- intact verandah roof and structure ☐
- original roof form and finish ☐
- eaves, roof or gable decoration ☐
- intact shopfront ☐
- elaborate standard design of cement rendered surface ☐
- unpainted decorative brickwork ☐
- ornamental wall detailing ☐
- original doors/ windows ☐
- original parapet ☐
- original chimneys ☐
- intact verandah decoration ☐
- post supported shop verandah ☐
- early garden ☐

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

see sheet for 186
Ascut Vale Rd for photo
## BUILDING IDENTIFICATION FORM

### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>192 ASCOT VALE RD</th>
<th>TYPE (use if not residence)</th>
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</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
<td></td>
<td>.Style Victorian</td>
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<td>EXISTING DESIGNATION</td>
<td>HRR □ NER □ NTC □</td>
<td>CONSERVATION AREA □</td>
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<tr>
<td>GRADING</td>
<td>A □ B □ C □ D □</td>
<td>STREETSCAPE 1 □ 2 □ 3 □</td>
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<td>23/4</td>
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<tr>
<td>PERIOD</td>
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<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls □ □ □</td>
<td>Roof □ □ □</td>
</tr>
<tr>
<td>Attached □ Detached □</td>
<td></td>
<td></td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>substantially intact □ altered sympathetically □ altered un sympathetically □ damaged/disturbed □</td>
<td></td>
</tr>
<tr>
<td>CONDITION</td>
<td>excellent □ good □ fair □ poor □</td>
<td>ruins □</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>Early fence □ retains evidence of early colours or finishes □ intact verandah roof and structure □ original roof form and finish □ eaves, roof or gable decoration □ intact shopfront □ elaborate standard design of cement rendered surface □ unpainted decorative brickwork □ original doors/windows □ original parapet □ original chimneys □ intact verandah decoration □ post supported shop verandah □ early garden</td>
<td></td>
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<tr>
<td>192</td>
<td>□ □ □ □ □ □ □ □ □</td>
<td>□ □ □ □ □ □ □</td>
</tr>
<tr>
<td>O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method</td>
<td></td>
<td></td>
</tr>
<tr>
<td>COMMENTS</td>
<td></td>
<td>70</td>
</tr>
</tbody>
</table>
### BUILDING IDENTIFICATION FORM

#### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

**Building/Place Address:** 194 Ascot Vale Rd

**Type (use if not residence):**

**Existing Designation:**
- HBR
- NER
- NTC
- Conservation Area

**Grading:**
- A
- B
- C
- D

**Streetscape:**
- 1
- 2
- 3

**Date:** 23/6

**Neg. File:**

**Photo Date:** 23/8

**Period:**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description:**
- Walls
- Roofs
- Attached
- Detached

**Integrity:**
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

**Condition:**
- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance:**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines:**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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<tr>
<td>194</td>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments:**
**BUILDING IDENTIFICATION FORM**
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

**BUILDING/PLACE ADDRESS**
196 Ascot Vale Rd

**BUILDING/PLACE NAME/TITLE**
W STUDY

**EXISTING DESIGNATION**
HBR □ NER □ NTC □

**STYLE**
VICTORIAN

**GRADING**
A □ B □ C □ D □

**DATE**
23/9

**NEG. FILE**
4.34

**PHOTO DATE**
23/9

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**

<table>
<thead>
<tr>
<th>Walls</th>
<th>Roof</th>
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<td>early fence</td>
<td>original roof form and finish</td>
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<td>original unpainted cement render/wall finish</td>
<td>eaves, roof or gable decoration</td>
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<tr>
<td>retains evidence of early colours or finishes</td>
<td>intact shopfront</td>
</tr>
<tr>
<td>intact verandah roof and structure</td>
<td>elaborate standard design of cement rendered surface</td>
</tr>
</tbody>
</table>

**CONDITION**
- excellent □
- good □
- fair □
- poor □
- ruins □

**INTEGRITY**
- substantially intact □
- altered sympathetically □
- altered unsympathetically □
- damaged/destroyed □

**NOTABLE FEATURES/SIGNIFICANCE**

- unainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

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<tr>
<th>No.</th>
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<th>S.G.</th>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

21
**AScot Vale/ Flemington Conservation Study**

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<td>S = reinstate sympathetic alternative</td>
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### Notable Features/Significance

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden
- Brick and column
- Longitudinal chimneys

### Alterations & Specific Guidelines

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O = reinstate original designs  
S = reinstate sympathetic alternative  
R = remove  
RAM = remove by approved method

### Comments

Page 74
<table>
<thead>
<tr>
<th>MATERIALS/DESCRIPTION</th>
<th>WALLS</th>
<th>ROOF</th>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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**Notable Features/Significance**

- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden
- Gate/tarmac deco (later induct)

**Alterations & Specific Guidelines**

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<th>No.</th>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTONG CONSERVATION STUDY**

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<td>CONDITION</td>
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<td>□ unpainted decorative brickwork □ ornamental wall detailing □ original doors/windows □ original parapet □ original chimneys □ intact verandah decoration □ post supported shop verandah □ early garden</td>
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<td>O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method</td>
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77
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<tr>
<td>• intact shopfront</td>
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<tr>
<td>• elaborate standard design of cement rendered surface</td>
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NOTABLE FEATURES/SIGNIFICANCE:
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface

ALTERATIONS & SPECIFIC GUIDELINES:

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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

#### BUILDING/PLACE ADDRESS
210 ASCOT VALE RD

#### TYPE (use if not residence)

#### BUILDING/PLACE NAME/TITLE

#### EXISTING DESIGNATION
HBR ☐ NER ☐ NTC ☐ CONSERVATION AREA ☐

#### GRADING
A ☐ B ☐ C ☐ D ☐ STREETSCAPE 1 ☐ 2 ☐ 3 ☐

#### DATE
24/8

#### NEG. FILE

#### PHOTO DATE
24/8

#### PERIOD
☐ Early Vict.
☒ Victorian
☐ Edwardian
☐ Inter-War
☐ Post-War

#### MATERIALS/DESCRIPTION

- **Walls**
  - brick/stone

- **Roof**
  - slates/tiles

#### INTEGRITY
☐ substantially intact
☐ altered sympathetically
☐ altered unsympathetically
☐ damaged/disturbed

#### CONDITION
☐ excellent
☒ good
☐ fair
☐ poor
☐ ruins

#### NOTABLE FEATURES/SIGNIFICANCE

- Early fence
- Original unpainted cement render/wall finish (chim)
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows (-cire)
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden
- Parth walls
- Pedestal floor

#### ALTERATIONS & SPECIFIC GUIDELINES

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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

#### COMMENTS

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19
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<tr>
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<td>Roof slate</td>
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<td>□ Edwardian</td>
<td>Attached □</td>
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<td>□ Inter-War</td>
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<td>□ Post-War</td>
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<td>□ fair</td>
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<td>□ ruins</td>
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**COMMENTS**
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS  214 ASCOT VALE RD
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION  HBR  NER  NTC
STYLE  VICTorian
GRADING  A  B  C  D
STREETSCAPE  1  2  3

DATE  24/8
NEG. FILE
PHOTO DATE  24/8

PERIOD
☐ Early Vict.  ☒ Victorian  ☐ Edwardian  ☐ Inter-War  ☐ Post-War

MATERIALS/
DESCRIPTION
Walls  brick, stone
Roof  corrugated iron
Attached  
Detached  

INTEGRITY
☐ substantially intact  ☐ altered sympathetically  ☐ altered unsympathetically  ☒ damaged

CONDITION
☐ excellent  ☒ good  ☐ fair  ☐ poor  ☐ ruins

NOTABLE FEATURES/SIGNIFICANCE
☒ early fence
☒ original unpainted cement render/wall finish
☒ retains evidence of early colours or finishes
☒ intact verandah roof and structure
☒ original roof form and finish
☒ eaves, roof or gable decoration
☒ intact shopfront
☒ elaborate standard design of cement rendered surface

ALTERATIONS & SPECIFIC GUIDELINES

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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS

see sheet for 212

ascot vale rd for photo
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS

see sheet for 212
Ascot Vale Rd for photo
**Building/Place Address**: 218 Ascot Vale Rd

**Type (use if not residence)**: Victorian

**Existing Designation**: HBR

**Grading**: A

**Style**: Victorian

**Conservation Area**: Yes

**Period**: Early Vic.

**Materials/Description**
- Walls: cement render
- Roof: intact
- Attach: yes
- Detach: no

**Integrity**: substantially intact

**Condition**: excellent

**Notable Features/Significance**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden
- Original walls
- Verandah floor

**Alterations & Specific Guidelines**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>218</td>
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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 220 ASCOT VALE RD

**BUILDING/PLACE NAME/TITLE** -

**STYLE** VICTORIAN

**EXISTING DESIGNATION** HBR □ NER □ NTC □ CONSERVATION AREA □

**GRADING** A □ B □ C □ D □

**TYPE (use if not residence)**

**DATE**

**NEG. FILE**

**PHOTO DATE**

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**
- Walls
- Roof
- Attached □
- Detached □

**INTEGRITY**
- substantially □ intact
- altered □ sympathetically
- altered □ unsympathetically
- damaged □ disturbed □

**CONDITION**
- excellent □
- good □
- fair □
- poor □
- ruins □

**NOTABLE FEATURES/SIGNIFICANCE**
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden
- Federation windows
- Federation floor

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 222 ASCOT VALE PD

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION** HBR  NER  NTC

**STYLE** VICTORIAN

**TYPE** (use if not residence)

**GRADING** A  B  C  D

**STREETSCAPE** 1  2  3

**DATE** 24/6

**NEG. FILE**

**PHOTO DATE** 24/6

**PERIOD**
- [ ] Early Vict.
- [ ] Victorian
- [ ] Edwardian
- [ ] Inter-War
- [ ] Post-War

**MATERIALS/DESCRIPTION**
- [ ] Walls built
- [ ] Roof corr
- [ ] Attached
- [ ] Detached

**INTEGRITY**
- [ ] substantially altered unsympathetically
- [ ] altered unsympathetically
- [ ] altered sympathetically
- [ ] substantially intact

**CONDITION**
- [ ] excellent
- [ ] good
- [ ] fair
- [ ] poor
- [ ] ruins

**NOTABLE FEATURES/SIGNIFICANCE**
- [ ] early fence
- [ ] original unpainted cement render/wall finish
- [ ] retains evidence of early colours or finishes
- [ ] intact verandah roof and structure
- [ ] original roof form and finish
- [ ] eaves, roof or gable decoration
- [ ] intact shopfront
- [ ] elaborate standard design of cement rendered surface
- [ ] unpainted decorative brickwork
- [ ] ornamental wall detailing
- [ ] original doors/windows
- [ ] original parapet
- [ ] original chimneys
- [ ] intact verandah decoration
- [ ] post supported shop verandah
- [ ] early garden
- [ ] early fence

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
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<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G.</th>
<th>Inappropriate</th>
<th>S.G.</th>
<th>Extremely Inappropriate</th>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS  224-226 ASCOT VALE RD
BUILDING/PLACE NAME/TITLE ~
TYPE (use if not residence)  MAISON VILLA

EXISTING DESIGNATION  HBR  NER  NTC  CONSERVATION AREA  

GRADING  A  B  C  D  STREETSCAPE 1  2  3

DATE  24/8  NEG. FILE  605

PHOTO DATE  24/8

PERIOD
- Early Vic.
- Victorian
- Edwardian
- Inter-War
- Post-War

MATERIALS/DESCRIPTION
Walls
- painted
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface

Roof
- original unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

Attached  
Detached  

INTEGRITY
- substantially intact
- sympathetically altered
- unsympathetically altered
- damaged/disturbed

CONDITION
- excellent
- good
- fair
- poor
- ruins

NOTABLE FEATURES/SIGNIFICANCE

ALTERATIONS & SPECIFIC GUIDELINES

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
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<th>S.G. Extremely Inappropriate</th>
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<td>224</td>
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<td></td>
<td>paintings</td>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS

86
**BUILDING IDENTIFICATION FORM**  
ASCOT VALE / FLEMINGTON CONSERVATION STUDY  

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>228 ASCOT VALE RD</th>
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</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
<td>ASCOT VALE</td>
</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR</td>
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<tr>
<td>GRADING</td>
<td>A</td>
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<tr>
<td>DATE</td>
<td>24/8</td>
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<tr>
<td>PHOTO</td>
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</table>

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**
- Walls
- Roof
- Attached
- Detached

**INTEGRITY**
- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

**CONDITION**
- excellent
- good
- fair
- poor
- ruins

**NOTABLE FEATURES/SIGNIFICANCE**
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
</table>

O = reinstate original designs  
S = reinstate sympathetic alternative  
R = remove  
RAM = remove by approved method

**COMMENTS**

- service sta
- auto repair shop
- car yard
<table>
<thead>
<tr>
<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
<th>CONDITION</th>
<th>NOTABLE FEATURES/SIGNIFICANCE</th>
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<tbody>
<tr>
<td>S.G. = Sympathetic Inappropriate</td>
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<td></td>
</tr>
<tr>
<td>S.G. = Extremly Inappropriate</td>
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<tr>
<td>C = Re-site/Re-use original designs</td>
<td></td>
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</tr>
<tr>
<td>R = Remove RAM = Remove by approved method</td>
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<td></td>
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</tbody>
</table>

- **MATERIALS/DESCRIPTION**
- **EXISTING DESIGNATION**
  - HBR
  - NER
  - NTC
  - CONSERVATION AREA
- **GRADED**
  - A
  - B
  - C
  - D
- **PERIOD**
  - Edwardian
  - Post-War
- **STYLE**
- **STREETScape**
  - 1
  - 2
  - 3
- **BUILDING/PLACE NAME**
- **TITLE**
- **ADDRESS**
- **PERIOD**
  - Early Vict.
  - Victorian
  - Edwardian
  - Inter-War
  - Post-War
- **DATE**
- **PHOTO**
- **NEG. FILE**
- **COMMENTS**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 232 ASCOT VALE RD

**BUILDING/PLACE NAME/TITLE** N STUDY

**TYPE** FLATS

**STYLE** INFILL

**EXISTING DESIGNATION** HBR □ NER □ NTC □

**CONSERVATION AREA** □

**GRADING** A [ ] B [ ] C [ ] D [ ]

**STREETSCAPE** 1 [ ] 2 [ ] 3 [ ]

**DATE** 24/4

**NEG. FILE** -

**PHOTO DATE** -

**PERIOD**
- Early Vic.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**
- Walls □
- Roof □
- Attached [ ]
- Detached [ ]

**INTEGRITY**
- substantially intact [ ]
- altered sympathetically [ ]
- altered unsympathetically [ ]
- damaged/destroyed [ ]

**CONDITION**
- excellent [ ]
- good [ ]
- fair [ ]
- poor [ ]
- ruins [ ]

**NOTABLE FEATURES/SIGNIFICANCE**
- early fence [ ]
- original unpainted cement render/wall finish [ ]
- retains evidence of early colours or finishes [ ]
- intact verandah roof and structure [ ]
- original roof form and finish [ ]
- eaves, roof or gable decoration [ ]
- intact shopfront [ ]
- elaborate standard design of cement rendered surface [ ]
- unpainted decorative brickwork [ ]
- ornamental wall detailing [ ]
- original doors/windows [ ]
- original parapet [ ]
- original chimneys [ ]
- intact verandah decoration [ ]
- post supported shop verandah [ ]
- early garden [ ]

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS  234/236, ASCOT VALE RD
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION  HBR  NER  NTC  CONSERVATION AREA
STYLE FEDERATION
GRADING  A  B  C  D
DATE  24/8
NEG. FILE 10-07
PHOTO DATE  24/8
PERIOD
□ Early Vict.
□ Victorian
□ Edwardian
□ Inter-War
□ Post-War
MATERIALS/DESCRIPTION
Walls □und
Roof □und
Attached □
Detached □
STREETSCAPE □ 20 30
236

INTEGRITY □ substantially altered
□ altered sympathetically
□ altered un sympathetically
□ damaged /

CONDITION □ excellent □ good □ fair □ poor □ ruins
NOTABLE FEATURES/SIGNIFICANCE
□ early fence
□ original unpainted cement render/wall finish
□ retains evidence of early colours or finishes
□ intact verandah roof and structure
□ original roof form and finish
□ eaves, roof or gable decoration
□ intact shopfront
□ elaborate standard design of cement rendered surface
□ ornamental wall detailing
□ original doors/windows
□ original parapet
□ original chimneys
□ intact verandah decoration
□ post supported shop verandah
□ early garden
□ extend

ALTERATIONS & SPECIFIC GUIDELINES
No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.
□ fence  □  □  □
□ verandah floor  □

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
230/232 were suit fallahs in demolition of southern units of these now 90 house.
## Building Identification Form

### Ascot Vale / Flemington Conservation Study

**Building/Place Address:** 234 Ascot Vale Rd

**Type (use if not residence):** Federation

**Existing Designation:** HBR

**Grading:** A

**Conservation Area:**

**Date:** 2/4/8

**Neg. File:** 0.08

**Photo Date:** 2/4/8

### Period

- Early Vic.
- Victorian
- Edwardian
- Inter-War
- Post-War

### Materials/Description

- **Walls:** Wood
- **Roof:** Corrugam
- **Attached:**
- **Detached:**

### Integrity

- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

### Condition

- Excellent
- Good
- Fair
- Poor
- Ruins

### Notable Features/Significance

- **Early fence**
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

### Alterations & Specific Guidelines

<table>
<thead>
<tr>
<th>No.</th>
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<tbody>
<tr>
<td>72</td>
<td>Verandah floor</td>
<td>90 Verandah dec trim</td>
<td>70 Verandah floor</td>
<td>90</td>
</tr>
</tbody>
</table>

- **O** = reinstate original designs
- **S** = reinstate sympathetic alternative
- **R** = remove
- **RAM** = remove by approved method

### Comments
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 240 | 242 ASCOT VALE RD
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION HBR | NER | NTC | CONSERVATION AREA

GRADE A | B | C | D | STREETSCAPE 1 | 2 | 3

DATE 24/8
NEG. FILE 10.09

PHOTO DATE 24/8

PERIOD
☑ Early Vic.
☑ Victorian
☑ Edwardian
☑ Inter-War
☑ Post-War

MATERIALS/DESCRIPTION
Walls<brick/coloured brick
☑ Roof
☐ Attached
☑ Detached

INTEGRITY
☑ substantially intact
☑ altered sympathetically
☑ altered unsympathetically
☑ damaged/disturbed

CONDITION
☑ excellent
☑ good
☑ fair
☑ poor
☑ ruins

NOTABLE FEATURES/SIGNIFICANCE
☑ early fence
☑ original unpainted cement render/wall finish
☑ retains evidence of early colours or finishes
☑ intact verandah roof and structure
☑ original roof form and finish
☑ eaves, roof or gable decoration
☑ intact shopfront
☑ elaborate standard design of cement rendered surface

ALTERATIONS & SPECIFIC GUIDELINES
No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

240

242

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS

92
Streetscape Photo 3: Ascot Vale Road (east side) looking south from opposite Canterbury Street, 23/8/94, 8.15.

Streetscape Photo 4: Ascot Vale Road (east side) looking south from opposite Kent Street, 23/8/94, 8.14.
Streetscape Photo 5: Ascot Vale Road (east side) looking north from opposite Kent Street, 23/8/94, 8.19.

Streetscape Photo 6: Ascot Vale Road (east side) looking north from opposite Burton Crescent, 23/8/94, 8.20.
Streetscape Photo 7: Ascot Vale Road (east side) looking south to railway bridge from opposite numbers 224/226, 24/8/94, 10.06.

Streetscape Photo 8: Ascot Vale Road (east side) looking south from opposite Moonee Street, 24/8/94, 10.32.
The fourteen lots that front Ayr Street are located outside the South Street conservation area.

Sty:  
V:  9  (Nos. 4–10,20–28 : 64%)  
Fed:  5  (Nos. 2,12–18 : 36%)

Gr:  
D:  Nos. 24,26 (2)

Per:  
V:  9  (Nos. 4–10,20–28 : 64%)  
Ed:  5  (Nos. 2,12–18 : 36%)

Int:  
SI:  5  (Nos. 14–18,22,26 : 36%)  
Altu:  9  (Nos. 2–12,20,24,28 : 64%)

Con:  
Ex:  2  (Nos. 14,16 : 14%)  
Go:  11  (Nos. 2–12,18,22–28 : 79%)  
Po:  1  (No. 20 : 7%)

Significance

Although Ayr Street is generally inconsistent in style, it consists of groups of like housing. Two sections in particular (numbers 20 to 28 – Victorian dwellings which include two D graded buildings, and numbers 14 to 18 – consistent federation houses) are examples of locally significant streetscape. Overall, however, Ayr Street has a disjointed visual character.
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 2 AYR ST

**BUILDING/PLACE NAME/TITLE** ASCANUS

**EXISTING DESIGNATION** HBR

**GRADING** A

**TYPE** (use if not residence)

**STYLE** FEDERATION

**DATE** 2/9

**NEG. FILE** 1.3

**PHOTO DATE** 2/9

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**

- **Walls**
  - Originally unpainted cement render/wall finish
  - Original roof form and finish
  - Original decoration
  - Intact shopfront
  - Elaborate standard design of cement rendered surface

- **Roof**
  - Original unpainted decorative brickwork
  - Ornamental wall detailing
  - Original doors/windows
  - Original parapet
  - Original chimneys
  - Intact verandah decoration
  - Post supported shop verandah
  - Early garden

**INTEGRITY**
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

**CONDITION**
- Excellent
- Good
- Fair
- Poor
- Ruins

**NOTABLE FEATURES/SIGNIFICANCE**

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface

**ALTERATIONS & SPECIFIC GUIDELINES**

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<th>No.</th>
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</table>

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**COMMENTS**
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 4/6 AYR ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR □ NER □ NTC □

GRADING A □ B □ C □ D □

DATE 2/9

NEG. FILE 1/30

PHOTO DATE 2/9

PERIOD

Early Vict. □ Victorian □ Edwardian □ Inter-War □ Post-War □

MATERIALS/DESCRIPTION

Walls brick/stone □ Roof □

 Attached □ Detached □

INTEGRITY

substantially intact □ altered sympathetically □ altered unsympathetically □ damaged/disturbed □

CONDITION

excellent □ good □ fair □ poor □ ruins □

NOTABLE FEATURES/SIGNIFICANCE

early fence □ original unpainted cement render/wall finish □ retains evidence of early colours or finishes □ intact verandah roof and structure □

original roof form and finish □ eaves, roof or gable decoration □ intact shopfront □ elaborate standard design of cement rendered surface □

ALTERATIONS & SPECIFIC GUIDELINES

No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

6 □ □ □ □

4 □ □ □ □

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
### Building Identification Form

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>TYPE (use if not residence)</th>
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<td>8/10 AYR ST</td>
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<th>HBR</th>
<th>NER</th>
<th>NTC</th>
<th>CONSERVATION AREA</th>
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<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>STREETSCAPE</th>
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| NEG. FILE | 1-29 |
| PHOTO DATE | 2-9 |

<table>
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<tbody>
<tr>
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<tr>
<td>Edwardian</td>
</tr>
<tr>
<td>Post-War</td>
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<table>
<thead>
<tr>
<th>MATERIALS/DESCRIPTION</th>
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</thead>
<tbody>
<tr>
<td>Walls</td>
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<tr>
<td>Roof</td>
</tr>
<tr>
<td>Attached</td>
</tr>
<tr>
<td>Detached</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INTEGRITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>substantially altered</td>
</tr>
<tr>
<td>altered sympathetically</td>
</tr>
<tr>
<td>altered unsympathetically</td>
</tr>
<tr>
<td>damaged/disturbed</td>
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<table>
<thead>
<tr>
<th>CONDITION</th>
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<tbody>
<tr>
<td>excellent</td>
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<tr>
<td>good</td>
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<tr>
<td>fair</td>
</tr>
<tr>
<td>poor</td>
</tr>
<tr>
<td>ruins</td>
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### Notable Features/Significance

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Original decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden
- Formal walls

### Alterations & Specific Guidelines

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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- O = reinstate original designs
- S = reinstate sympathetic alternative
- R = remove
- RAM = remove by approved method

### Comments

99
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
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<th>TYPE (use if not residence)</th>
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<th>NER</th>
<th>NTC</th>
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<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>STREETSCAPE</th>
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<td>Victorian</td>
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<td>Edwardian</td>
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<td>Inter-War</td>
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<tr>
<td>Post-War</td>
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</table>

<table>
<thead>
<tr>
<th>MATERIALS/ DESCRIPTION</th>
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<tr>
<td>Walls cladding</td>
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<tr>
<td>Roof corrugated</td>
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<tr>
<td>Attached ☐</td>
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<table>
<thead>
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<tbody>
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<td>excellent</td>
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**NOTABLE FEATURES/SIGNIFICANCE**

- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

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<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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<thead>
<tr>
<th>O = reinstate original designs</th>
<th>S = reinstate sympathetic alternative</th>
<th>R = remove</th>
<th>RAM = remove by approved method</th>
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**COMMENTS**

100
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
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<td>COMMENTS</td>
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(10)
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 16 AYR ST

**TYPE** (use if not residence)

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION**: HBR □ NER □ NTC □

**CONSERVATION AREA**: □

**STYLE/EDITION**

**GRADING**: A □ B □ C □ D □

**DATE**: 2/9

**NEG. FILE**: 1-26

**PHOTO DATE**: 2/6

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**
- Walls
  - Solid masonry
- Roof
  - Attached
  - Detached

**STREETSCAPE**
- 1 - Good

**INTEGRITY**
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

**CONDITION**
- Excellent □
- Good □
- Fair □
- Poor □
- Ruins □

**NOTABLE FEATURES/SIGNIFICANCE**
- Early fence □
- Original unpainted cement render/wall finish □
- Retains evidence of early colours or finishes □
- Intact verandah roof and structure □
- Original roof form and finish □
- Eaves, roof or gable decoration □
- Intact shopfront □
- Elaborate standard design of cement rendered surface □
- Original chimneys □
- Intact verandah decoration □
- Early garden □
- Unpainted decorative brickwork □
- Ornamental wall detailing □
- Original doors/windows □
- Original parapet □
- Original chimneys □
- Post supported shop verandah □

**ALTERATIONS & SPECIFIC GUIDELINES**

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<th>No.</th>
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<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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<td></td>
<td></td>
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<tr>
<td>3</td>
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**COMMENTS**

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION

GRADING

DATE

NEG. FILE

PHOTO

PERIOD

MATERIALS/

DESCRIPTION

INTEGRITY

CONDITION

NOTABLE FEATURES/SIGNIFICANCE

ALTERATIONS & SPECIFIC GUIDELINES

COMMENTS

103
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>Building/Place Address</th>
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<td><strong>Style</strong></td>
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<td><strong>Existing Designation</strong></td>
<td>HBR, NER, NTC</td>
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<tr>
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<tr>
<td><strong>Materials/Description</strong></td>
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<td><strong>Walls</strong></td>
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<td><strong>Roof</strong></td>
<td>Attached, Detached</td>
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<tr>
<td><strong>Integrity</strong></td>
<td>Substantially intact, altered sympathetically, altered unsympathetically, damaged/disturbed</td>
</tr>
<tr>
<td><strong>Condition</strong></td>
<td>Excellent, Good, Fair, Poor, Ruins</td>
</tr>
<tr>
<td><strong>Notable Features/Significance</strong></td>
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<tr>
<td>Early fence</td>
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<tr>
<td>Original unpainted cement render/wall finish</td>
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<tr>
<td>Retains evidence of early colours or finishes</td>
<td></td>
</tr>
<tr>
<td>Intact verandah roof and structure</td>
<td></td>
</tr>
<tr>
<td>Original roof form and finish</td>
<td></td>
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<tr>
<td>Eaves, roof or gable decoration</td>
<td></td>
</tr>
<tr>
<td>Intact shopfront</td>
<td></td>
</tr>
<tr>
<td>Elaborate standard design of cement rendered surface</td>
<td></td>
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<tr>
<td>Unpainted decorative brickwork</td>
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<tr>
<td>Original doors/windows</td>
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<td></td>
</tr>
<tr>
<td>Original chimneys</td>
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<tr>
<td>Intact verandah decoration</td>
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<tr>
<td>Post supported shop verandah</td>
<td></td>
</tr>
<tr>
<td>Early garden</td>
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<tr>
<td><strong>Alterations &amp; Specific Guidelines</strong></td>
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<tr>
<td>No.</td>
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<tr>
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</table>

O = Reinstall original designs  S = Reinstall sympathetic alternative  R = Remove  RAM = Remove by approved method

**Comments**

104
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 22 Ayr St

**BUILDING/PLACE NAME/TITLE**: [Redacted]

**EXISTING DESIGNATION**: HBR [Redacted] NER [Redacted] NTC [Redacted]

**CONSERVATION AREA**: [Redacted]

**DATE**: 6/6

**NEG. FILE**: 635

**PHOTO DATE**: 6/6

**PERIOD**
- [ ] Early Vict.
- [ ] Victorian
- [ ] Edwardian
- [ ] Inter-War
- [ ] Post-War

**INTEGRITY**
- [ ] substantially altered
- [x] intact
- [ ] sympathetically altered
- [ ] unsympathetically altered
- [ ] damaged/disturbed

**CONSIDERATION**
- [ ] excellent
- [ ] good
- [ ] fair
- [ ] poor
- [ ] ruins

**NOTABLE FEATURES/SIGNIFICANCE**
- [x] early fence
- [x] original unpainted cement render/wall finish
- [x] retains evidence of early colours or finishes
- [x] intact verandah roof and structure
- [x] original roof form and finish
- [x] eaves, roof or gable decoration
- [x] intact shopfront
- [x] elaborate standard design of cement rendered surface
- [x] unpainted decorative brickwork
- [x] ornamental wall detailing
- [x] original doors/windows
- [x] original parapet
- [x] original chimneys
- [x] intact verandah decoration
- [x] post supported shop verandah
- [x] early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G. Remove by Approved Method</th>
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</table>

**O = reinstate original designs**  **S = reinstate sympathetic alternative**  **R = remove**  **RAM = remove by approved method**

**COMMENTS**
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 24 AYR ST
TYPE (use if not residence)
BUILDING/PLACE NAME/TITLE
STYLE Victorian
EXISTING DESIGNATION HBR ☐ NER ☐ NTC ☐ CONSERVATION AREA ☐
GRADING A ☐ B ☐ C ☐ D ☐ STREETSCAPE 1 ☐ 2 ☐ 3 ☐

DATE 16/6
NEG. FILE
PHOTO DATE 16/6

PERIOD
☐ Early Vic. ☐ Victorian
☐ Edwardian ☐ Inter-War
☐ Post-War

MATERIALS/DESCRIPTION
Walls ☐正常使用 ☐ Unusual
Roof ☐正常使用 ☐ Unusual
Attached ☐ Detached ☐

INTEGRITY
☐ substantially intact ☐ altered sympathetically ☐ altered unsympathetically damaged/ disturbed

CONDITION ☐ excellent ☐ good ☐ fair ☐ poor ☐ ruins

NOTABLE FEATURES/SIGNIFICANCE
☐ early fence ☐ unpainted decorative brickwork
☐ original unpainted cement render/wall finish ☐ ornamental wall detailing
☐ retains evidence of early colours or finishes ☐ original doors/windows
☐ intact verandah roof and structure ☐ original parapet
☐ original roof form and finish ☐ original chimneys
☐ leaves, roof or gable decoration ☐ intact verandah decoration
☐ intact shopfront ☐ post supported shop verandah
☐ elaborate standard design of cement rendered surface ☐ early garden

ALTERATIONS & SPECIFIC GUIDELINES
No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.
24 ☐ ☐ fenc e gone ☐

O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method

COMMENTS

100
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**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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</tr>
<tr>
<td>GRADING A □ B □ C □ D □</td>
<td>STREETSCAPE 1 □ 2 □ 3 □</td>
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<tr>
<td>PHOTO DATE</td>
<td>16/8</td>
</tr>
</tbody>
</table>

**PERIOD**
- □ Early Vict.  
- □ Victorian  
- □ Edwardian  
- □ Inter-War  
- □ Post-War

**MATERIALS/DESCRIPTION**
- Walls □ attached  
- Roof □ iron  
- Attached □  
- Detached □

**INTEGRITY**
- □ substantially intact  
- □ altered sympathetically  
- □ altered unsympathetically  
- □ damaged/disturbed  

**CONDITION**
- □ excellent  
- □ good  
- □ fair  
- □ poor  
- □ ruins

**NOTABLE FEATURES/SIGNIFICANCE**
- □ early fence  
- □ original unpainted cement render/wall finish  
- □ retains evidence of early colours or finishes  
- □ intact verandah roof and structure  
- □ original roof form and finish  
- □ eaves, roof or gable decoration  
- □ intact shopfront  
- □ elaborate standard design of cement rendered surface  
- □ unpainted decorative brickwork  
- □ ornamental wall detailing  
- □ original doors/windows  
- □ original parapet  
- □ original chimneys  
- □ intact verandah decoration  
- □ post supported shop verandah  
- □ early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
<th>O</th>
<th>S</th>
<th>R</th>
<th>RAM</th>
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<td>O</td>
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</table>

O = reinstate original designs  
S = reinstate sympathetic alternative  
R = remove  
RAM = remove by approved method

**COMMENTS**

[10]
Streetscape Photo 9: Ayr Street (west side) looking south from opposite right of way next to number 2, 24/8/94, 11.32.
BARODA STREET

No: 2 TL: 1

Number two Baroda Street is the only house in Baroda Street outside the Travancore Estate conservation area. Located on the corner of Baroda Street and Mt Alexander Road, it is geographically detached from the zone.

Sty: IV: 1 (No. 2: 100%)
Per: I-W: 1 (No. 2: 100%)
Int: SI: 1 (No. 2: 100%)
Con: Go: 1 (No. 2: 100%)

Significance

By itself, the inter-war dwelling is not particularly significant, but when joined to other houses in Baroda Street forms an important inter-war streetscape. However, its location prohibits a visual connection to the remainder of Baroda Street.
# Building Identification Form

## Building/Place Address
Barook St.

## Type (use if not residence)
Villa

## Style

## Building/Place Name/Title

## Existing Designation

## Grading

## Conservation Area

## Streetscape

## Date

## Neg. File

## Photo Date

## Period
- Early Victorian
- Victorian
- Edwardian
- Inter-War
- Post-War

## Materials/Description
- Walls
- Roof
- Attached
- Detached

## Integrity
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

## Condition
- Excellent
- Good
- Fair
- Poor
- Ruins

## Notable Features/Significance
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

## Alterations & Specific Guidelines

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

## Comments

(111)
BIGNELL STREET

Nos. 33 – 51 TL: 6

The northern side of Bignell Street (numbers 33 to 51) is located outside the Flemington Estate conservation area.

Sty: V: 3 (Nos. 45–49 : 50%)  
In: 3 (Nos. 33,37,51 : 50%)

Per: V: 3 (Nos. 45–49 : 50%)  
P–W: 3 (Nos. 33,37,51 : 50%)

Int: SI: 3 (Nos. 33,37,51 : 50%)  
Altu: 2 (Nos. 45/47 : 33%)  
D/d: 1 (No. 49 : 17%)

Con: Ex: 2 (Nos. 33,37 : 33%)  
Go: 2 (Nos. 49,51 : 33%)  
Fa: 2 (Nos. 45,47 : 33%)

Significance

The streetscape of Bignell Street has been severely altered by the presence of three flat developments (two of which are three storeys in height). The original Victorian houses in the street have all been altered. Therefore, the street is of little significance.
### Building Identification Form

** ASCOT VALE / FLEMINGTON CONSERVATION STUDY **

<table>
<thead>
<tr>
<th>Type</th>
<th>Flats</th>
</tr>
</thead>
<tbody>
<tr>
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<td>HBR - NER - NTC -</td>
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<tr>
<td>Conservation Area</td>
<td>-</td>
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<tr>
<td>Existent Designation</td>
<td>33 BIGNELL ST</td>
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<tr>
<td>Date</td>
<td>199</td>
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<td>Streetscape</td>
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<td>-</td>
</tr>
<tr>
<td>Period</td>
<td>Early Vict. Victorian Edwardian Inter-War Post-War</td>
</tr>
<tr>
<td>Integrity</td>
<td>substantially intact altered sympathetically altered unsympathetically damaged</td>
</tr>
<tr>
<td>Condition</td>
<td>excellent good fair poor ruins</td>
</tr>
<tr>
<td>Notable Features/Significance</td>
<td></td>
</tr>
</tbody>
</table>
- early fence  
- original unpainted cement render/wall finish  
- retains evidence of early colours or finishes  
- intact verandah roof and structure  
- original roof form and finish  
- eaves, roof or gable decoration  
- intact shopfront  
- elaborate standard design of cement rendered surface  
- unpainted decorative brickwork  
- ornamental wall detailing  
- original doors/windows  
- original parapet  
- original chimneys  
- intact verandah decoration  
- post supported shop verandah  
- early garden  
<p>| Alterations &amp; Specific Guidelines |</p>
<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

** Comments **

(1)
## BUILDING IDENTIFICATION FORM
### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>37 BIGNEL ST</th>
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<td>NER</td>
<td>NTC</td>
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<td>A</td>
<td>B</td>
<td>C</td>
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<td>DATE STREETSCAPE</td>
<td>1 ✅</td>
<td>2</td>
<td>3 ✅</td>
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<td>NEG. FILE</td>
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<tr>
<td>PHOTO DATE</td>
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<tr>
<td>PERIOD</td>
<td>□ Early Vict.</td>
<td>□ Victorian</td>
<td>□ Edwardian</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls</td>
<td>Roof</td>
<td>Attached</td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>□ substantially intact</td>
<td>□ altered sympathetically</td>
<td>□ altered unsympathetically</td>
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<tr>
<td>CONDITION</td>
<td>□ excellent</td>
<td>□ good</td>
<td>□ fair</td>
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<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>early fence</td>
<td>□ original unpainted cement render/wall finish</td>
<td>□ retains evidence of early colours or finishes</td>
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<td>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

Comments
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 45/47/49/51 New St

**Building/Place Name/Title:**

**Existent Designation:** HBR

**Type:** (Use if not residence)

**Grading:** A

**Date:** 1/4

**Negative File:** 16/20

**Photo Date:** 10/9

**Period:**
- Early Victorian
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description:**
- Walls
- Roof
- Attached
- Detached

**Integrity:**
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

**Condition:**
- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance:**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows (45 not window)
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines:**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments:**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**

49 DIGNEL ST

**TYPE** (use if not residence)

**STYLE**

**EXISTING DESIGNATION**

HBR □ NER □ NTC □ CONSERVATION AREA □

**GRADING**

A □ B □ C □ D □

**STREETSCAPE**

1 □ 2 □ 3 □

**DATE**

10/4

**NEG. FILE**

16-21

**PHOTO DATE**

10/4

**PERIOD**

- Early Vict. (икенет for the name)
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DISCRIPITION**

- Walls: Stro Cement/Clay
- Roof: Corrugated Iron
- Attached □ Detached [□]

**INTEGRITY**

- substantially intact □ altered sympathetically □ altered unsympathetically □ damaged/disturbed □

**CONDITION**

- excellent □ good □ fair □ poor □ ruins

**NOTABLE FEATURES/SIGNIFICANCE**

- early fence □
- original unpainted cement render/wall finish □
- retains evidence of early colours or finishes □
- intact verandah roof and structure □
- original roof form and finish □
- eaves, roof or gable decoration □
- intact shopfront □
- elaborate standard design of cement rendered surface □

- unpainted decorative brickwork □
- ornamental wall detailing □
- original doors/windows □
- original parapet □
- original chimneys □
- intact verandah decoration □
- post supported shop verandah □
- early garden □

**ALTERATIONS & SPECIFIC GUIDELINES**

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O = reinstate original designs  S = reinstated sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

1(6)
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<td>Grade</td>
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<td>Materials/Description</td>
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<td>Roof</td>
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<td>Retains Evidence of Early Colours or Finishes</td>
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<td>Intact Verandah Roof and Structure</td>
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<td>Original Roof Form and Finish</td>
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<td>Eaves, Roof or Gable Decoration</td>
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<tr>
<td>Intact Shopfront</td>
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<tr>
<td>Elaborate Standard Design of Cement Rendered Surface</td>
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<tr>
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<td>Sympathetic</td>
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<tr>
<td>Comments</td>
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</tbody>
</table>

O = Reinstall original designs  S = Reinstall sympathetic alternative  R = Remove  RAM = Remove by approved method
Streetscape Photo 10: Bignell Street (north side) looking west from numbers 138--142 Shields Street, 12/9/94, 17.10.
Number 25 is the only building in Brixton Street outside the Flemington Estate conservation zone.

Sty: In: 1 (No. 25 : 100%)
Per: P−W: 1 (No. 25 : 100%)
Int: SI: 1 (No. 25 : 100%)
Con: Go: 1 (No. 25 : 100%)

Significance

Being a two storey post-war flat development, the building at lot number 25 is of no significance to a street dominated by Victorian dwellings.
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<tbody>
<tr>
<td>Building/Place Name/Title</td>
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<tr>
<td>Grading</td>
<td>A</td>
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<tr>
<td>Date</td>
<td>7/9</td>
</tr>
<tr>
<td>Period</td>
<td>Post-War</td>
</tr>
<tr>
<td>Materials/Description</td>
<td>Walls: brick, Roof: tile, Attached: yes</td>
</tr>
<tr>
<td>Integrity</td>
<td>Substantially intact</td>
</tr>
<tr>
<td>Condition</td>
<td>Excellent</td>
</tr>
<tr>
<td>Notable Features/Significance</td>
<td>Early fence, Original unpainted cement render/wall finish, Retains evidence of early colours or finishes, Intact verandah roof and structure, Original roof form and finish, Eaves, roof or gable decoration, Intact shopfront, Elaborate standard design of cement rendered surface, Unpainted decorative brickwork, Ornamental wall detailing, Original doors/windows, Original parapet, Original chimneys, Intact verandah decoration, Post supported shop verandah, Early garden</td>
</tr>
<tr>
<td>Alterations &amp; Specific Guidelines</td>
<td>No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.</td>
</tr>
<tr>
<td>Comments</td>
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</tbody>
</table>
BUCKLAND STREET

Nos: 7 – 9, 2 TL: 3

The three structures fronting Buckland Street are located outside the nearby Travancore Estate, Flemington Street and Flemington Estate conservation zones.

Sty: In: 2 (Nos. 7,9 : 66%)  
Mod: 1 (No. 2: 33%)

Per: P-W: 2 (Nos. 7,9 : 66%)  
I-W: 1 (No. 2: 33%)

Int: SI: 2 (Nos. 7,9 : 66%)  
Altu: 1 (No. 2: 33%)

Con: Ex: 1 (No. 7: 33%)  
Go: 1 (No. 9: 33%)  
Fa: 1 (No. 2: 33%)

Significance

The two infill developments in Buckland Street in addition to a modern house create an incoherent streetscape already altered by the presence of flat developments that front Flemington Street. Buckland Street is therefore insignificant.
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 7 BUCKLAND ST
TYPE

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR □ NER □ NTC □ CONSERVATION AREA □

GRADING A □ B □ C □ D □ STREETSCAPE 1 □ 2 □ 3 □

DATE 12/9

NEG. FILE

PHOTO DATE

PERIOD □ Early Vict. □ Victorian □ Edwardian □ Inter-War □ Post-War

MATERIALS/DESCRIPTION
Walls ° Attached □ Detached
Roof

INTEGRITY □ substantially intact □ altered sympathetically □ altered unsympathetically □ damaged/disturbed □

CONDITION □ excellent □ good □ fair □ poor □ ruins

NOTABLE FEATURES/SIGNIFICANCE

ALTERATIONS & SPECIFIC GUIDELINES

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
**Building/Place Address:** 9 Buckland St

**Type:** Flat

**Existing Designation:**

**Conservation Area:**

**Grading:** A

**Date Streetscape:** 2

**Period:**

- Early Vic.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description:**

- Walls
- Roof
  - Attached
  - Detached

**Integrity:**

- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/
disturbed

**Condition:**

- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance:**

- Early fence
- Ornamental wall detailing
- Original unpainted cement render/wall finish
- Unpainted decorative brickwork
- Retains evidence of early colours or finishes
- Original doors/windows
- Intact verandah roof and structure
- Original roof form and finish
- Original parapet
- Original eaves, roof or gable decoration
- Original chimneys
- Original shopfront
- Intact verandah decoration
- Elaborate standard design of cement rendered surface
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines:**

<table>
<thead>
<tr>
<th>No.</th>
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<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments:**
NOTABLE FEATURES/SIGNIFICANCE
- early fence
- original unpainted cement render/wall finish retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and ribs
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface

ALTERATIONS & SPECIFIC GUIDELINES

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic S.G.</th>
<th>Inappropriate S.G.</th>
<th>Extremely Inappropriate S.G.</th>
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<tr>
<td>2</td>
<td>fence</td>
<td>10</td>
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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
Streetscape Photo 11: Buckland Street looking south from Flemington Street, 12/9/94, 18.09.
BURTON CRESCENT

Nos: 15, 2 – 20 TL: 11

Burton Crescent is located outside the conservation areas in an isolated pocket bordered by Ascot Vale Road, Kent Street and the Broadmeadows railway line.

Sty:
V: 7 (Nos. 15,4–14 : 64%)
Fed: 4 (Nos. 2, 16–20 : 36%)

Per:
V: 7 (Nos. 15,4–14 : 64%)
Ed: 4 (Nos. 2,16–20 : 36%)

Int:
Alts: 4 (Nos. 15,4,14,16 : 36%)
Altu: 7 (Nos. 2,6–12,18,20 : 64%)

Con:
Ex: 2 (Nos. 14,16 : 18%)
Go: 8 (Nos. 15,2–12,20 : 73%)
Fa: 1 (No. 18 : 9%)

Significance

Despite the presence of two different styles in Burton Crescent, both styles are grouped together, forming a significant streetscape. The best example of a run of consistent styles is found in the Victorian dwellings at numbers four to fourteen.
### Building Identification Form

**Building/Place Address:** 15 Burton St, Melbourne

**Building/Place Name/Title:** Eurobin

**Type:** Victorian

**Existing Designation:** HBR, NER

**Grading:** A

**Conservation Area:**

<table>
<thead>
<tr>
<th>Date</th>
<th>23/6</th>
</tr>
</thead>
</table>

**Photo Date:** 23/6

**Period:**
- Early Victoria (1840-1870)
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description:**
- **Walls:** wood stain, brick
- **Roof:** hipped
- **Attached:**
- **Detached:**

**Integrity:**
- Substantially intact
- Sympathetically altered
- Unsympathetically altered
- Damaged/disturbed

**Condition:**
- Excellent
- Good
- Fair
- Poor
- Ruins

### Notable Features/Significance
- **Original features:**
  - Early fence
  - Original unpainted cement render/wall finish
  - Retains evidence of early colours or finishes
  - Intact verandah roof and structure
  - Original roof form and finish
  - Eaves, roof or gable decoration
  - Intact shopfront
  - Elaborate standard design of cement rendered surface

- **Alterations & Specific Guidelines:**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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<tbody>
<tr>
<td>15</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

- O = reinstate original designs
- S = reinstate sympathetic alternative
- R = remove
- RAM = remove by approved method

### Comments
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
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<th>BUILDING/PLACE ADDRESS</th>
<th>TYPE (use if not residence)</th>
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<td>B</td>
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<td>C</td>
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<th>PHOTO DATE</th>
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<td>9.1</td>
<td>23/5</td>
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<table>
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<tbody>
<tr>
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</tr>
<tr>
<td>Victorian</td>
</tr>
<tr>
<td>Edwardian</td>
</tr>
<tr>
<td>Inter-War</td>
</tr>
<tr>
<td>Post-War</td>
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<table>
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<tr>
<th>MATERIALS/DESCRIPTION</th>
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<tr>
<td>Walls</td>
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<tr>
<td>Roof</td>
</tr>
<tr>
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<tr>
<th>INTEGRITY</th>
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</thead>
<tbody>
<tr>
<td>substantially intact</td>
</tr>
<tr>
<td>altered sympathetically</td>
</tr>
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<td>altered unsympathetically</td>
</tr>
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<table>
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<th>CONDITION</th>
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<tbody>
<tr>
<td>excellent</td>
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<tr>
<td>good</td>
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<tr>
<td>fair</td>
</tr>
<tr>
<td>poor</td>
</tr>
<tr>
<td>ruins</td>
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<table>
<thead>
<tr>
<th>NOTABLE FEATURES/SIGNIFICANCE</th>
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</thead>
<tbody>
<tr>
<td>early fence</td>
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<tr>
<td>original unpainted cement render/wall finish</td>
</tr>
<tr>
<td>retains evidence of early colours or finishes</td>
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<tr>
<td>intact verandah roof and structure</td>
</tr>
<tr>
<td>original roof form and finish</td>
</tr>
<tr>
<td>eaves, roof or gable decoration</td>
</tr>
<tr>
<td>intact shopfront</td>
</tr>
<tr>
<td>elaborate standard design of cement rendered surface</td>
</tr>
<tr>
<td>unpainted decorative brickwork</td>
</tr>
<tr>
<td>ornamental wall detailing</td>
</tr>
<tr>
<td>original doors/windows</td>
</tr>
<tr>
<td>original parapet</td>
</tr>
<tr>
<td>original chimneys</td>
</tr>
<tr>
<td>intact verandah decoration</td>
</tr>
<tr>
<td>post supported shop verandah</td>
</tr>
<tr>
<td>early garden</td>
</tr>
<tr>
<td>window shelf</td>
</tr>
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<table>
<thead>
<tr>
<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
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<th>S.G. Extremely Inappropriate</th>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 4 Buiston CR

**BUILDING/PLACE NAME/TITLE**: Study

**EXISTING DESIGNATION**: HBK NO NTC

**STYLE**: Victorian

**GRADING**: D

**DATE**: 23/9

**NEG. FILE**: 9.12

**PHOTO DATE**: 23/9

**PERIOD**: Early Vict.

**MATERIALS/DESCRIPTION**
- Walls: Hal. roof
- Roof: Early gable

**INTEGRITY**: Substantially intact

**CONDITION**: Excellent

**NOTABLE FEATURES/SIGNIFICANCE**
- Early fence
- Original unpainted cement render/wall finish
- Intact evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G. approved method</th>
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</table>

**COMMENTS**: 

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method
### Building Identification Form

**Building/Place Address**: 6 Burton CR

**Style**: Victorian

**Existing Designation**: HBR

**Date**: 23/8

**Neg. File**: 913

**Photo Date**: 23/8

**Period**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description**
- Walls: In use block
- Roof: Corrugated

**Integrity**
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

**Condition**
- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines**

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**Comments**
BUILDING IDENTIFICATION FORM

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 8 BURTON CR
BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR □ NER □ NTC □ CONSERVATION AREA □
STYLE VICTORIAN

GRADING □ A □ B □ C □ D □

DATE 23/5
NEG. FILE 9.14

PHOTO DATE 23/5

PERIOD □ Early Vict. □ Victorian □ Edwardian □ Inter-War □ Post-War

MATERIALS/DESCRIPTION
Walls □ rough block
Roof □ tile
Attached □ Detached □

INTEGRITY □ substantially intact □ altered sympathetically □ altered unsympathetically □ damaged/disturbed □

CONDITION □ excellent □ good □ fair □ poor □ ruins

NOTABLE FEATURES/SIGNIFICANCE

- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface

- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

ALTERATIONS & SPECIFIC GUIDELINES

No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method

COMMENTS

(3)
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 10 JURMEN CR

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR NER NTC

STYLE VICT.

GRADING A B C D

DATE 23/9

NEG. FILE 9.15

PHOTO DATE 23/9

PERIOD

Early Vict. Victorian Edwardian Inter-War Post-War

MATERIALS/DESCRIPTION

Walls s/d brick gable brick

Roof corrugated Attached Detached

INTEGRITY

SUBSTANTIALY altered sympathetic altered unsympathetically damaged/disturbed

CONDITION

Excellent good fair poor ruins

NOTABLE FEATURES/SIGNIFICANCE

early fence original unpainted cement render/wall finish retains evidence of early colours or finishes intact verandah roof and structure original roof form and pitch eaves, roof or gable decoration intact shopfront elaborate standard design of cement rendered surface

unpainted decorative brickwork ornamental wall detailing original doors/windows original parapet original chimneys intact verandah decoration post supported shop verandah early garden

ALTERATIONS & SPECIFIC GUIDELINES

No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

(0) female 0 alteration

Early garden 0

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS

132
BUILDING IDENTIFICATION FORM

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 12 BURTON CR

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR □ NER □ NTC □

STYLE VICTORIAN

CONSERVATION AREA □

DATE 23/6

NEG. FILE 416

PHOTO DATE 23/6

PERIOD

□ Early Vict.
□ Victorian
□ Edwardian
□ Inter-War
□ Post-War

MATERIALS/DESCRIPTION

Walls □ cement skid
Roof □ off
Attached □
Detached □

INTEGRITY □ intact □ sympathetically altered □ unalternatively damaged

CONDITION □ excellent □ good □ fair □ poor □ ruins

NOTABLE FEATURES/SIGNIFICANCE

□ early fence
□ original unpainted cement render/wall finish
□ retains evidence of early colours or finishes
□ intact verandah roof and structure
□ original roof form and finish
□ eaves, roof or gable decoration
□ intact shopfront
□ elaborate standard design of cement rendered surface

ALTERATIONS & SPECIFIC GUIDELINES

No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.
1 □

O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method

COMMENTS
### Building Identification Form

**Ascot Vale / Flemington Conservation Study**

<table>
<thead>
<tr>
<th>Building/Place Address</th>
<th>14 Burston Cr</th>
</tr>
</thead>
</table>

#### Building/Place Name/Title

- **Type:** 
- **Existing Designation:** HBR
- **Style:** Victorian

### Integrity

- Substantially altered
- Sympathetically altered
- Unsympathetically altered
- Damaged/disturbed

### Condition

- Excellent
- Good
- Fair
- Poor
- Ruins

### Notable Features/Significance

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

### Alterations & Specific Guidelines

<table>
<thead>
<tr>
<th>No.</th>
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<th>S.G.</th>
<th>Inappropriate</th>
<th>S.G.</th>
<th>Extremely Inappropriate</th>
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</table>

- O = reinstate original designs
- S = reinstate sympathetic alternative
- R = remove
- RAM = remove by approved method

### Comments

- 124

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**Photo Date:** 23/8

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**Date:** 2/8

---

**Neg. File:** 917

---

**Period:**
- Early Vic.
- Victorian
- Edwardian
- Inter-War
- Post-War

---

**Materials/Description:**
- Walls: Wood
- Roof: 1st Floor
- Attached
- Detached

---

**Integrity:**
- Substantially intact
- Sympathetically altered
- Unsympathetically altered
- Damaged/disturbed
BUILDING IDENTIFICATION FORM

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 16 BURTON CR

BUILDING/PLACE NAME/TITLE STARLEY

EXISTING DESIGNATION HBR □ NER □ NTC □ CONSERVATION AREA □

GRADING A □ B □ C □ D □ STREETSCAPE 1 □ 2 □ 3 □

DATE 23/8

NEG. FILE 9/10

PHOTO DATE 23/8

PERIOD
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

MATERIALS/DESCRIPTION
- Walls
- Roof
- Attached □
- Detached □

INTEGRITY
- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/■

CONDITION
- excellent □
- good □
- fair □
- poor □
- ruins □

NOTABLE FEATURES/SIGNIFICANCE
- early fence □
- original unpainted cement render/wall finish □
- retains evidence of early colours or finishes □
- intact verandah roof and structure □
- original roof form and finish □
- eaves, roof or gable decoration □
- intact shopfront □
- elaborate standard design of cement rendered surface □

ALTERATIONS & SPECIFIC GUIDELINES

No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

16 □ □ □ □

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS

135
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
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<td>MATERIALS/DESCRIPTION</td>
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<td>INTEGRITY</td>
<td>□ substantially intact □ altered sympathetically □ altered unsympathetically □ damaged/disturbed</td>
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<td>CONDITION</td>
<td>□ excellent □ good □ fair □ poor □ ruins</td>
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<td>NOTABLE FEATURES/SIGNIFICANCE</td>
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<td>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
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</tbody>
</table>

**COMMENTS**

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**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 20 B닥TON CR

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION** HBR □ NER □ NTC □

**STYLE**

**GRADING** A □ B □ C □ D □

**STREETSCAPE** 1 □ 2 □ 3 □

**DATE** 23/8

**NEG. FILE** 9.20

**PHOTO DATE** 23/8

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**
- Walls - block
- Roof - terracotta
- Attached □
- Detached □

**INTEGRITY**
- substantially intact □
- altered sympathetically □
- altered unsympathetically □
- damaged/disturbed □

**CONDITION**
- excellent □
- good □
- fair □
- poor □
- ruins □

**NOTABLE FEATURES/SIGNIFICANCE**
- early fence □
- original unpainted cement render/wall finish □
- retains evidence of early colours or finishes □
- intact verandah roof and structure □
- original roof form and finish □
- eaves, roof or gable decoration □
- intact shopfront □
- elaborate standard design of cement rendered surface □

- unpainted decorative brickwork □
- ornamental wall detailing □
- original doors/windows □
- original parapet □
- original chimneys □
- intact verandah decoration □
- post supported shop verandah □
- early garden □

**ALTERATIONS & SPECIFIC GUIDELINES**

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**COMMENTS**
Streetscape Photo 12: Burton Crescent looking north-west from Kent Street, 23/8/94, 8.17.

While the majority of Canterbury Street is located inside the Flemington Estate conservation area, numbers 97 to 115 and 52 to 82, west of Turnbridge Street, are situated outside this zone.

**Significance**

Unlike the rest of Canterbury Street, those areas of the street outside the conservation zone are of minimal significance. This is the case because of the heavy presence of infill buildings that disrupt the streetscape. In general, the original dwellings outside the zone are of low integrity and individual importance (except for D graded Italianate [numbers 58 to 60]).
### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

#### BUILDING/PLACE ADDRESS
97 Canterbury ST

#### BUILDING/PLACE NAME/TITLE
WY DREAM

#### EXISTING DESIGNATION
HBR  NER  NTC

#### STYLE
Modern

#### GRADE
A  B  C  D

#### CONSERVATION AREA

#### DATE
Z-z.

#### NEG. FILE
7-27

#### PHOTO DATE
Z-Z.

#### PERIOD
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

#### MATERIALS/DESCRIPTION

- Walls
- Roof
- Attached
- Detached

#### INTEGRITY
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

#### CONDITION
- Excellent
- Good
- Fair
- Poor
- Ruins

#### NOTABLE FEATURES/SIGNIFICANCE
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

#### ALTERATIONS & SPECIFIC GUIDELINES

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#### COMMENTS

140
# BUILDING IDENTIFICATION FORM

## ASCOT VALE / FLEMINGTON CONSERVATION STUDY

### BUILDING/PLACE ADDRESS
104 (ANTERBURY ST)

### BUILDING/PLACE NAME/TITLE

### EXISTING DESIGNATION
HBR  NER  NTC

### CONSERVATION AREA

### GRADING
A  B  C  D

### TYPE

### STYLE

### DATE
9/18

### NEG. FILE

### PHOTO

### DATE

### PERIOD
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

### MATERIALS/DESCRIPTION
- Walls
- Roof
- Attached
- Detached

### INTEGRITY
- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

### CONDITION
- excellent
- good
- fair
- poor
- ruins

### NOTABLE FEATURES/SIGNIFICANCE
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

### ALTERATIONS & SPECIFIC GUIDELINES

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

### COMMENTS

---

141
**BUILDING IDENTIFICATION FORM**

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>15 CANTERBURY</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE (use if not residence)</td>
<td>FLAT</td>
</tr>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
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<tr>
<td>EXISTING DESIGNATION</td>
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</tr>
<tr>
<td>STYLE</td>
<td>1/2 (C)</td>
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<tr>
<td>GRADING</td>
<td>A</td>
</tr>
<tr>
<td>STREETScape</td>
<td>1</td>
</tr>
<tr>
<td>DATE</td>
<td>22/8-</td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td></td>
</tr>
<tr>
<td>PERIOD</td>
<td>Early Vict.</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls</td>
</tr>
<tr>
<td>Roof</td>
<td></td>
</tr>
</tbody>
</table>

| INTEGRITY | substantially intact | altered sympathetically | altered unsympathetically | damaged/ disturbed |
| CONDITION | excellent | good | fair | poor | ruins |

**NOTABLE FEATURES/SIGNIFICANCE**

- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic S.G. Inappropriate S.G.</th>
<th>Extremely Inappropriate S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method</td>
<td></td>
</tr>
</tbody>
</table>

**COMMENTS**

142
**AScot Vale / Flemington Conservation Study**

**Building/Place Address:** 52 Canterbury

**Type:** flats

**Existing designation:** HBR □, NER □, NTC □

**Grading:** A □, B □, C □, D □

**Date:** 22/4

**Negative File:**

**Photo Date:**

**Period:**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description:**
- Walls: brick
- Roof: attached

**Integrity:**
- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

**Condition:**
- excellent
- good
- fair
- poor
- ruins

**Notable features/significance:**
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**Alterations & specific guidelines:**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments:**
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS SC - SG (ADMERELY ST)
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION HBR NER NTC
STYLE VICTORIAN

INTEGRITY substantially intact 
sympathetically altered
unsympathetically damaged/
disturbed

CONDITION excellent good
fair poor ruins

NOTABLE FEATURES/SIGNIFICANCE
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface

ALTERATIONS & SPECIFIC GUIDELINES

S.G. Extremely Inappropriate
S.G. Inappropriate
S.G. Sympathetic

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
**NOTABLE FEATURES/SIGNIFICANCE**

- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- leaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

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<th>No.</th>
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<th>Inappropriate S.G.</th>
<th>Extremely Inappropriate S.G.</th>
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</thead>
<tbody>
<tr>
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</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS | 64 COUNTRYURY ST | TYPE (use if not residence) |
BUILDING/PLACE NAME/TITLE | | STYLE INe 1L |
EXISTING DESIGNATION | HBR | NER | NTC | CONSERVATION AREA |
GRADING | A | B | C | D |
STREETSCAPE | 1 | 2 | 3 |
DATE | 22/8 |
NEG. FILE | |
PHOTO DATE | |
PERIOD | □ Early Vict. | □ Victorian | □ Edwardian | □ Inter-War | □ Post-War |
MATERIALS/DESCRIPTION | Walls | Roof |
Attached | Detached |
INTENSITY | □ substantially intact | □ altered sympathetically | □ altered unsympathetically | □ damaged/disturbed |
CONDITION | □ excellent | □ good | □ fair | □ poor | □ ruins |
NOTABLE FEATURES/SIGNIFICANCE |
early fence |
original unpainted cement render/wall finish |
retains evidence of early colours or finishes |
intact verandah roof and structure |
original roof form and finish |
eaves, roof or gable decoration |
intact shopfront |
elaborate standard design of cement rendered surface |
unpainted decorative brickwork |
ornamental wall detailing |
original doors/windows |
original parapet |
original chimneys |
intact verandah decoration |
post supported shop verandah |
early garden |
ALTERATIONS & SPECIFIC GUIDELINES
No. | Sympathetic | S.G. Inappropriate | S.G. Extremely Inappropriate | S.G. |

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS |
### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

**Building/Place Address:** 60 Canterbury St  
**Building/Place Name/Title:**  
**Existing Designation:** HBR, NER, NTC  
**Conservation Area:**  
**Grading:**  
**Style:** Victorian  
**Date:** 22/8  
**Neg. File:** 7-26  
**Photo Date:** 22/8  
**Period:** Early Vict., Edwardian  
**Materials/Description:**  
- Walls  
- Roof  
- Attached  
- Detached  
**Integrity:**  
- Substantially intact  
- Altered sympathetically  
- Altered unsympathetically  
- Damaged/disturbed  
**Condition:**  
- Excellent  
- Good  
- Fair  
- Poor  
- Ruins  
**Notable Features/Significance:**  
- Early fence  
- Original unpainted cement render/wall finish  
- Retains evidence of early colours or finishes  
- Intact verandah roof and structure  
- Original roof form and finish  
- Eaves, roof or gable decoration  
- Intact shopfront  
- Elaborate standard design of cement rendered surface  
- Original doors/windows  
- Original chimneys  
- Intact verandah decoration  
- Post supported shop verandah  
- Early garden  
**Alterations & Specific Guidelines:**  
<table>
<thead>
<tr>
<th>No.</th>
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<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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<tr>
<td>1</td>
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<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
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</tr>
<tr>
<td>6</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>
**O = Reinstate original designs  S = Reinstate sympathetic alternative  R = Remove  RAM = Remove by approved method**

**Comments:** 147
### Building Identification Form

**Building/Place Address**: 70 Canterbury St

**Style**: Infill

**Existing Designation**: HBR[ ] NER[ ] NTC[ ]

**Grading**: A[ ] B[ ] C[ ] D[ ]

**Date**: 22/8

**Photo Date**: 

**Period**: 
- Early Vict. [ ]
- Victorian [ ]
- Edwardian [ ]
- Inter-War [ ]
- Post-War [ ]

**Materials/Description**: 
- Walls [ ]
- Roof [ ]
- Attached [ ]
- Detached [ ]

**Integrity**: 
- Substantially intact [ ]
- Altered sympathetically [ ]
- Altered unsympathetically [ ]
- Damaged/disturbed [ ]

**Condition**: 
- Excellent [ ]
- Good [ ]
- Fair [ ]
- Poor [ ]
- Ruins [ ]

**Notable Features/Significance**: 
- Early Fence [ ]
- Original unpainted cement render/wall finish [ ]
- Retains evidence of early colours or finishes [ ]
- Intact verandah roof and structure [ ]
- Original roof form and finish [ ]
- Eaves, roof or gable decoration [ ]
- Intact shopfront [ ]
- Elaborate standard design of cement rendered surface [ ]
- unpainted decorative brickwork [ ]
- Ornamental wall detailing [ ]
- Original doors/windows [ ]
- Original parapet [ ]
- Original chimneys [ ]
- Intact verandah decoration [ ]
- Post supported shop verandah [ ]
- Early garden [ ]

**Alterations & Specific Guidelines**: 

<table>
<thead>
<tr>
<th>No.</th>
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<th>Inappropriate S.G.</th>
<th>Extremely Inappropriate S.G.</th>
</tr>
</thead>
</table>

0 = Reinstall original designs  S = Reinstall sympathetic alternative  R = Remove  RAM = Remove by approved method

**Comments**: 

- No roof pitch
- Pebble mix verandah
- 1/2 window
- Wooden slat fence
- 2 storey
### Building Identification Form

**Building/Place Address:** 52 University St

**Building/Place Name/Title:**

**Existing Designation:** HBR NER NTC

**Type (use if not residence):**

**Grading:**

- **Date:**

- **NEG. File:**

- **Photo Date:**

**Period:**

- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description:**

- **Walls:**
  - brick
- **Roof:**
  - tile
- **Attached:**
- **Detached:**

**Integrity:**

- substantially altered
- sympathetically altered
- unsympathetically altered
- damaged/disturbed

**Condition:**

- excellent
- good
- fair
- poor
- ruins

**Notable Features/Significance:**

- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**Alterations & Specific Guidelines:**

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<td></td>
<td></td>
</tr>
</tbody>
</table>

0 = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments:**

- Federation theme
- gables
- fretted posts
- Federation fence (art-deco)
- 2 storey
- bay windows
- tiled verandah
Streetscape Photo 14:  Canterbury Street (north side) looking east from Anton Grove, 22/8/94, 8.09.

Streetscape Photo 15:  Canterbury Street (south side) looking west from Anton Grove, 22/8/94, 8.07.
CHURCH STREET

Nos: 7 – 9  
TL: 2

Only two dwellings (numbers 7 and 9) fronting Church Street are located outside the Flemington Estate conservation zone and are located on the street's western side.

Sty:  
V: 2  (Nos. 7,9 : 100%)

Gr:  
D: No. 9 (1)  
D(SC): No. 7 (1)

Str: 3: Nos. 7,9 (2)

Per:  
V: 2  (Nos. 7,9 : 100%)

Int:  
Altu: 2  (Nos. 7,9 : 100%)

Con:  
Go: 1  (No. 9 : 50%)  
Po: 1  (No. 7 : 50%)

Significance

The fact that both dwellings outside the zone are graded and are designated as level three streetscape dwellings indicates that they are of local significance.
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>7 CHURCH ST</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
<td>STYRE Type of (use if not residence)</td>
</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR □ NER □ NTC □</td>
</tr>
<tr>
<td>CONSERVATION AREA</td>
<td>□</td>
</tr>
<tr>
<td>GRADING</td>
<td>A □ B □ C □ D □ SC</td>
</tr>
<tr>
<td>STREETSCAPE 1 □ 2 □ 3 □</td>
<td></td>
</tr>
<tr>
<td>DATE</td>
<td>0/9</td>
</tr>
<tr>
<td>NEG. FILE</td>
<td>16-6</td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td>0/9</td>
</tr>
<tr>
<td>PERIOD</td>
<td>□ Early Vic. □ Victorian □ Edwardian □ Inter-War □ Post-War</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls □ Roof □ Attached □ Detached □</td>
</tr>
</tbody>
</table>

**INTEGRITY**

- □ substantially intact
- □ altered sympathetically
- □ altered unsympathetically
- □ damaged/disturbed

**CONDITION**

- □ excellent
- □ good
- □ fair
- □ poor
- □ ruins

**NOTABLE FEATURES/SIGNIFICANCE**

- □ early fence
- □ original unpainted cement render/wall finish
- □ retains evidence of early colours or finishes
- □ intact verandah roof and structure
- □ original roof form and finish
- □ eaves, roof or gable decoration
- □ intact shopfront
- □ elaborate standard design of cement rendered surface
- □ unpainted decorative brickwork
- □ ornamental wall detailing
- □ original doors/windows
- □ original parapet
- □ original chimneys
- □ intact verandah decoration
- □ post supported shop verandah
- □ early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

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<tbody>
<tr>
<td>7</td>
<td></td>
<td></td>
<td></td>
<td>v</td>
</tr>
<tr>
<td>8</td>
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<td></td>
<td></td>
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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
### Building Identification Form

**Building/Place Address:** 9 CHURCH ST

**Type:** (use if not residence)

**Style:** Victorian

**Existent Designation:**

**Grading:**

**Style:**

**Date:** 10/9

**Photograph:**

**Period:**

- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description:**

- Walls: 90% boarded
- Roof: corr/iron
- Attached
- Detached

**Integrity:**

- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/subject to disturbance

**Condition:**

- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance:**

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork (clinker)
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys (7)
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines:**

<table>
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<th>S.G. Extremely Inappropriate</th>
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<tr>
<td>4</td>
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</tbody>
</table>

- O = reinstate original designs
- S = reinstate sympathetic alternative
- R = remove
- RAM = remove by approved method

**Comments:**

- See sheet for 7 church for photo

---

*153*
Streetscape Photo 16: Church Street (west side) looking south from outside number 9, 10/9/94, 16.17.
The single dwelling fronting Clissold Street is not situated within a conservation zone.

**Sty:** Fed: 1 (No. 1: 100%)

**Per:** Ed: 1 (No. 1: 100%)

**Int:** SI: 1 (No. 1: 100%)

**Con:** Go: 1 (No. 1: 100%)

**Significance**

The significance of Clissold Street is based on the fact that it forms (when combined with its neighbouring house in Queens Avenue) a valuable Edwardian streetscape amongst a large number of Victorian dwellings in Queens Avenue. Its complementary status, therefore, is of greater value than its individual value.
**Building Identification Form**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**Building/Place Address:** (USSOY) ST

**Type:** (use if not residence)

**Existing Designation:** HBR □ NER □ NTC □

**Conservation Area:**

**Grading:** A □ B □ C □ D □

**Style:** Federation

**Date:** 23/5

**Neg. File:** 8-23

**Photo Date:** 23/5

**Period:**
- [ ] Early Vict.
- [ ] Victorian
- [ ] Edwardian
- [ ] Inter-War
- [ ] Post-War

**Materials/Description:**
- [ ] Walls: brick
- [ ] Roof: slate
- [ ] Attached
- [ ] Detached

**Integrity:**
- [ ] Substantially intact
- [ ] Altered sympathetically
- [ ] Altered unsympathetically
- [ ] Damaged/disturbed

**Condition:**
- [ ] Excellent
- [X] Good
- [ ] Fair
- [ ] Poor
- [ ] Ruins

**Notable Features/Significance:**
- [ ] Early fence (inter war?)
- [X] Original unpainted cement render/wall finish
- [ ] Retains evidence of early colours or finishes
- [ ] Intact verandah roof and structure
- [ ] Original roof form and finish
- [ ] Eaves, roof or gable decoration
- [ ] Intact shopfront
- [ ] Elaborate standard design of cement rendered surface
- [ ] Unpainted decorative brickwork
- [ ] Ornamental wall detailing
- [ ] Original doors/windows
- [ ] Original parapet
- [ ] Original chimneys
- [ ] Intact verandah decoration
- [ ] Post supported shop verandah
- [ ] Early garden

**Alterations & Specific Guidelines:**

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- [ ] = Reinstall original designs
- [S] = Reinstall sympathetic alternative
- [R] = Remove
- [RAM] = Remove by approved method

**Comments:**

---

156
**CONNELLY STREET**

Nos: 3 – 5, 2 – 12     TL:  5

Connelly Street is situated outside the Flemington Estate conservation area in the south-west corner of the study area.

Sty: In: 5 (Nos. 3–5, 2–12: 100%)

Per: P–W: 5 (Nos. 3–5, 2–12: 100%)

Int: SI: 5 (Nos. 3–5, 2–12: 100%)

Con: Ex: 2 (Nos. 5, 4: 40%)
    Go: 3 (Nos. 3, 2, 6–12: 60%)

**Significance**

Connelly Street is of little significance because of the presence of post-war flat developments.
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 3 CONNELLY ST

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION**

**STYLE** IN-FILL

**GRADING**

**DATE**

**NEG. FILE**

**PHOTO DATE**

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**
- Walls red brick
- Roof tile
- Attached
- Detached

**INTEGRITY**

**CONDITION**
- excellent
- good
- fair
- poor
- ruins

**NOTABLE FEATURES/SIGNIFICANCE**

- triple front
- wood slat (concentric) fence
- timber window

- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

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**COMMENTS**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>5 CONNELLY ST</th>
<th>TYPE (use if not residence)</th>
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<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR</td>
<td>NER</td>
</tr>
<tr>
<td>GRADING</td>
<td>A</td>
<td>B</td>
</tr>
<tr>
<td>DATE</td>
<td></td>
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</tr>
<tr>
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<td></td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PERIOD</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Early Vict.</td>
<td>Victorian</td>
</tr>
<tr>
<td></td>
<td>Victorian</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Edwardian</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Inter-War</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Post-War</td>
<td></td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Attached</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**INTEGRITY**

- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

**CONDITION**

- excellent
- good
- fair
- poor
- ruins

**NOTABLE FEATURES/SIGNIFICANCE**

- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th></th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
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</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

159
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS 2</th>
<th>CONNELLY ST</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
<td></td>
</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR</td>
</tr>
<tr>
<td>CONSERVATION AREA</td>
<td></td>
</tr>
<tr>
<td>GRADING</td>
<td>A</td>
</tr>
<tr>
<td>STREETSCAPE</td>
<td>1</td>
</tr>
<tr>
<td>TYPE (use if not residence)</td>
<td>FLATS</td>
</tr>
<tr>
<td>STYLE</td>
<td>IN-FILL</td>
</tr>
</tbody>
</table>

| DATE | 12/06 |
| NEG. FILE |   |
| PHOTO DATE |   |
| PERIOD |     |
| Early Vict. |   |
| Victorian |   |
| Edwardian |   |
| Inter-War |   |
| Post-War |   |
| MATERIALS/DESCRIPTION | Walls | Roof | Attached | Detached |
| Walls |   |
| Roof |   |
| Attached |   |
| Detached |   |

| INTEGRITY |     |
| substantially intact | altered sympathetically | altered unsympathetically | damaged/ disturbed |
| Condition |   |
| excellent |     |
| good |     |
| fair |     |
| poor |     |
| ruins |     |

| NOTABLE FEATURES/SIGNIFICANCE |   |
| early fence |   |
| original unpainted cement render/wall finish |   |
| retains evidence of early colours or finishes |   |
| intact verandah roof and structure |   |
| original roof form and finish |   |
| eaves, roof or gable decoration |   |
| intact shopfront |   |
| elaborate standard design of cement rendered surface |   |
| unpainted decorative brickwork |   |
| ornamental wall detailing |   |
| original doors/windows |   |
| original parapet |   |
| original chimneys |   |
| intact verandah decoration |   |
| post supported shop verandah |   |
| early garden |   |

<table>
<thead>
<tr>
<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
</tr>
</thead>
<tbody>
<tr>
<td>No.</td>
</tr>
</tbody>
</table>

| O = reinstate original designs | S = reinstate sympathetic alternative | R = remove | RAM = remove by approved method |

| COMMENTS |   |
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

<table>
<thead>
<tr>
<th>Building/Place Address</th>
<th>4 Connely St</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type (use if not residence)</td>
<td>IN-FILL</td>
</tr>
<tr>
<td>Existing Designation</td>
<td>HERD NERA-NTC</td>
</tr>
<tr>
<td>Style</td>
<td>POST-WAR</td>
</tr>
<tr>
<td>Grading</td>
<td>A</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>YES</td>
</tr>
<tr>
<td>Date</td>
<td>1983</td>
</tr>
<tr>
<td>Neg. File</td>
<td></td>
</tr>
<tr>
<td>Photo Date</td>
<td></td>
</tr>
<tr>
<td>Period</td>
<td>Early Victorian, Inter-War, Victorian</td>
</tr>
<tr>
<td>Materials/Description</td>
<td>Walls: red brick; Roof: slate</td>
</tr>
<tr>
<td>Attached</td>
<td>Yes</td>
</tr>
<tr>
<td>Detached</td>
<td>No</td>
</tr>
<tr>
<td>Integrity</td>
<td>substantially altered</td>
</tr>
<tr>
<td>Condition</td>
<td>excellent</td>
</tr>
<tr>
<td>Notable Features/Significance</td>
<td>early fence, original unpainted cement render/wall finish, retains evidence of early colours or finishes, intact verandah roof and structure, original roof form and finish, eaves, roof or gable decoration, intact shopfront, elaborate standard design of cement rendered surface, unpainted decorative brickwork, ornamental wall detailing, original doors/windows, original parapet, original chimneys, intact verandah decoration, post supported shop verandah, early garden</td>
</tr>
<tr>
<td>Alterations &amp; Specific Guidelines</td>
<td>O = reinstate original designs, S = reinstate sympathetic alternative, R = remove, RAM = remove by approved method</td>
</tr>
</tbody>
</table>

**Comments**
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 6-12 Connelly St

**Type:** Flats

**Existing Designation:** NERC

**Grading:** A

**Date:** 15/8

**Photo Date:**

**Period:**
- Early Vic.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description:**
- Walls
  - Attached
  - Detached
- Roof

**Integrity:** Substantially intact

**Condition:** Good

**Notable Features/Significance:**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines:**

<table>
<thead>
<tr>
<th></th>
<th></th>
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<tbody>
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</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments:**

---

162
Streetscape Photo 17: Connelly Street looking south from Dover Street, 22/8/94, 8.03.
Although the majority of buildings fronting Dalgleish Street are situated within the Flemington Estate conservation zone, those buildings fronting the western side of the street (numbers 1 to 15) are located outside the zone.

Sty: Mod: 2 (Nos. 1/3 : 66%)
In: 1 (No. 15 : 33%)

Per: I–W: 2 (Nos. 1/3 : 66%)
P–W: 1 (No. 15 : 33%)

Int: SI: 1 (No. 15 : 33%)
Altu: 2 (Nos. 1/3 : 66%)

Con: Ex: 1 (No. 15 : 33%)
Go: 2 (Nos. 1/3 : 66%)

Significance

In terms of its streetscape value, Dalgleish Street is of low significance. Containing one modern duplex building and a detached infill residence, the street does not match those within the zone, nor is it consistent in style.
**Building Identification Form**
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

**Building/Place Address:** 1B DAULIEISH ST

**Building/Place Name/Title:**

**Existing Designation:** HBR □ NER □ NTC □

**Grading:** A □ B □ C □ D □

**Conservation Area:**

**Style:** MODERN

**Date:** 89

**Neg. File:** 21522

**Photo Date:** 8/9

**Period:**
- □ Early Vict.
- □ Victorian
- □ Edwardian
- □ Inter-War
- □ Post-War

**Materials/Description:**

**Walls:**
- □ Stucco

**Roof:**
- □ Attatched
- □ Detached

**Integrity:**
- □ Substantially intact
- □ Altered sympathetically
- □ Altered unsympathetically
- □ Disturbed

**Condition:**
- □ Excellent
- □ Good
- □ Fair
- □ Poor
- □ Ruins

**Notable Features/Significance:**

- □ Early fence
- □ Original unpainted cement render/wall finish
- □ Retains evidence of early colours or finishes
- □ Intact verandah roof and structure
- □ Original roof form and finish
- □ Eaves, roof or gable decoration
- □ Intact shopfront
- □ Elaborate standard design of cement rendered surface
- □ Unpainted decorative brickwork (dim)
- □ Ornamental wall detailing
- □ Original doors/windows
- □ Original parapet
- □ Original chimneys
- □ Intact verandah decoration
- □ Post supported shop verandah
- □ Early garden

**Alterations & Specific Guidelines:**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/3</td>
<td></td>
<td></td>
<td>R</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td>R</td>
<td></td>
</tr>
</tbody>
</table>

O = Reinstall original designs  S = Reinstall sympathetic alternative  R = Remove  RAM = Remove by approved method

**Comments:**

| 165 |
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS: 15 DALLIFISA ST

BUILDING/PLACE NAME/TITLE: 

EXISTING DESIGNATION: HBR □ NER □ NTC □

GRADING: A □ B □ C □ D □

DATE: 8/9

NEG. FILE:

PHOTO DATE:

PERIOD:
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

MATERIALS/DESCRIPTION:
- Walls
- Attached □ Detached □
- Roof

INTEGRITY:
- Substantially intact □
- Altered sympathetically □
- Altered unsympathetically □
- Damaged/destroyed □

CONDITION:
- Excellent □
- Good □
- Fair □
- Poor □
- Ruins □

NOTABLE FEATURES/SIGNIFICANCE:
- Early fence □
- Original unpainted cement render/wall finish □
- Retains evidence of early colours or finishes □
- Intact verandah roof and structure □
- Original roof form and finish □
- Eaves, roof or gable decoration □
- Intact shopfront □
- Elaborate standard design of cement rendered surface □
- Unpainted decorative brickwork □
- Ornamental wall detailing □
- Original doors/windows □
- Original parapet □
- Original chimneys □
- Intact verandah decoration □
- Post supported shop verandah □
- Early garden □

ALTERATIONS & SPECIFIC GUIDELINES:
No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method

COMMENTS:

(166)
Streetscape Photo 18: Dalgleish Street (west side) looking south from top of street, 8/9/94, 15.24.
DARTFORD STREET

Nos: 7 – 23 TL: 3

The majority of lots facing Dartford Street form part of the Flemington Estate conservation area, except numbers seven to twenty-three which are located outside the zone.

Sty: In: 3 (Nos. 7–23 : 100%)
Per: P–W: 3 (Nos. 7–23 : 100%)
Int: SI: 3 (Nos. 7–23 : 100%)
Con: Ex: 1 (No. 15 : 33%)
Go: 2 (Nos. 7,23 : 66%)

Significance

The three flat developments outside the zone in Dartford Street are dramatically different to the nearby conservation zones in an architectural sense, and so are of little significance.
**Building Identification Form**

**Building/Place Address:** 7 Dartford St

**Type:** Flat

**Style:** In-Fill

**Existing Designation:** HBR

**Grading:** A

**Date:** 18/4

**Neg. File:**

**Photo Date:**

**Period:**
- [ ] Early Victorian
- [ ] Victorian
- [ ] Edwardian
- [ ] Inter-War
- [ ] Post-War

**Materials/Description:**
- Walls: Painted
- Roof: Brick
- Attached: Yes
- Detached: No

**Integrity:**
- [ ] Substantially intact
- [ ] Altered sympathetically
- [ ] Altered unsympathetically
- [ ] Damaged/disturbed

**Condition:**
- [ ] Excellent
- [ ] Good
- [ ] Fair
- [ ] Poor
- [ ] Ruins

**Notable Features/Significance:**
- Early fence
- Original unpainted decorative brickwork
- Retains evidence of early colours or finishes
- Ornamental wall detailing
- Intact verandah roof and structure
- Original doors/windows
- Original roof form and finish
- Intact shopfront
- Original parapet
- Eaves, roof or gable decoration
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Elaborate standard design of cement rendered surface
- Early garden

**Alterations & Specific Guidelines:**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
<th>S.G.</th>
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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments:**

169
### Building Identification Form

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address**: 15 Dartford St

**Title**: [Fill]

**Existing Designation**: [Fill]

**Grading**: [Fill]

**Photograph Date**: [Fill]

**Period**: [Early Vict., Victorian, Edwardian, Inter-War, Post-War]

**Materials/Description**

<table>
<thead>
<tr>
<th>Walls</th>
<th>Roof</th>
<th>Attached</th>
<th>Detached</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tr>
</tbody>
</table>

**Integrity**: [Unsubstantially altered, altered sympathetically, altered unsympathetically, damaged/disturbed]

**Condition**: [Excellent, Good, Fair, Poor, Ruins]

**Notable Features/Significance**

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines**

<table>
<thead>
<tr>
<th>No.</th>
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<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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</thead>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments**: (70)
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
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<th>BUILDING/PLACE ADDRESS</th>
<th>23 DARTFORD ST</th>
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<tr>
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</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td></td>
</tr>
<tr>
<td>GRADING</td>
<td></td>
</tr>
<tr>
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<td>18/6</td>
</tr>
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<td>PHOTOS</td>
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</tr>
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<td>PERIOD</td>
<td></td>
</tr>
<tr>
<td>MATERIALS/D</td>
<td></td>
</tr>
<tr>
<td>DESCRIPTION</td>
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<tr>
<td>INTEGRITY</td>
<td></td>
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<tr>
<td>CONDITION</td>
<td></td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td></td>
</tr>
<tr>
<td>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
<td></td>
</tr>
<tr>
<td>O = reinstate original designs</td>
<td>S = reinstate sympathetic alternative</td>
</tr>
<tr>
<td>R = remove</td>
<td>RAM = remove by approved method</td>
</tr>
<tr>
<td>COMMENTS</td>
<td></td>
</tr>
</tbody>
</table>

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- double front
- cr brick fence
Streetscape Photo 19: Dartford Street (west side) looking north from Dover Street, 22/8/94, 8.05.
**DELIHI COURT**

Nos: 17 – 69  
TL: 9

Delhi Court is situated outside the Travancore Estate conservation zone.

<table>
<thead>
<tr>
<th>Sty:</th>
<th>Mod: 5 (Nos. 17–25,35,45,47,53 : 56%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>IV:</td>
<td>1 (No. 27 : 11%)</td>
</tr>
<tr>
<td>In:</td>
<td>3 (No. 67–69,59,65 : 33%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Per:</th>
<th>I–W: 6 (Nos. 17–25,27,35,45,47,53 : 67%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>P–W:</td>
<td>3 (No. 67–69,59,65 : 33%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Altu:</td>
<td>3 (Nos. 27,35,47 : 33%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Con:</th>
<th>Ex: 2 (Nos. 59,65 : 22%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Go:</td>
<td>7 (Nos. 17–25,27,35,45,47,53,67–69 : 78%)</td>
</tr>
</tbody>
</table>

**Significance**

The heavy presence of inter–war buildings in Delhi Court make up a significant streetscape, given its close proximity to the Travancore Estate conservation zone. The curving road form adds to the street's importance.
### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

**Type:** (Use if not residence)  
**Style:** Modern  
**Existing Designation:** HBR  
**Consort Area:**  
**Grading:** A  
**Streetscape:**  

**Date:**  
**Neg. File:**  
**Photo Date:**  
**Period:**  
- Early Vict.  
- Victorian  
- Edwardian  
- Inter-War  
- Post-War  

**Materials/Description:**  
- Walls  
- Roofs  
- Attached  
- Detached  

**Integrity:**  
- Substantially intact  
- Altered  
- Damaged/Unintact  

**Condition:**  
- Excellent  
- Good  
- Fair  
- Poor  
- Ruins  

**Notable Features/Significance:**  
- Early fence  
- Original unpainted decorative brickwork  
- Ornamental wall detailing  
- Original doors/windows  
- Original parapet  
- Original chimneys  
- Original roof form and finish  
- Intact verandah decoration  
- Intact verandah roof and structure  
- Original roof form and finish  
- Intact shopfront  
- Intact shopfront  
- Elaborate standard design of cement rendered surface  

**Alterations & Specific Guidelines:**  

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tr>
</tbody>
</table>

O = reinstate original designs  
S = reinstate sympathetic alternative  
R = remove  
RAM = remove by approved method  

**Comments:**  
174
## Building Identification Form

**Building/Place Address:** Dehn Crt

**Type (use if not residence):** Flats

**Building/Place Name/Title:**

**Existing Designation:** HBR

**Grading:** A

**Style:** Italian Villa

**Date:** 14/9

**Photo Date:** 14/9

**Period:**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description:**
- Walls: brick
- Roof: tile
- Attached
- Detached

### Intensity
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

### Condition
- Excellent
- Good
- Fair
- Poor
- Ruins

### Notable Features/Significance
- Early fence
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Leaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post verandah decoration
- Early garden

### Alterations & Specific Guidelines

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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<tr>
<td>27</td>
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</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

### Comments

175
**BUILDING IDENTIFICATION FORM**  
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

**BUILDING/PLACE ADDRESS**: 55 DEZTH CT

**TYPE** (use if not residence): MODERN

**EXISTING DESIGNATION**: HBR NER NTC

**GRADING**: A B C D

**DATE**: 14/4

**NEG. FILE**: 14/4

**PHOTO DATE**: 14/4

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**
- Walls
- Roof
- Attached
- Detached

**INTEGRITY**
- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

**CONDITION**
- excellent
- good
- fair
- poor
- ruins

**NOTABLE FEATURES/SIGNIFICANCE**
- early fence
- original unainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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<tbody>
<tr>
<td>35</td>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

176
## BUILDING IDENTIFICATION FORM
### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>DELHI CRT</th>
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<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
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</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR</td>
</tr>
<tr>
<td>STYLE</td>
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<td>GRADES</td>
<td>A</td>
</tr>
<tr>
<td>TYPE</td>
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<td>DATE</td>
<td>1/4</td>
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<td>REG. FILE</td>
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<td>4/4</td>
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<tr>
<td>PERIOD</td>
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</tr>
<tr>
<td>CONDITION</td>
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<td>MATERIALS/DESCRIPTION</td>
<td>Walls &amp; walls</td>
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<tr>
<td>Attached</td>
<td></td>
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<tr>
<td>Detached</td>
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<td>INTERIOR</td>
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</tr>
<tr>
<td>INTEGRITY</td>
<td>generally intact</td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>altered sympathetically</td>
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<td>INTEGRITY</td>
<td>altered unsympathetically</td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>damaged/damaged</td>
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<td>original unpainted cement render/wall finish</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>retains evidence of early colours or finishes</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>original roof form and finish</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>eaves, roof or gable decoration</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>elaborate standard design of cement rendered surface</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>untouched decorative brickwork</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>ornamental wall detailing</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>original doors/windows</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>original parapet</td>
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<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>original chimneys</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>intact verandah decoration</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>post supported shop verandah</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>early garden</td>
</tr>
</tbody>
</table>

### ALTERATIONS & SPECIFIC GUIDELINES

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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</thead>
<tbody>
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<td></td>
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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
# Building Identification Form

## Building/Place Address
47 Delaware CR

## Building/Place Name/Title

## Type (use if not residence)

## Style

## Existing Designation

## Conservation Area

## Grading

## Streetscape

## Date
14/9

## Neg. File
19/5

## Photo Date
14/9

## Period
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

## Materials/Description
- Walls
- Roof
- Attached
- Detached

## Integrity

## Condition

## Notable Features/Significance
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

## Alterations & Specific Guidelines

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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<tbody>
<tr>
<td>47</td>
<td></td>
<td>verandah dec</td>
<td>R</td>
<td></td>
</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

## Comments
BUILDING/PLACE ADDRESS: 53 DELHI CRT

BUILDING/PLACE NAME/TITLE: BOXING

EXISTING DESIGNATION: HBR □ NER □ NTC □ CONSERVATION AREA □

GRADING: A □ B □ C □ D □

DATE: 14/9

NEG. FILE: 14/9

PHOTO DATE: 14/9

PERIOD:
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

MATERIALS/DESCRIPTION:
- Walls: brick
- Roof: tile
- Attached: ☐
- Detached: ☒

INTEGRITY:
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

CONDITION:
- Excellent
- Good
- Fair
- Poor
- Ruins

NOTABLE FEATURES/SIGNIFICANCE:
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

ALTERATIONS & SPECIFIC GUIDELINES:

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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

<table>
<thead>
<tr>
<th>Building/Place Address</th>
<th>Styx Delilah CRT</th>
<th>Type (use if not residence)</th>
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**Existing Designation**

<table>
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<tr>
<th>HBR</th>
<th>NER</th>
<th>NTC</th>
<th>Conservation Area</th>
</tr>
</thead>
</table>

**Date**

- 14/9

**Neg. File**

**Photo Date**

**Period**

- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description**

- **Walls**
  - Attached
  - Detached

- **Roof**
  - Attached
  - Detached

**Integrity**

- Substantially intact
- Sympathetically altered
- Unsympathetically altered
- Damaged/disturbed

**Condition**

- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance**

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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<tbody>
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</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments**

- Double front
- Cream bricks (incl fence + chim)
- Eaves, garage and brick roller
- Brick tiered brickwork
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>65 DELHI CRT</th>
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</thead>
<tbody>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR □ NER □ NTC □</td>
</tr>
<tr>
<td>STYLE (if not residence)</td>
<td>Infill</td>
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<tr>
<td>GRADING A □ B □ C □ D □</td>
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</tr>
<tr>
<td>PHOTO DATE</td>
<td></td>
</tr>
<tr>
<td>PERIOD</td>
<td>□ Early Vic. □ Victorian □ Edwardian □ Inter-War □ Post-War</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls □ Roof □ Attached □ Detached</td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>□ substantially intact □ altered sympathetically □ altered unsympathetically □ damaged/disturbed</td>
</tr>
<tr>
<td>CONDITION</td>
<td>□ excellent □ good □ fair □ poor □ ruins</td>
</tr>
<tr>
<td>NOTES</td>
<td></td>
</tr>
</tbody>
</table>

- **NOTABLE FEATURES/SIGNIFICANCE**
  - early fence
  - original unpainted cement render/wall finish
  - retains evidence of early colours or finishes
  - intact verandah roof and structure
  - original roof form and finish
  - eaves, roof or gable decoration
  - intact shopfront
  - elaborate standard design of cement rendered surface

- **ALTERATIONS & SPECIFIC GUIDELINES**
  - Sympathetic
  - Inappropriate
  - Extremely Inappropriate

<table>
<thead>
<tr>
<th>No.</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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**COMMENTS**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>67-69 DEAN ST CRT</th>
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<tr>
<td>TYPE (use if not residence)</td>
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<td>GRADING</td>
<td>A □ B □ C □ D □</td>
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<td>STREETSCAPE</td>
<td>1 □ 2 □ 3 □</td>
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<td>14.4</td>
</tr>
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<td>PHOTO DATE</td>
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**PERIOD**

- Early Vic.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DISCRIPITION**

<table>
<thead>
<tr>
<th>WALLS</th>
<th>ROOF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached</td>
<td>Detached</td>
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</tbody>
</table>

**INTEGRITY**

- [ ] substantially intact
- [ ] altered sympathetically
- [ ] altered unsympathetically
- [ ] damaged/destroyed

**CONDITION**

- [ ] excellent
- [ ] good
- [ ] fair
- [ ] poor
- [ ] ruins

**NOTABLE FEATURES/SIGNIFICANCE**

- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
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**COMMENTS**
Streetscape Photo 20: Delhi Court (west side) looking north from park, 14/9/94, 19.17.
DOVER STREET

Nos: 39 – 85, 72 – 96 TL: 19

Dover Street is located both inside and outside the Flemington Estate conservation area. Numbers 39 to 85 and 72 to 96 are situated outside the zone.

Sty: In: 15 (Nos. 39–43,47–51,55,57,67–75,83,85, 72,90,96 : 79%)
Mod: 4 (Nos. 63/65,80/82 : 21%)

Gr: D: Nos. 80/82 (1)

Per: P–W: 15 (Nos. 39–43,47–51,55,57,67–75,83,85, 72,90,96 : 79%)
I–W: 4 (Nos. 63/65,80/82 : 21%)

Int: SL: 17 (Nos. 39–43,47–51,55,57,63/65,67–75, 83,72,82,84,90,96 : 89%)
Altu: 2 (Nos. 85,80 : 11%)

Con: Ex: 7 (Nos. 39,41,51,55,67–73,83,85 : 37%)
Go: 7 (Nos. 43,47–49,57,72,84,90,96 : 37%)
Fa: 5 (Nos. 63/65,75,80/82 : 26%)

Significance

Dover Street is of little significance due to the fact that only two original duplex buildings (similar to those in Dartford and Canterbury Streets) survive amongst numerous post-war flat developments.
### Building Identification Form

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 39 Dover St

**Type:** *Flats*

**Building/Place Name/Title:** Misty View

**Existing Designation:** HBR

**Style:** *Infill*

**Grading:** A

**Date:** 7/9

**Neg. File**

**Photo Date**

**Period**
- Early Victorian
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description**
- Walls: intact
- Roof: detached

**Condition**
- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Original verandah decoration
- Post supported shop verandah
- Early garden

**Integrity**
- Substantially intact
- Sympathetically altered
- Unsympathetically altered
- Damaged

**Alterations & Specific Guidelines**

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**Comments**
## Building Identification Form

**Ascot Vale / Flemington Conservation Study**

<table>
<thead>
<tr>
<th>Building/Place Address</th>
<th>41 Dover St</th>
<th>Type</th>
<th>House/Flats</th>
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<td>NER □</td>
<td>NTC □</td>
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<td>Grading</td>
<td>A □</td>
<td>B □</td>
<td>C □</td>
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<td>Date</td>
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<td>Neg. File</td>
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<td>Photo Date</td>
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</tbody>
</table>

### Period
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

### Materials/Description
- Walls
- Roof
- Attached □
- Detached □

### Integrity
- [ ] Substantially intact
- [ ] Altered sympathetically
- [ ] Altered unsympathetically
- [ ] Damaged

### Condition
- [ ] Excellent
- [ ] Good
- [ ] Fair
- [ ] Poor
- [ ] Ruins

### Notable Features/Significance
- [ ] Early fence
- [ ] Original unpainted cement render/wall finish
- [ ] Retains evidence of early colours or finishes
- [ ] Intact verandah roof and structure
- [ ] Original roof form and finish
- [ ] Eaves, roof or gable decoration
- [ ] Intact shopfront
- [ ] Elaborate standard design of cement rendered surface
- [ ] Unpainted decorative brickwork
- [ ] Ornamental wall detailing
- [ ] Original doors/windows
- [ ] Original parapet
- [ ] Original chimneys
- [ ] Intact verandah decoration
- [ ] Post supported shop verandah
- [ ] Early garden (house)

### Alterations & Specific Guidelines

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<td>S = reinstate sympathetic alternative</td>
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</tr>
</tbody>
</table>

### Comments

186
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**
43 Dover St

**TYPE**
FLAT

**BUILDING/PLACE NAME/TITLE**
Dover Square

**EXISTING DESIGNATION**
HBR □ NER □ NTC □

**GRADING**
A □ B □ C □ D □

**STYLE**
IN-FILL

**DATE**

**NEG. FILE**

**PHOTO**

**DATE**

**PERIOD**
- Early Vict. □
- Victorian □
- Edwardian □
- Inter-War □
- Post-War □

**MATERIALS/DESCRIPTION**

<table>
<thead>
<tr>
<th>Walls</th>
<th>Roof</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached □</td>
<td>Detached □</td>
</tr>
</tbody>
</table>

**INTEGRITY**
- substantially intact □
- altered sympathetically □
- altered unsympathetically □
- damaged/destroyed □

**CONDITION**
- excellent □
- good □
- fair □
- poor □
- ruins □

**NOTABLE FEATURES/SIGNIFICANCE**

- white brick facade
- brown/red + white facade
- 2 storey
- less bulk than 39

**ALTERATIONS & SPECIFIC GUIDELINES**

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<th>No.</th>
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**COMMENTS**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**
47-49 Dover St

**TYPE**
Flats

**STYLE**
IN - FILL

**EXISTING DESIGNATION**
HBR □ NER □ NTC □

**GRADING**
A □ B □ C □ D □

**CONSERVATION AREA**
□

**DATE**
1-18

**NEG. FILE**

**PHOTO DATE**

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**
- Walls cream brick
- Roof
  - Attached □
  - Detached □

**INTEGRITY**
- substantially intact □
- altered sympathetically □
- altered unsympathetically □
- damaged/disturbed □

**CONDITION**
- excellent □
- good □
- fair □
- poor □
- ruins □

**NOTABLE FEATURES/SIGNIFICANCE**
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- □
- □
- □
- □
- □
- □
- □
- □

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

(89)
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<th>BUILDING/PLACE ADDRESS</th>
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<td>unpainted decorative brickwork</td>
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<td>early garden</td>
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<td>RAM = remove by approved method</td>
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<td>COMMENTS</td>
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- white batt, added
- red brick/timber fence
- 2 storey
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<td>□ intact verandah decoration</td>
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</table>

- White cement finish
- Plain laced decoration
- 2 storey
- No fence
**NOTABLE FEATURES/SIGNIFICANCE**

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- White broad detailing
- Red brick detailing
- Horizontal timber slat fence
- 3 storey

**ALTERATIONS & SPECIFIC GUIDELINES**

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**COMMENTS**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 63/65 DOVER ST

**TYPE** Duplex

**STYLE** Modern

**EXISTING DESIGNATION** HBR NER NTC

**CONSERVATION AREA**

**GRADING** A B C D

**STREETSCAPE** 1 2 3

**DATE** 17/6

**NEG. FILE** 700

**PHOTO DATE** 17/6

**PERIOD**
- Early Vic.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**
- Walls
- Roof
- Attached
- Detached

**INTEGRITY**

**CONDITION**
- excellent
- good
- fair
- poor
- ruins

**NOTABLE FEATURES/SIGNIFICANCE**
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden
- concrete column

**ALTERATIONS & SPECIFIC GUIDELINES**

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**COMMENTS**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<td>O = reinstate original designs</td>
<td>S = reinstate sympathetic alternative</td>
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</table>

**NOTABLE FEATURES/SIGNIFICANCE**

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**COMMENTS**
**Building/Place Address**: 75 Dover St

**Type** (use if not residence):

**Existing Designation**: HBR  NER  NTC

**Grading**: A  B  C  D

**Date**: 1889

**NEG. File**: 

**Photo Date**: 

**Period**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description**
- Walls: 
- Roof:
  - Attached
  - Detached

**Integrity**
- Substantially altered
- Intact
- Sympathetically altered
- Unsympathetically altered
- Damaged
- Disturbed

**Condition**
- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines**

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<th>No.</th>
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<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments**: 

- Brick verandah
- " chimney
- Cyclone wire fence
- Double front
- Plastic corrugated iron verandah roof
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS: 63 DAwGE St

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION: HBR □ NER □ NTC □

CONSERVATION AREA □

DATE: 15/8

PERIOD
- Early Vic.
- Victorian
- Edwardian
- Inter-War
- Post-War

MATERIALS/DESCRIPTION
- Walls: Original
- Roof: Original
- Attached [ ]
- Detached [ ]

INTEGRITY
- substantially intact [ ]
- sympathetically altered [ ]
- unsympathetically altered [ ]
- damaged/disturbed [ ]

CONDITION
- excellent [ ]
- good [ ]
- fair [ ]
- poor [ ]
- ruins [ ]

NOTABLE FEATURES/SIGNIFICANCE
- early fence [ ]
- original unpainted cement render/wall finish [ ]
- retains evidence of early colours or finishes [ ]
- intact verandah roof and structure [ ]
- original roof form and finish [ ]
- eaves, roof or gable decoration [ ]
- intact shopfront [ ]
- elaborate standard design of cement rendered surface [ ]

ALTERATIONS & SPECIFIC GUIDELINES

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
### Building Identification Form

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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- **INTEGRITY**
  - [ ] substantially intact
  - [ ] altered sympathetically
  - [ ] altered unsympathetically
  - [ ] damaged/disturbed

- **CONDITION**
  - [ ] excellent
  - [ ] good
  - [ ] fair
  - [ ] poor
  - [ ] ruins

- **NOTABLE FEATURES/SIGNIFICANCE**
  - [ ] early fence
  - [ ] original unpainted cement render/wall finish
  - [ ] retains evidence of early colours or finishes
  - [ ] intact verandah roof and structure
  - [ ] original roof form and finish
  - [ ] eaves, roof or gable decoration
  - [ ] intact shopfront
  - [ ] elaborate standard design of cement rendered surface
  - [ ] unpainted decorative brickwork
  - [ ] ornamental wall detailing
  - [ ] original doors/windows
  - [ ] original parapet
  - [ ] original chimneys
  - [ ] intact verandah decoration
  - [ ] post supported shop verandah
  - [ ] early garden

- **ALTERATIONS & SPECIFIC GUIDELINES**

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<th>No.</th>
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  O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

### Comments

196
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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</tr>
<tr>
<td>early fence □ original unpainted cement render/wall finish □ retains evidence of early colours or finishes □ intact verandah roof and structure □ original roof form and finish □ eaves, roof or gable decoration □ intact shopfront □ elaborate standard design of cement rendered surface □ unpainted decorative brickwork □ ornamental wall detailing □ original doors/windows □ original parapet □ original chimneys □ intact verandah decoration □ post supported shop verandah □ early garden</td>
<td></td>
</tr>
<tr>
<td>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
<td></td>
</tr>
<tr>
<td>No.</td>
<td>Sympathetic</td>
</tr>
<tr>
<td>O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method</td>
<td></td>
</tr>
<tr>
<td>COMMENTS</td>
<td></td>
</tr>
</tbody>
</table>

3 storeys
light brown brick flats
fence
grey flat brick detail
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTOM CONSERVATION STUDY

BUILDING/PLACE ADDRESS 80/82 RAGG ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION □ HBR □ NER □ NTC □ CONSERVATION AREA □

GRADING A □ B □ C □ D □

DATE □ 1 □ 2 □ 3 □

NEG. FILE 7.03

PHOTO DATE 16 0 6

PERIOD □ Early Vict. □ Victorian □ Edwardian □ Inter-War □ Post-War

MATERIALS/DESCRIPTION
Walls □ brick □ render
Roof □ tile □ shingle □ metal
Attached □ Detached □

INTEGRITY □ substantially intact □ altered sympathetically □ altered unsympathetically □ damaged/ disturbed □

CONDITION □ excellent □ good □ fair □ poor □ ruins

NOTABLE FEATURES/SIGNIFICANCE
□ early fence
□ original unpainted cement render/wall finish
□ retains evidence of early colours or finishes
□ intact verandah roof and structure
□ original roof form and finish
□ eaves, roof or gable decoration
□ intact shopfront
□ elaborate standard design of cement rendered surface
□ unpainted decorative brickwork
□ ornamental wall detailing
□ original doors/windows
□ original parapet
□ original chimneys
□ intact verandah decoration
□ post supported shop verandah
□ early garden

ALTERATIONS & SPECIFIC GUIDELINES
No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

50 □ □ □ □

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS

198
<table>
<thead>
<tr>
<th>MATERIALS/DESCRIPTION</th>
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<tbody>
<tr>
<td>Walls</td>
</tr>
<tr>
<td>- original unpainted cement render/wall finish</td>
</tr>
<tr>
<td>- retains evidence of early colours or finishes</td>
</tr>
<tr>
<td>- intact verandah roof and structure</td>
</tr>
<tr>
<td>- original roof form and finish</td>
</tr>
<tr>
<td>- eaves, roof or gable decoration</td>
</tr>
<tr>
<td>- intact shopfront</td>
</tr>
<tr>
<td>- elaborate standard design of cement rendered surface</td>
</tr>
</tbody>
</table>

### NOTABLE FEATURES/SIGNIFICANCE

- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

### ALTERATIONS & SPECIFIC GUIDELINES

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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</thead>
<tbody>
<tr>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>90 DOVER</th>
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<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
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<tr>
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<td></td>
</tr>
<tr>
<td>GRADING</td>
<td>A</td>
</tr>
<tr>
<td>DATE</td>
<td>1/9</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls: red brick</td>
</tr>
<tr>
<td></td>
<td>Roof: Attached</td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>substantially intact</td>
</tr>
<tr>
<td>CONDITION</td>
<td>good</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>3 storey narrow bulk</td>
</tr>
<tr>
<td></td>
<td>3 storey trim - opposite to</td>
</tr>
<tr>
<td></td>
<td>q6 mirror image</td>
</tr>
</tbody>
</table>

---

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
### Building Identification Form

#### Building/Place Address
96 Dover St

#### Building/Place Name/Title

#### Existing Designation
- HBR
- NER
- NTC
- Conservation Area

#### Grading
- A
- B
- C
- D

#### Material/Description
- Walls: red brick
- Roof: timber window

#### Period
- Early Victorian
- Victorian
- Edwardian
- Inter-War
- Post-War

#### Style
- Eau-Fleur

#### Existing Designation
- HBR
- NER
- NTC

#### Conservation Area
- No

#### Streetscape
- 1
- 2
- 3

#### Date
- 13/6

#### Photo
- Date

#### Period
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

#### Integrity
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

#### Condition
- Excellent
- Good
- Fair
- Poor
- Ruins

#### Notable Features/Significance
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

#### Alterations & Specific Guidelines

<table>
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<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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</thead>
<tbody>
<tr>
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</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

#### Comments

---

201
Streetscape Photo 21: Dover Street (south side) looking west from outside number 55, 22/8/94, 8.02.

Streetscape Photo 22: Dover Street (north side) looking east from Ascot Vale Road, 22/8/94, 8.04.
**FARNHAM COURT**

<table>
<thead>
<tr>
<th>Nos:</th>
<th>7 – 13, 6 – 14</th>
<th>TL:</th>
<th>4</th>
</tr>
</thead>
</table>

Farnham Court is located outside the Flemington Estate conservation area.

- **Sty:** In: 4 (Nos. 7–9,11–13,6–10,12–14: 100%)
- **Per:** P–W: 4 (Nos. 7–9,11–13,6–10,12–14: 100%)
- **Int:** SI: 4 (Nos. 7–9,11–13,6–10,12–14: 100%)
- **Con:** Go: 2 (Nos. 11–13,12–14: 50%)
  Fa: 2 (Nos. 7–9,6–10: 50%)

**Significance**

Farnham Court is of no significance because four post-war flat developments front the cul-de-sac.
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 7-7 FARMHAM CT
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION HBR □ NER □ NTC □ CONSERVATION AREA □
GRADE □ A □ B □ C □ D □ STREET SCENE □ 1 □ 2 □ 3 □
DATE 8/9
NEG. FILE

PHOTO DATE

PERIOD □ Early Vic. □ Victorian □ Edwardian □ Inter-War □ Post-War

MATERIALS/DESCRIPTION
Walls □ Attached □ Detached □
Roof □

INTEGRITY □ substantially intact □ altered sympathetically □ altered unsympathetically □ damaged/disturbed

CONDITION □ excellent □ good □ fair □ poor □ ruins

NOTABLE FEATURES/SIGNIFICANCE
- no fence
- 3 stores
- set back
- concrete/gravel flat areas
- red brick/white trim

ALTERATIONS & SPECIFIC GUIDELINES
No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method

COMMENTS

204
**Notable Features/Significance**

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**
6-10 FARNHAM CT

**TYPE (use if not residence)**

**STYLE**

**EXISTING DESIGNATION**
HBR [ ] NER [ ] NTC [ ]

**CONSERVATION AREA** [ ]

**GRADING**
A [ ] B [ ] C [ ] D [ ]

**STREETSCAPE**
1 [ ] 2 [ ] 3 [ ]

**DATE**
9/4

---

**PHOTO**

**DATE**

---

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

---

**MATERIALS/DESCRIPTION**

- **Walls**
- **Roof**
- Attached [ ]
- Detached [ ]

---

**INTEGRITY**
- [ ] substantially intact
- [ ] altered sympathetically
- [ ] altered unsympathetically
- [ ] damaged/disturbed

---

**CONDITION**
- [ ] excellent
- [ ] good
- [ ] fair
- [ ] poor
- [ ] ruins

---

**NOTABLE FEATURES/SIGNIFICANCE**
- [ ] early fence
- [ ] original unpainted cement render/wall finish
- [ ] retains evidence of early colours or finishes
- [ ] intact verandah roof and structure
- [ ] original roof form and finish
- [ ] eaves, roof or gable decoration
- [ ] intact shopfront
- [ ] elaborate standard design of cement rendered surface
- [ ] unpainted decorative brickwork
- [ ] ornamental wall detailing
- [ ] original doors/windows
- [ ] original parapet
- [ ] original chimneys
- [ ] intact verandah decoration
- [ ] post supported shop verandah
- [ ] early garden

---

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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</table>

- O = reinstate original designs
- S = reinstate sympathetic alternative
- R = remove
- RAM = remove by approved method

---

**COMMENTS**

---

200
**BUILDING IDENTIFICATION FORM**  
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>TYPE (use if not residence)</th>
<th>BUILDING/PLACE NAME/TITLE</th>
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<tbody>
<tr>
<td>12-14 FARMHAM CT</td>
<td>FLAT</td>
<td>LAND</td>
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<tr>
<th>EXISTING DESIGNATION</th>
<th>HBR</th>
<th>NER</th>
<th>NTC</th>
<th>CONSERVATION AREA</th>
</tr>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>GRADING</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>STREETSCAPE</th>
<th>1</th>
<th>2</th>
<th>3</th>
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<th>DATE</th>
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<table>
<thead>
<tr>
<th>PERIOD</th>
<th>Early Vict.</th>
<th>Victorian</th>
<th>Edwardian</th>
<th>Inter-War</th>
<th>Post-War</th>
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<tbody>
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<table>
<thead>
<tr>
<th>MATERIALS/DESCRIPTION</th>
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</thead>
<tbody>
<tr>
<td>Walls</td>
</tr>
<tr>
<td>Roof</td>
</tr>
<tr>
<td>Attached</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INTEGRITY</th>
<th>substantially intact</th>
<th>altered sympathetically</th>
<th>altered unsympathetically</th>
<th>damaged/disturbed</th>
</tr>
</thead>
<tbody>
<tr>
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<table>
<thead>
<tr>
<th>CONDITION</th>
<th>excellent</th>
<th>good</th>
<th>fair</th>
<th>poor</th>
<th>ruins</th>
</tr>
</thead>
<tbody>
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<table>
<thead>
<tr>
<th>NOTABLE FEATURES/SIGNIFICANCE</th>
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</thead>
<tbody>
<tr>
<td>early fence</td>
</tr>
<tr>
<td>original unpainted cement render/wall finish</td>
</tr>
<tr>
<td>retains evidence of early colours or finishes</td>
</tr>
<tr>
<td>intact verandah roof and structure</td>
</tr>
<tr>
<td>original roof form and finish</td>
</tr>
<tr>
<td>eaves, roof or gable decoration</td>
</tr>
<tr>
<td>intact shopfront</td>
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<tr>
<td>elaborate standard design of cement rendered surface</td>
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</tr>
</thead>
<tbody>
<tr>
<td>No.</td>
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<tr>
<td>-----</td>
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<tr>
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</table>

O = reinstall original designs  
S = reinstall sympathetic alternative  
R = remove  
RAM = remove by approved method

<table>
<thead>
<tr>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>
Streetscape Photo 23: Farnham Court looking north from Lee Street, 8/9/94, 16.01.
FARNHAM STREET

Nos. 1, 37 – 43, 48 – 92 TL: 10

Only ten lots that front Farnham Street are outside the Flemington Estate conservation area – a street almost entirely situated within the zone.

Sty: In: 5 (Nos. 37,43,48,60,92: 50%)  Mod: 2 (Nos. 39,39A: 20%)  V: 1 (No. 1: 10%)  Fed: 1 (No. 52: 10%)  B: 1 (No. 90: 10%)

Gr: D: Nos. 52,90 (2)

Per: P-W: 5 (Nos. 37,43,48,60,92: 50%)  I-W: 3 (Nos. 39/39A,90: 30%)  V: 1 (No. 1: 10%)  Ed: 1 (No. 52: 10%)

Int: SI: 8 (Nos. 37,39/39A,43,48,60,90,92: 80%)  Alts: 1 (No. 52: 10%)  Altu: 1 (No. 1: 10%)

Con: Ex: 5 (Nos. 37,52,60,90,92: 50%)  Go: 3 (Nos. 1,43,48: 30%)  Fa: 2 (Nos. 39/39A: 20%)

Significance

Outside the conservation zone, Farnham Street is of little significance because of isolated examples of pre World War Two architecture amongst infill buildings.
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS  | FARNHAM ST
BUILDING/PLACE NAME/TITLE  | TARNAGULLA
EXISTING DESIGNATION  | HBR □ NER □ NTC □
GRADING  | A □ B □ C □ D □
STYLE  | VICTORIAN
DATE  | 8/9
NEG. FILE  | 15-30
PHOTO DATE  | 8/9

PERIOD  
□ Early Vict.
□ Victorian
□ Edwardian
□ Inter-War
□ Post-War

MATERIALS/DESCRIPTION  
Walls  | stucco
Roof  | tile
Attached □ Detached □

INTEGRITY  
□ substantially intact
□ altered sympathetically
□ altered unsympathetically
□ damaged/disturbed

CONDITION  
□ excellent
□ good
□ fair
□ poor
□ ruins

NOTABLE FEATURES/SIGNIFICANCE  
□ early fence (int/Ext)
□ original unpainted cement render/wall finish
□ retains evidence of early colours or finishes (int/Ext)
□ intact verandah roof and structure (int)
□ original roof form and finish form(vict) finish (int/Ext)
□ eaves, roof or gable decoration (int/Ext)
□ intact shopfront
□ elaborate standard design of cement rendered surface
□ nct tile verandah/blue stone box
□ unpainted decorative brickwork
□ ornamental wall detailing (vict, int/Ext)
□ original doors/windows (int/Ext)
□ original parapet
□ original chimneys (int/Ext)
□ intact verandah decoration
□ post supported shop verandah
□ early garden
□ int war verandah
□ int war verandah tent
□ int war headlight

ALTERATIONS & SPECIFIC GUIDELINES  
No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMMINGTON CONSERVATION STUDY**

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<th>BUILDING/PLACE ADDRESS</th>
<th>37 FARNHAM ST</th>
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<tr>
<td>TYPE</td>
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<td>Walls</td>
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<td>Roof</td>
<td></td>
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<tr>
<td>Attached</td>
<td></td>
</tr>
<tr>
<td>Detached</td>
<td></td>
</tr>
</tbody>
</table>

**INTEGRITY**
- substantially altered
- sympathetically altered
- unsympathetically altered
- disturbed

**CONDITION**
- excellent
- good
- fair
- poor
- ruins

**NOTABLE FEATURES/SIGNIFICANCE**
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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<tbody>
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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

- 2 storey
- grey/brown brick
- iron slat diagonal fence
- timber louver slat verandah
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 341 FARNHAM ST
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION HBR NER NTC
CONSERVATION AREA
GRADING A B C D
STREETSCAPE 1 2 3

DATE 8/4
NEG. FILE 5 3 4
PHOTO DATE 8/4

PERIOD
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

MATERIALS/DESCRIPTION
Walls
Roof
Attached
Detached

INTEGRITY
- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

CONDITION
- excellent
- good
- fair
- poor
- ruins

NOTABLE FEATURES/SIGNIFICANCE
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

ALTERATIONS & SPECIFIC GUIDELINES
No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method

COMMENTS

212
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**
43 Farm Hall St

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION**
HBR □ NER □ NTC □

**STYLE**
IN-FL

**GRADING**
A □ B □ C □ D □

**DATE**
8/9

**PHOTO DATE**

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**

**INTEGRITY**
- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

**CONDITION**
- excellent
- good
- fair
- poor
- ruins

**NOTABLE FEATURES/SIGNIFICANCE**
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>48 FARNHAM ST</th>
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</thead>
<tbody>
<tr>
<td>TYPE (use if not residence)</td>
<td></td>
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<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
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<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR □ NER □ NTC □</td>
</tr>
<tr>
<td>STYLE</td>
<td>IN-Fill</td>
</tr>
<tr>
<td>GRADING</td>
<td>A □ B □ C □ D □</td>
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<tr>
<td>CONSERVATION AREA</td>
<td></td>
</tr>
<tr>
<td>DATE</td>
<td>8/9</td>
</tr>
<tr>
<td>NEG. FILE</td>
<td></td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td></td>
</tr>
<tr>
<td>PERIOD</td>
<td>□ Early Vict. □ Victorian □ Edwardian □ Inter-War □ Post-War</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td></td>
</tr>
<tr>
<td>WALLS</td>
<td>□ Attached □ Detached</td>
</tr>
<tr>
<td>Roof</td>
<td></td>
</tr>
</tbody>
</table>

**INTEGRITY**

| □ substantially altered □ sympathetically altered □ unsympathetically altered □ damaged/disturbed |

**CONDITION**

| □ excellent □ good □ fair □ poor □ ruins |

**NOTABLE FEATURES/SIGNIFICANCE**

| □ early fence □ original unpainted cement render/wall finish □ retains evidence of early colours or finishes □ intact verandah roof and structure □ original roof form and finish □ eaves, roof or gable decoration □ intact shopfront □ elaborate standard design of cement rendered surface □ unpainted decorative brickwork □ ornamental wall detailing □ original doors/windows □ original parapet □ original chimneys □ intact verandah decoration □ post supported shop verandah □ early garden |

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic S.G.</th>
<th>Inappropriate S.G.</th>
<th>Extremely Inappropriate S.G.</th>
<th></th>
</tr>
</thead>
</table>

O = reinstate original designs   S = reinstate sympathetic alternative   R = remove   RAM = remove by approved method

**COMMENTS**

- Orange/leave at bush
- 3 storey
- Bulk to street
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**
S2 FARMHAUS JT

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION**
HBR ☐ NER ☐ NTC ☐

**GRADING**
A ☐ B ☐ C ☐ D ☐

**STYLE**

**CONSERVATION AREA**

**DATE**
9/4

**NEG. FILE**
(6.02)

**PHOTO DATE**
8/9

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**

<table>
<thead>
<tr>
<th>Walls</th>
<th>Roof</th>
<th>Corr</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached ☐</td>
<td>Detached ☒</td>
<td></td>
</tr>
</tbody>
</table>

**INTEGRITY**
- substantially intact ☒
- altered sympathetically ☒
- altered unsympathetically ☐
- damaged/disturbed ☐

**CONDITION**
- excellent ☒
- good ☐
- fair ☐
- poor ☐
- ruins ☐

**NOTABLE FEATURES/SIGNIFICANCE**
- early fence ☐
- original unpainted cement render/wall finish (c6m) ☒
- retains evidence of early colours or finishes ☒
- intact verandah roof and structure ☒
- original roof form and finish ☒
- leaves, roof or gable decoration ☐
- intact shopfront ☒
- elaborate standard design of cement rendered surface ☐
- unpainted decorative brickwork ☐
- ornamental wall detailing ☐
- original doors/windows ☒
- original parapet ☒
- original chimneys ☒
- intact verandah decoration (part 2) ☐
- post supported shop verandah ☐
- early garden ☐
- [redacted on windows] ☐

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>56</td>
<td>☒  fence</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

- O = reinstate original designs
- S = reinstate sympathetic alternative
- R = remove
- RAM = remove by approved method

**COMMENTS**

2/5
**NOTABLE FEATURES/SIGNIFICANCE**

- red rough stone (incl. fence)
- white windows / balcony
- 3 storey
- bulk

**MATERIALS/DESCRIPTION**
- Walls: brick
- Roof: intact
- Attached: yes
- Detached: no

**PERIOD**
- Early Victorian
- Victorian
- Edwardian
- Inter-War
- Post-War

**INTEGRITY**
- substantially altered
- sympathetically altered
- unsympathetically altered
- damaged

**CONDITION**
- excellent
- good
- fair
- poor
- ruins

**NOTABLE FEATURES/SIGNIFICANCE**

- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
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<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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</tr>
</thead>
<tbody>
<tr>
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<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS: Farndon St
BUILDING/PLACE NAME/TITLE:
EXISTING DESIGNATION: HBR
STYLE: Bungalow

DATE: 6/9
NEG. FILE: 16.03
PHOTO DATE:

PERIOD:
✓ Early Vict.
★ Victorian
Edwardian
Inter-War
Post-War

MATERIALS/
DESCRIPTION:
Walls: brick
Roof: weatherboard
Attached
Detached

STREETSCAPE:

INTEGRITY:
★ substantially intact
✓ altered sympathetically
★ altered un sympathetically
damaged/disturbed

CONDITION:
★ excellent
✓ good
★ fair
★ poor
★ ruins

NOTABLE FEATURES/SIGNIFICANCE:
★ early fence
★ original unpainted cement render/wall finish
★ retains evidence of early colours or finishes
★ intact verandah roof and structure
★ original roof form and finish
★ eaves, roof or gable decoration
★ intact shopfront
★ elaborate standard design of cement rendered surface
★ garage - original
★ unpainted decorative brickwork
★ ornamental wall detailing
★ original doors/windows
★ original parapet
★ original chimneys
★ intact verandah decoration
★ post supported shop verandah
★ early garden
★ big windows

ALTERATIONS & SPECIFIC GUIDELINES:
No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method

COMMENTS:

217
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

<table>
<thead>
<tr>
<th>Building/Place Address</th>
<th>92 Frankham ST</th>
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<tbody>
<tr>
<td><strong>Type</strong></td>
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<tr>
<td><strong>Style</strong></td>
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<tr>
<td><strong>Existing Designation</strong></td>
<td>HBR  NER  NTC</td>
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<tr>
<td><strong>Grading</strong></td>
<td>A  B  C  D</td>
</tr>
<tr>
<td><strong>Street</strong></td>
<td>1  2  3</td>
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</tbody>
</table>

**Photograph Date**

**Period**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description**

<table>
<thead>
<tr>
<th>Walls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached</td>
</tr>
<tr>
<td>Detached</td>
</tr>
</tbody>
</table>

**Integrity**
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

**Condition**
- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Ornamental decorative brickwork
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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<tbody>
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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments**
Streetscape Photo 24: Farnham Street (south side) looking west from near Wellington Street, 8/9/94, 16.03.
FENTON STREET

Nos: 40 – 90 TL: 21

Numbers 40 to 90 Fenton Street are not in a conservation area and are situated to the east of the Fenton Street conservation zone.

<table>
<thead>
<tr>
<th>Sty:</th>
<th>Fed: 6 (Nos. 62,66–74 : 29%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>B: 4 (Nos. 40,54,56,64 : 19%)</td>
</tr>
<tr>
<td></td>
<td>In: 4 (Nos. 58,80,86,88 : 19%)</td>
</tr>
<tr>
<td></td>
<td>Mod: 4 (Nos. 76,78,82,84 : 19%)</td>
</tr>
<tr>
<td></td>
<td>IV: 1 (No. 90 : 5%)</td>
</tr>
<tr>
<td></td>
<td>V: 1 (No. 42–52 : 5%)</td>
</tr>
<tr>
<td>Ita:</td>
<td>1 (No. 60 : 5%)</td>
</tr>
</tbody>
</table>

| Gr:   | C: 42–52 (1) |

<table>
<thead>
<tr>
<th>Per:</th>
<th>I–W: 9 (Nos. 40,54,56,64,76,78,82,84,90 : 43%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ed: 6 (Nos. 62,66,68,70,72,74 : 29%)</td>
</tr>
<tr>
<td></td>
<td>P–W: 4 (Nos. 58,80,86,88 : 19%)</td>
</tr>
<tr>
<td></td>
<td>V: 2 (Nos. 42–52,60 : 10%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Int:</th>
<th>SI: 9 (Nos. 58,64,68,74,80,82,86,88,90 : 43%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Alts: 4 (Nos. 40,42–52,72,78 : 19%)</td>
</tr>
<tr>
<td></td>
<td>Altu: 8 (Nos. 54,56,60,62,66,70,76,84 : 38%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Con:</th>
<th>Ex: 8 (Nos. 40,42–52,58,66,68,74,80,90 : 38%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Go: 11 (Nos. 52,66,64,70,72,76,78,82,84,86,88 : 52%)</td>
</tr>
<tr>
<td></td>
<td>Fa: 2 (Nos. 56,62 : 10%)</td>
</tr>
</tbody>
</table>

Significance

As a whole, Fenton Street does not have a consistent streetscape, given the presence of seven different architectural styles. Only numbers 66 to 74 (in the federation style but different in form) are examples of similar neighbouring houses. Therefore, Fenton Street is significant only to a small degree.
## Building Identification Form

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 40 Tenton St

**Type (Use if not residence):**

**Style:** Early Victorian

**Existing Designation:** HBR, NER

**Grading:**

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
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</thead>
<tbody>
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<td></td>
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</tr>
</tbody>
</table>

**Date:** 15/9/84

**Neg. File:** 3.04

**Photo Date:** 15/9

**Period:**
- Early Victorian
- Post-War

**Materials/Description:**
- **Walls:** Single
- **Roof:** Tiled
- **Attached:**
- **Detached:**

**Integrity:**
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

**Condition:**
- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance:**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines:**

<table>
<thead>
<tr>
<th>No.</th>
<th>Item</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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<tbody>
<tr>
<td>40</td>
<td>Verandah doc</td>
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<td></td>
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</table>

0 = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments:**

221
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 42-52 FENTON ST
BUILDING/PLACE NAME/TITLE ASCOT HOUSE
EXISTING DESIGNATION HBR NER NTC
GRADING A B C D
DATE 15/8
NEG. FILE 12/07
PHOTO DATE 2/9
PERIOD
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War
MATERIALS/DESCRIPTION
- Walls
- Roof
- Attached
- Detached
INTEGRITY
- substantially altered
- sympathetically altered
- unsympathetically altered
damaged
CONDITION
- excellent
- good
- fair
- poor
- ruins
NOTABLE FEATURES/SIGNIFICANCE
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden
- bind
ALTERATIONS & SPECIFIC GUIDELINES

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS

222
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS: 54 FENTON ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION

TYPE (use if not residence)

STYLE

STREETSCAPE

DATE

NEG. FILE

PHOTO DATE

PERIOD

Early Vict.

Victorian

Edwardian

Inter-War

Post-War

MATERIALS/DESCRIPTION

Walls

Roof

Attached

Detached

INTEGRITY

substantially altered

sympathetically altered

unsympathetically altered

damaged/disturbed

CONDITION

excellent

good

fair

poor

ruins

NOTABLE FEATURES/SIGNIFICANCE

early fence

original unpainted cement render/wall finish

retains evidence of early colours or finishes

intact verandah roof and structure

original roof form and finish

leaves, roof or gable decoration

intact shopfront

elaborate standard design of cement rendered surface

unpainted decorative brickwork

ornamental wall detailing

original doors/windows

original parapet

original chimneys

intact verandah decoration

post supported shop verandah

early garden

ALTERATIONS & SPECIFIC GUIDELINES

No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

54

50

COMMENTS

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

223
<table>
<thead>
<tr>
<th>MATERIALS/DESCRIPTION</th>
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<tbody>
<tr>
<td>Walls</td>
</tr>
<tr>
<td>Roof</td>
</tr>
<tr>
<td>Attached</td>
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<tr>
<td>Detached</td>
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<table>
<thead>
<tr>
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<tbody>
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<tr>
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<table>
<thead>
<tr>
<th>CONDITION</th>
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<tbody>
<tr>
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<tr>
<td>fair</td>
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<tr>
<td>poor</td>
</tr>
<tr>
<td>ruins</td>
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</tbody>
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<table>
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<tr>
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<tbody>
<tr>
<td>early fence</td>
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<td>eaves, roof or gable decoration</td>
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<tr>
<td>original chimneys</td>
</tr>
<tr>
<td>intact verandah decoration</td>
</tr>
<tr>
<td>post supported shop verandah</td>
</tr>
<tr>
<td>early garden</td>
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</table>

<table>
<thead>
<tr>
<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
</tr>
</thead>
<tbody>
<tr>
<td>No.</td>
</tr>
<tr>
<td>-----</td>
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<tr>
<td>56</td>
</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
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<th>8 Fenton St</th>
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<tr>
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<td>HBR □ NER □ NTC □</td>
</tr>
<tr>
<td>CONSERVATION AREA □</td>
<td></td>
</tr>
<tr>
<td>GRADING</td>
<td>A □ B □ C □ D □</td>
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<tr>
<td>STREETSCAPE</td>
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<tr>
<td>PHOTO DATE</td>
<td>15/8</td>
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<tr>
<td>PERIOD</td>
<td>□ Early Vict. □ Victorian □ Edwardian □ Inter-War □ Post-War</td>
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<td>Walls □ Brick □ Roof □ Tiled □ Attached □ Detached □</td>
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<td>□ substantially intact □ altered sympathetically □ altered unsympathetically □ damaged/eroded</td>
</tr>
<tr>
<td>CONDITION</td>
<td>□ excellent □ good □ fair □ poor □ ruins</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>□ early fence □ original unpainted cement render/wall finish □ retains evidence of early colours or finishes □ intact verandah roof and structure □ original roof form and finish □ eaves, roof or gable decoration □ intact shopfront □ elaborate standard design of cement rendered surface □ unpainted decorative brickwork □ ornamental wall detailing □ original doors/windows □ original parapet □ original chimneys □ intact verandah decoration □ post supported shop verandah □ early garden</td>
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<td>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
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</tr>
<tr>
<td>O = reinstate original designs</td>
<td>S = reinstate sympathetic alternative</td>
</tr>
<tr>
<td>COMMENTS</td>
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**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<tr>
<td>Edwardian</td>
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<tr>
<td>Inter-War</td>
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<tr>
<td>Post-War</td>
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</tbody>
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<table>
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<th>MATERIALS/DESCRIPTION</th>
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<tr>
<td>Roof</td>
</tr>
<tr>
<td>Attached</td>
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<tr>
<td>Detached</td>
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</tr>
<tr>
<td>altered unsympathetically</td>
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<tr>
<td>good</td>
</tr>
<tr>
<td>fair</td>
</tr>
<tr>
<td>poor</td>
</tr>
<tr>
<td>ruins</td>
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<table>
<thead>
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<th>NOTABLE FEATURES/SIGNIFICANCE</th>
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<tbody>
<tr>
<td>early fence</td>
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<tr>
<td>original unpainted cement render/wall finish</td>
</tr>
<tr>
<td>retains evidence of early colours or finishes</td>
</tr>
<tr>
<td>intact verandah roof and structure</td>
</tr>
<tr>
<td>original roof form and finish</td>
</tr>
<tr>
<td>eaves, roof or gable decoration</td>
</tr>
<tr>
<td>intact shopfront</td>
</tr>
<tr>
<td>elaborate standard design of cement rendered surface</td>
</tr>
<tr>
<td>unpainted decorative brickwork</td>
</tr>
<tr>
<td>ornamental wall detailing</td>
</tr>
<tr>
<td>original doors/windows</td>
</tr>
<tr>
<td>original parapet</td>
</tr>
<tr>
<td>original chimneys</td>
</tr>
<tr>
<td>intact verandah decoration</td>
</tr>
<tr>
<td>post supported shop verandah</td>
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<tr>
<td>early garden</td>
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<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
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<th>S.G.</th>
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| O = reinstate original designs | S = reinstate sympathetic alternative | R = remove | RAM = remove by approved method |

<table>
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226
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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| DATE | 15/8 |
| PHOTO DATE | 15/8 |

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<tr>
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<td>Post-War</td>
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<tr>
<td>Walls</td>
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<tr>
<td>Roof</td>
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<table>
<thead>
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<td>excellent</td>
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<th>NOTABLE FEATURES/SIGNIFICANCE</th>
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<tr>
<td>early fence</td>
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<tr>
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<td>original roof form and finish</td>
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<tr>
<td>eaves, roof or gable decoration</td>
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<tr>
<td>intact shopfront</td>
</tr>
<tr>
<td>elaborate standard design of cement rendered surface</td>
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<table>
<thead>
<tr>
<th>ALTERATIONS &amp; SPECIFIC GUIDELINES No.</th>
<th>Sympathetic</th>
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<tr>
<td>1</td>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS
64 Fenton St

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION
HBR NER NTC

CONSERVATION AREA

GRADING
A B C D

STREETScape 1 2 3

DATE
15/8

NEG. FILE
3-10

PHOTO DATE
15/8

PERIOD
□ Early Vict.
□ Victorian
□ Edwardian
□ Inter-War
□ Post-War

MATERIALS/DESCRIPTION
Walls
Roof
Attached
Detached

INTEGRITY
□ substantially intact
□ altered sympathetically
□ altered unsympathetically
□ damaged/disturbed

CONDITION
□ excellent □ good □ fair □ poor □ ruins

NOTABLE FEATURES/SIGNIFICANCE
□ early fence
□ original unpainted cement render/wall finish
□ retains evidence of early colours or finishes
□ intact verandah roof and structure
□ original roof form and finish
□ eaves, roof or gable decoration
□ intact shopfront
□ elaborate standard design of cement rendered surface

□ unpainted decorative brickwork
□ ornamental wall detailing
□ original doors/windows
□ original parapet
□ original chimneys
□ intact verandah decoration
□ post supported shop verandah
□ early garden

ALTERATIONS & SPECIFIC GUIDELINES
No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS

229
### Building Identification Form

**Building/Place Address:** U13, Fenton St

**Building/Place Name/Title:**

**Existing Designation:** HBR

**Conservation Area:**

**Style:** Federation

**Grading:** A

**Date:** 5/8

**Neg. File:** 3-11

**Photo Date:** 5/8

**Period:**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description:**
- Walls: 
- Roof: 

**Integrity:**
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/

**Condition:**
- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance:**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines:**

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<th>S.G. Extremely Inappropriate</th>
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</tbody>
</table>

- O = reinstate original designs
- S = reinstate sympathetic alternative
- R = remove
- RAM = remove by approved method

**Comments:**
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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- Early Vic.
- Victorian
- Edwardian
- Inter-War
- Post-War

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- Walls
- Roof
- Attached
- Detached

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- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

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<tr>
<th>CONDITION</th>
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<tr>
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- excellent
- good
- fair
- poor
- ruins

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<th>NOTABLE FEATURES/SIGNIFICANCE</th>
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<tbody>
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- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

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- No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

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230
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<tr>
<td>MATERIALS/DESCRIPTION</td>
<td></td>
</tr>
<tr>
<td>WALLS</td>
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<tr>
<td>ROOF</td>
<td>□ Intact □ Original roof form and finish □保留早期颜色或表面 □ Intact roof decoration □ Intact shopfront □ Elaborate standard design of cement rendered surface</td>
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<tr>
<td>CONDITION</td>
<td>□ Excellent □ Good □ Fair □ Poor □ Ruins</td>
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<tr>
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<td>□ Early fence □ Original unpainted cement render/wall finish □ Retains evidence of early colours or finishes</td>
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<td>□ Intact verandah roof and structure □ Original roof form and finish □ Eaves, roof or gable decoration □ Intact shopfront</td>
<td></td>
</tr>
<tr>
<td>□ Elaborate standard design of cement rendered surface □ Unpainted decorative brickwork □ Ornamental wall detailing</td>
<td></td>
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<tr>
<td>□ Original doors/windows □ Original parapet □ Original chimneys □ Intact verandah decoration</td>
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<tr>
<td>□ Post supported shop verandah □ Early garden</td>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

See sheet for 68
Fenton for photo
NOTABLE FEATURES/SIGNIFICANCE
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

ALTERATIONS & SPECIFIC GUIDELINES
No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.
72 trashed tile roof 0

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>☐ early fence ☐ original unpainted cement render/wall finish ☐ retains evidence of early colours or finishes ☐ intact verandah roof and structure ☐ original roof form and finish ☐ eaves, roof or gable decoration ☐ intact shopfront ☐ elaborate standard design of cement rendered surface ☐ unpainted decorative brickwork ☐ ornamental wall detailing ☐ original doors/windows ☐ original parapet ☐ original chimneys ☐ intact verandah decoration ☐ post supported shop verandah ☐ early garden</td>
</tr>
<tr>
<td>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
<td>No.</td>
</tr>
<tr>
<td>O = reinstate original designs</td>
<td>S = reinstate sympathetic alternative</td>
</tr>
</tbody>
</table>

**COMMENTS**
### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>76 FLYNN ST</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
<td></td>
</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td></td>
</tr>
<tr>
<td>CONSERVATION AREA</td>
<td></td>
</tr>
<tr>
<td>TYPE (use if not residence)</td>
<td></td>
</tr>
<tr>
<td>STYLE</td>
<td>MODERN</td>
</tr>
<tr>
<td>GRADING</td>
<td></td>
</tr>
<tr>
<td>STREETSCAPE</td>
<td></td>
</tr>
</tbody>
</table>

| DATE | 15/6 |
| NEG. FILE | 3/16 |
| PHOTO DATE | 15/6 |
| PERIOD | |
| - Early Vict. | |
| - Victorian | |
| - Edwardian | |
| - Inter-War | |
| - Post-War | |
| MATERIALS/DESCRIPTION | |
| Walls | |
| Roof Attached | |
| Detached | |

| INTEGRITY | |
| - substantially intact | |
| - altered sympathetically | |
| - altered unsympathetically | |
| - damaged/disturbed | |
| CONDITION | |
| - excellent | |
| - good | |
| - fair | |
| - poor | |
| - ruins | |

### NOTABLE FEATURES/SIGNIFICANCE

- **early fence**
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- ives, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

### ALTERATIONS & SPECIFIC GUIDELINES

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G. Unappropriate</th>
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</thead>
<tbody>
<tr>
<td>75</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

### COMMENTS

234
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 70 FENTON ST

**TYPE (use if not residence)**: 
- Style: MODERN

**EXISTING DESIGNATION**: HBR
- NER
- NTC
- CONSERVATION AREA

**GRADING**: 
- A
- B
- C
- D

**STREETSCAPE**: 
- 1
- 2
- 3

**DATE**: 
- 15/5

**NEG. FILE**: 317

**PHOTO DATE**: 15/5

**PERIOD**: 
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**: 
- Walls: Wood
- Roof: Tile

**INTEGRITY**: 
- substantially altered
- sympathetically altered
- unsympathetically altered
- damaged/disturbed

**CONDITION**: 
- excellent
- good
- fair
- poor
- ruins

**NOTABLE FEATURES/SIGNIFICANCE**: 
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

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<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>fence</td>
<td>R</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>reinstated</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

O = reinstate original designs
S = reinstate sympathetic alternative
R = remove
RAM = remove by approved method

**COMMENTS**: 

235
**BUILDING IDENTIFICATION FORM**  
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

### BUILDING/PLACE ADDRESS
90 FENTON ST

### TYPE (use if not residence)

### STYLE

### EXISTING DESIGNATION

### HBR

### NER

### NTC

### CONSERVATION AREA

### GRADING

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>STREETSCAPE</th>
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<tr>
<td></td>
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<td>1</td>
</tr>
</tbody>
</table>

### DATE
15/4

### NEG. FILE
3-18

### PHOTO DATE
15/8

### PERIOD

- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

### MATERIALS/DESCRIPTION

- **Walls**: new unpainted
- **Roof**: tiled
- **Attached**:
- **Detached**:  

### INTEGRITY

- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

### CONDITION

- Excellent
- Good
- Fair
- Poor
- Ruins

### NOTABLE FEATURES/SIGNIFICANCE

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

### ALTERATIONS & SPECIFIC GUIDELINES

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<th>S.G. Extremely Inappropriate</th>
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</tr>
</thead>
<tbody>
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</tbody>
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O = reinstate original designs  
S = reinstate sympathetic alternative  
R = remove  
RAM = remove by approved method

### COMMENTS

236
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>TYPE (use if not residence)</th>
<th>BUILDING/PLACE NAME/TITLE</th>
<th>STYLE</th>
<th>EXISTING DESIGNATION</th>
<th>HBR</th>
<th>NER</th>
<th>NTC</th>
<th>CONSERVATION AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>82 FENTON ST</td>
<td>MODERN</td>
<td></td>
<td></td>
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**GRADING**

<table>
<thead>
<tr>
<th>DATE</th>
<th>NEG. FILE</th>
<th>PHOTO DATE</th>
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<tbody>
<tr>
<td>15</td>
<td>5</td>
<td>3.19</td>
</tr>
</tbody>
</table>

**PERIOD**

- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**

- Walls
- Roof
- Attached
- Detached

**INTEGRITY**

- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

**CONDITION**

- Excellent
- Good
- Fair
- Poor
- Ruins

**NOTABLE FEATURES/SIGNIFICANCE**

- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Leaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

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<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
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- O = reinstate original designs
- S = reinstate sympathetic alternative
- R = remove
- RAM = remove by approved method

**COMMENTS**

237
### BUILDING IDENTIFICATION FORM

**ASCOT VALE / FLEMMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>84 FENTUN ST</th>
<th>TYPE (use if not residence)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
<td></td>
<td>STYLE MODERN</td>
<td></td>
</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR ☐ NER ☐ NTC ☐</td>
<td>CONSERVATION AREA ☐</td>
<td></td>
</tr>
<tr>
<td>GRADING</td>
<td>A ☐ B ☐ C ☐ D ☐</td>
<td>STREETSCAPE 1 ☐ 2 ☐ 3 ☐</td>
<td></td>
</tr>
<tr>
<td>DATE</td>
<td>15/8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NEG. FILE</td>
<td>3-20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td>15/8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PERIOD</td>
<td>Early Vict. ☐ Victorian ☐ Edwardian ☐ Inter-War ☐ Post-War ☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls ☐ Roof ☐ Attached ☐ Detached ☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>substantially intact ☐ altered sympathetically ☐ altered unsympathetically ☐ damaged/ disturbed ☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CONDITION</td>
<td>excellent ☐ good ☐ fair ☐ poor ☐ ruins ☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ early fence</td>
<td>□ unpainted decorative brickwork</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ original unpainted cement render/wall finish</td>
<td>□ ornamental wall detailing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ retains evidence of early colours or finishes</td>
<td>□ original door/windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ intact verandah roof and structure</td>
<td>□ original parapet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ original roof form and finish</td>
<td>□ original chimneys</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ eaves, roof or gable decoration</td>
<td>□ intact verandah decoration</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ intact shopfront</td>
<td>□ post supported shop verandah</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ elaborate standard design of cement rendered surface</td>
<td>□ early garden</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ALTERATIONS & SPECIFIC GUIDELINES

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>84</td>
<td></td>
<td></td>
<td>S.G. Extremely Inappropriate</td>
<td>S.G.</td>
</tr>
</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

### COMMENTS

238
### Building Identification Form

**Address:** 86 Fenton St

**Type (use if not residence):**

**Style:** Federation / Infill

**Existing Designation:**
- HBR
- NER
- NTC
- Conservation Area

**Grading:**
- A
- B
- C
- D
- Streetscape

#### Condition

- **Excellent**
- **Good**
- **Fair**
- **Poor**
- **Ruins**

**Notable Features/Significance**

- Early fence
- Original unpainted cement rendered/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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</tr>
</tbody>
</table>

- 0 = reinstate original designs
- S = reinstate sympathetic alternative
- R = remove
- RAM = remove by approved method

**Comments**

234
## Building Identification Form

**Building/Place Address:** 86 Panton St

**Type (use if not residence):**

**Existing Designation:** HBR, NER, NTC, Conservation Area

**Grading:** A, B, C, D

**Date:** 15/8

**NEG. File:**

**Photo Date:** 15/5

**Period:**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description:**
- **Walls:**
  - Attached
  - Detached
- **Roof:**
  - Attached
  - Detached

**Integrity:**
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Disturbed

**Condition:**
- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance:**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Alterations & Specific Guidelines:**

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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments:**

*See sheet for 86 Panton for photo*
# Building Identification Form

**Location:** Ascot Vale / Flemington Conservation Study

**Address:** 90 Fenton St

**Type:** [Select Type]

**Existing Designation:** [Select Designation]

**Grading:**
- **A** (Excellent)
- **B** (Good)
- **C** (Fair)
- **D** (Poor)
- **E** (Ruins)

**Study Type:**
- **Early Vic.**
- **Victorian**
- **Edwardian**
- **Inter-War**
- **Post-War**

**Materials/Description:**
- **Walls:**
  - Original unpainted cement render/wall finish
  - Intact verandah roof and structure
  - Intact shopfront
  - Elaborate standard design of cement rendered surface
- **Roof:**
  - Original roof form and finish
  - Eaves, roof or gable decoration
  - Intact verandah decoration
  - Post supported shop verandah
  - Early garden
- **Unpainted decorative brickwork**
- **Ornamental wall detailing**
- **Original doors/windows**
- **Original parapet**
- **Original chimneys**
- **Intact verandah decoration**
- **Post supported shop verandah**
- **Early garden**

**Integrity:**
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

**Condition:**
- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance:**
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface

**Alterations & Specific Guidelines:**

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</tr>
</tbody>
</table>

**Comments:**

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method
Streetscape Photo 25: Fenton Street (south side) looking west from outside number 24, 15/8/94, 3.15.

Streetscape Photo 26: Fenton Street (south side) looking west from outside number 90, 15/8/94, 3.23.
**FERNHILL STREET**

<table>
<thead>
<tr>
<th>Nos:</th>
<th>1 - 13, 12</th>
<th>TL:</th>
<th>8</th>
</tr>
</thead>
</table>

Fernhill Street is not part of a conservation zone and is located to the north of the Travancore Estate conservation area.

<table>
<thead>
<tr>
<th>Sty:</th>
<th>B: 6 (Nos. 1–9,12 : 75%)</th>
<th>IV: 1 (No. 11 : 12.5%)</th>
<th>Fed: 1 (No. 13 : 12.5%)</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Per:</th>
<th>I–W: 7 (Nos. 1–11,12 : 87.5%)</th>
<th>Ed: 1 (No. 12 : 12.5%)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Int:</th>
<th>SI: 1 (No. 3 : 12.5%)</th>
<th>Alts: 4 (Nos. 1,11,13,12 : 50%)</th>
<th>Altu: 3 (Nos. 5,7,9 : 37.5%)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Con:</th>
<th>Ex: 2 (Nos. 13,12 : 25%)</th>
<th>Go: 5 (Nos. 1,5–11 : 62.5%)</th>
<th>Fa: 1 (No. 3 : 12.5%)</th>
</tr>
</thead>
</table>

**Significance**

The high proportion of bungalow housing and even higher proportion of inter-war dwellings mean that Fernhill Street is highly significant, given its close proximity to the predominantly bungalow Travancore Estate.
### NOTABLE FEATURES/SIGNIFICANCE
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

### ALTERATIONS & SPECIFIC GUIDELINES

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</thead>
<tbody>
<tr>
<td>1</td>
<td>fence</td>
<td>0</td>
<td></td>
<td></td>
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O = reinstate original designs  S = reinstall sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS
3 FERNHILL ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION
HBR ☐ NER ☐ NTC ☐

CONSERVATION AREA ☐

BUILDING/PLACE ADDRESS
BUILDING/PLACE NAME/TITLE

STYLE

PERIOD
☐ Early Vict.
☐ Victorian
☐ Edwardian
☐ Inter-War
☐ Post-War

MATERIALS/DESCRIPTION
Walls ☐ Roof ☐
Attached ☐ Detached ☐

INTEGRITY
☐ substantially altered
☐ altered sympathetically
☐ altered unsympathetically
☐ undamaged/undisturbed

CONDITION
☐ excellent
☐ good
☐ fair
☐ poor
☐ ruins

NOTABLE FEATURES/SIGNIFICANCE
☐ early fence
☐ original unpainted cement render/wall finish
☐ retains evidence of early colours or finishes
☐ intact verandah roof and structure
☐ original roof form and finish
☐ eaves, roof or gable decoration
☐ intact shopfront
☐ elaborate standard design of cement rendered surface

ALTERATIONS & SPECIFIC GUIDELINES
No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
## Building Identification Form

### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>5 FERNHILL ST</th>
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</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
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<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR, NER, NTC</td>
</tr>
<tr>
<td>STYLE</td>
<td>JUNK/LOW</td>
</tr>
<tr>
<td>GRADING</td>
<td>A, B, C, D</td>
</tr>
<tr>
<td>CONSERVATION AREA</td>
<td></td>
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<tr>
<td>DATE</td>
<td>15/8</td>
</tr>
<tr>
<td>NEG. FILE</td>
<td>4, 0</td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td>15/8</td>
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</table>

### Period

- Early Vict. |
- Victorian |
- Edwardian |
- Inter-War |
- Post-War

### Materials/Description

- Walls: unpainted cement render/wall finish
- Roof: retains evidence of early colours or finishes
- Attached |
- Detached

### Integrity

- substantially intact
- altered sympathetically
- altered unsympathetically
- damaged/disturbed

### Condition

- excellent
- good
- fair
- poor
- ruins

### Notable Features/Significance

- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

### Alterations & Specific Guidelines

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G.</th>
<th>Inappropriate</th>
<th>S.G.</th>
<th>Extremely Inappropriate</th>
<th>S.G.</th>
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</tbody>
</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

### Comments
### Building Identification Form

**Building/Place Address:** 7 Fernhill St

**Type:** (use if not residence)

**Existing Designation:** HBR □ NER □ NTC □

**Style:** Bun/Alow

**Grading:**

<table>
<thead>
<tr>
<th>Grade</th>
<th>A □</th>
<th>B □</th>
<th>C □</th>
<th>D □</th>
<th>E □</th>
</tr>
</thead>
</table>

**Reference:**

**Noteable Features/Significance:**

- Pearly fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- Original parapet
- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

**Integrity:**

- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/disturbed

**Condition:**

- Excellent
- Good
- Fair
- Poor
- Ruins

**Photo Date:** 15/8

**Period:**

- Early Vic.
- Victorian
- Edwardian
- Inter-War
- Post-War

**Materials/Description:**

- Walls
- Roof
- Attatched
- Detached

**Alterations & Specific Guidelines:**

<table>
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**Comments:**

247
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>FERNHILL ST</th>
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<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
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<tr>
<td>TYPE (use if not residence)</td>
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<tr>
<td>STYLE</td>
<td>RANCH STYLE</td>
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<td>GRADING</td>
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<td>STREETSCAPE</td>
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<td>DATE</td>
<td>15/6</td>
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<td>NEG. FILE</td>
<td>4/02</td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td>15/6</td>
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</tbody>
</table>

**PERIOD**
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

**MATERIALS/DESCRIPTION**
- Walls: render
- Roof: terracotta
- Attached
- Detached

**INTEGRITY**
- substantially
- altered sympathetic
- altered unsympathetic
- damaged/disturbed

**CONDITION**
- excellent
- good
- fair
- poor
- ruins

**NOTABLE FEATURES/SIGNIFICANCE**
- early fence
- original unpainted cement render/wall finish
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- intact shopfront
- elaborate standard design of cement rendered surface
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

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**COMMENTS**
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS
HERRMILL ST

BUILDING/PLACE NAME/TITLE

TYPE (use if not residence)

STYLE

EXISTING DESIGNATION
HBR □ NER □ NTC □ CONSERVATION AREA □

GRADING
A □ B □ C □ D □ STREETSCAPE 1 □ 2 □ 3 □

DATE
NEG. FILE

PHOTO DATE

PERIOD
□ Early Vict.
□ Victorian
□ Edwardian
□ Inter-War
□ Post-War

MATERIALS/
DESCRIPTION

Walls
Roof
Attached □
Detached

TYPE (use if not residence)

STYLE

EXISTING DESIGNATION

HERD □ NER □ NTC □ CONSERVATION AREA □

INTEGRITY
□ substantially intact
□ altered sympathetically
□ altered unsympathetically
□ damaged/disturbed

CONDITION
□ excellent
□ good
□ fair
□ poor
□ ruins

NOTABLE FEATURES/SIGNIFICANCE
□ early fence
□ original unpainted cement render/wall finish
□ retains evidence of early colours or finishes
□ intact verandah roof and structure
□ original roof form and finish
□ eaves, roof or gable decoration
□ intact shopfront
□ elaborate standard design of cement rendered surface
□ unpainted decorative brickwork
□ ornamental wall detailing
□ original doors/windows
□ original parapet
□ original chimneys
□ intact verandah decoration
□ post supported shop verandah
□ early garden

ALTERATIONS & SPECIFIC GUIDELINES

No.

Sympathetic

S.G. Inappropriate

S.G. Extremely Inappropriate

S.G.

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS: FERNHILL ST
BUILDING/PLACE NAME/TITLE: B
EXISTING DESIGNATION: HBR NER NTC
GRADE: A

PERIOD:
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

MATERIALS/DESCRIPTION:
- Walls
- Roof
- Attached
- Detached

INTEGRITY:
- Substantially intact
- Altered sympathetically
- Altered unsympathetically
- Damaged/diminished

CONDITION:
- Excellent
- Good
- Fair
- Poor
- Ruins

NOTABLE FEATURES/SIGNIFICANCE:
- Early fence
- Original unpainted cement render/wall finish
- Retains evidence of early colours or finishes
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface
- Unpainted decorative brickwork
- Ornamental wall detailing
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- Original chimneys
- Intact verandah decoration
- Post supported shop verandah
- Early garden

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COMMENTS:

250
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address**: 12 Fernhill St

**Type**: (use if not residence)

**Style**: [Select]

**Existing Designation**: [Select]

**Grading**: [Select]

**Date**: 15 [Select]

**Neg. File**: 4-00

**Photo Date**: [Select]

**Period**

- [ ] Early Vict.
- [ ] Victorian
- [ ] Edwardian
- [ ] Inter-War
- [ ] Post-War

**Materials/Description**

- [ ] Walls
- [ ] Roof

- [ ] Attached
- [ ] Detached

**Integrity**

- [ ] Substantially intact
- [ ] Altered sympathetically
- [ ] Altered unsympathetically
- [ ] Damaged/disturbed

**Condition**

- [ ] Excellent
- [ ] Good
- [ ] Fair
- [ ] Poor
- [ ] Ruins

**Notable Features/Significance**

- [ ] Early fence
- [ ] Original unpainted cement render/wall finish
- [ ] Retains evidence of early colours or finishes
- [ ] Intact verandah roof and structure
- [ ] Original roof form and finish
- [ ] Eaves, roof or gable decoration
- [ ] Intact shopfront
- [ ] Elaborate standard design of cement rendered surface
- [ ] Unpainted decorative brickwork
- [ ] Ornamental wall detailing
- [ ] Original doors/windows
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- [ ] Original chimneys
- [ ] Intact verandah decoration
- [ ] Post supported shop verandah
- [ ] Early garden

**Alterations & Specific Guidelines**

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**Comments**

251
Streetscape Photo 21: Fernhill Street (east side) looking north from outside number 12, 15/8/94.