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
INDEX OF STREETS

ORIANA COURT
PIN OAK CRESCENT
PRINCES STREET
QUEENS AVENUE
RACECOURSE ROAD
RAILWAY PLACE EAST
RAILWAY PLACE WEST
SHIELDS STREET
TASMA STREET
TRAVANCORE CRESCENT
TUNBRIDGE STREET
VICTORIA STREET
WARRICK STREET
WELLINGTON STREET
WEST STREET
WIGTON STREET

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

| Nos:  | Numbers          | Altu:          | Altered unsympathetically |
| No:   | Number           | D/d:           | Damaged/disturbed         |
| Sty:  | Style            | Ex:            | Excellent                 |
| Per:  | Period           | Go:            | Good                      |
| In:   | Infill           | Fa:            | Fair                      |
| Int:  | Integrity        | Po:            | Poor                      |
| Con:  | Condition        | Ru:            | Ruins                     |
| TL:   | Total Lots       | A1:            | Area 1                    |
| ED:   | Existing Designation | A2:     | Area 2                    |
| Gr:   | Grading          | A3:            | Area 3                    |
| Str:  | Streetscape      | A4:            | Area 4                    |
| Span: | Spanish Mission  | A5:            | Area 5                    |
| EV:   | Early Victorian  | A6:            | Area 6                    |
| Tot:  | Total            |                |                           |
| Fed:  | Federation       |                |                           |
| B:    | Bungalow         |                |                           |
| V:    | Victorian        |                |                           |
| I–W:  | Inter–War        |                |                           |
| P–W:  | Post–War         |                |                           |
| IV:   | Italian Villa    |                |                           |
| Mod:  | Modern           |                |                           |
| Ital: | Italianate       |                |                           |
| Ed:   | Edwardian        |                |                           |
| SI:   | Substantially intact |            |                           |
| Alts: | Altered sympathetically |      |                           |
**ORIANA COURT**

Nos: 1 – 11, 2 – 14  
TL: 7

Oriana Court is located outside the Flemington Estate conservation area.

Sty: In: 7  
(Nos. 1–11,2–14: 100%)

Per: P–W: 7  
(Nos. 1–11,2–14: 100%)

Int: SI: 7  
(Nos. 1–11,2–14: 100%)

Con: Go: 7  
(Nos. 1–11,2–14: 100%)

**Significance**

Oriana Court is a post-war subdivision containing detached dwellings of little significance compared to the 19th century Flemington Estate.
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>ORIANA CRT</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>GRADING</td>
<td>A</td>
</tr>
<tr>
<td>STREETSCAPE</td>
<td>1</td>
</tr>
</tbody>
</table>

| DATE | 7/9 |
| NEG. FILE |             |
| PHOTO DATE |             |

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

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

| INTEGRITY | substantially altered sympathetically altered unsympathetically damaged/lost |
| 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>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>No.</td>
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</tbody>
</table>

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

**COMMENTS**

651
<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>7 ORIANA (RT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE (use if not residence)</td>
<td></td>
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<tr>
<td>STYLE</td>
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<td>EXISTING DESIGNATION</td>
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<td>CONSERVATION AREA</td>
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<tr>
<td>STREETSCAPE</td>
<td>1</td>
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<tr>
<td>DATE</td>
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<tr>
<td>PHOTO DATE</td>
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<tr>
<td>PERIOD</td>
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</tr>
<tr>
<td>Early Vict.</td>
<td></td>
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<tr>
<td>Victorian</td>
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<tr>
<td>Edwardian</td>
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<tr>
<td>Inter-War</td>
<td></td>
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<tr>
<td>Post-War</td>
<td></td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
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<tr>
<td>Attached</td>
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<tr>
<td>Detached</td>
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</tr>
<tr>
<td>INTEGRITY</td>
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<tr>
<td>CONDITION</td>
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<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td></td>
</tr>
<tr>
<td>early fence</td>
<td></td>
</tr>
<tr>
<td>original unpainted cement render/wall finish</td>
<td></td>
</tr>
<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>
</tr>
<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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<td></td>
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</tr>
<tr>
<td>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
<td></td>
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<tr>
<td>No.</td>
<td>Sympathetic</td>
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<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>

- cream brick
- no fence
- support to side
- single front
- 2 window
**Building Identification Form**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>ORINGA CRT</th>
<th>TYPE (use if not residence)</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION**

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

**GRADING**

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
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**DATE**

<table>
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<th>7/9</th>
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</table>

**NEG. FILE**

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</table>

**PHOTO DATE**

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

**MATERIALS/DESCRIPTION**

<table>
<thead>
<tr>
<th>Walls</th>
<th>Roof</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>sympathetically altered</th>
<th>unsympathetically altered</th>
<th>damaged/disturbed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</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**

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

<table>
<thead>
<tr>
<th>unpainted decorative brickwork</th>
<th>ornamental wall detailing</th>
<th>original doors/windows</th>
<th>original parapet</th>
<th>original chimneys</th>
<th>intact verandah decoration</th>
<th>post supported shop verandah</th>
<th>early garden</th>
</tr>
</thead>
<tbody>
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</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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<th>S = reinstate sympathetic alternative</th>
<th>R = remove</th>
<th>RAM = remove by approved method</th>
</tr>
</thead>
</table>

**COMMENTS**

653
## Building Identification Form

**Ascot Vale / Flemington Conservation Study**

### Building/Place Address
- **2 Orkuna CRT**

### Building/Place Name/Title
- **Type**

### Existing Designation
- HBR
- NER
- NTC
- Conservation Area

### Grading
- A: Excellent
- B: Good
- C: Fair
- D: Poor
- Ruins

### Date
- 7/9

### Neg. File
- **-**

### Photo Date
- **-**

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

### Streetscape
- 1
- 2
- 3

### 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.

<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

654
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>6 ORIAMA CRT</th>
</tr>
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<tbody>
<tr>
<td>TYPE (use if not residence)</td>
<td></td>
</tr>
<tr>
<td>STYLE</td>
<td>19-PU</td>
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<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR □ NER □ NTC □</td>
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<tr>
<td>CONSERVATION AREA</td>
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</tr>
<tr>
<td>GRADING</td>
<td>A □ B □ C □ D □</td>
</tr>
<tr>
<td>STREETSCAPE</td>
<td>1 □ 2 □ 3 □</td>
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<tr>
<td>DATE</td>
<td>7 9</td>
</tr>
<tr>
<td>PERIOD</td>
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<tr>
<td>MATERIALS/DESCRIPTION</td>
<td></td>
</tr>
<tr>
<td>WALLS</td>
<td></td>
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<tr>
<td>Roof</td>
<td></td>
</tr>
<tr>
<td>Attached</td>
<td>Detached</td>
</tr>
</tbody>
</table>

### INTEGRITY
- substantially 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. Extremely Inappropriate</th>
<th>S.G.</th>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

### COMMENTS

655
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address** 10 ORIANA CRT

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

**Existing Designation** HBR [ ] NER [ ] NTC [ ] Conservation Area [ ]

**Grading** A [ ] B [ ] C [ ] D [ ] Streetscape 1 [ ] 2 [ ] 3 [ ]

**Date** 7 [ ]

**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>[ ] Attatched</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
- [ ] 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**

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

**Comments**

656
### Building Identification Form

**Building/Place Address:** 14 ORIAMA CRT

**Style:** Edwardian

**Materials/Description:**
- Cream brick
- White balustrade verandah
- No fence
- Tile roof
- Rectangular by side to st.

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

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

**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

**Alterations & Specific Guidelines:**

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</table>

**Comments:**

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method
Streetscape Photo 65: Oriana Court looking south, 7/9/94, 15.06.
**PIN OAK CRESCENT**

<table>
<thead>
<tr>
<th>Nos:</th>
<th>242 – 292</th>
<th>TL: 12</th>
</tr>
</thead>
</table>

The majority of Pin Oak Crescent is within the Flemington Estate conservation area. However, the northern section (numbers 242 to 292) is situated outside the zone.

**Sty:**
- **V:** 7 (Nos. 256,272/274,278,282,284,288 : 58%)
- **Mod:** 3 (Nos. 242,250/254 : 25%)
- **Ital:** 2 (Nos. 262,292 : 17%)

**Gr:**
- **B:** No. 262 (1)
- **D:** No. 284 (1)
- **E:** Nos. 256,282 (2)

**Per:**
- **V:** 9 (Nos. 256,262,272/274,278,282,284,288, 292 : 75%)
- **I-W:** 3 (Nos. 242,250/254 : 25%)

**Int:**
- **SI:** 2 (Nos. 242,262 : 17%)
- **Altu:** 10 (Nos. 250/254,256,272/274,278,282, 284,288,292 : 83%)

**Con:**
- **Ex:** 1 (No. 262 : 8%)
- **Go:** 7 (Nos. 250,256,274,278,282,284,292 : 59%)
- **Fa:** 4 (Nos. 242,254,272,288 : 33%)

**Significance**

The most significant aspect of the street is the presence of high graded buildings. In streetscape terms, the street is of mixed form and setback but, importantly, is three-quarters Victorian in period. Coupled with the graded buildings, the heavy presence of Victorian dwellings creates an important streetscape.
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**

242 PIN OAK CR

**BUILDING/PLACE NAME/TITLE**


**EXISTING DESIGNATION**

HBR □ NER □ NTC □

**CONSERVATION AREA** □

**GRADING**

A □ B □ C □ D □

**STREETSCAPE**

1 □ 2 □ 3 □

**DATE**

8/9

**NEG. FILE**

1535

**PHOTO DATE**

8/9

**PERIOD**

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

**MATERIALS/DESCRIPTION**

Walls: stucco/stone
Roof: t/l
Attached: □
Detached: ☑

**INTEGRITY**

☑ substantially intact ☑ altered sympathetically ☑ altered unsympathetically ☐ damaged/

**CONDITION**

☑ excellent ☑ good ☑ fair ☑ poor ☐ ruins

**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 ☑ original parapet ☑ intimate chimneys ☑ intact verandah decoration ☑ post supported shop verandah ☑ early garden

☑ painted decorative brickwork ☑ ornamental wall detailing ☑ original doors/windows ☑ original roof 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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</table>

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

**COMMENTS**

600
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 250/254 Pin Oak Cr

**Type:** Duplex

**Style:** Edwardian

**Existing Designation:** HBR

**Grading:** BC

**Conservation Area:** No

**Date:** 8/9

**Neg. File:** 1534

**Photo Date:** 8/9

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

**Materials/Description:**
- Walls: cement rendered
- Roof: tile
- Attached
- Detached

**Integrity:**
- Substantially altered
- Intact
- Symptomatically altered
- Unsatisfactorily damaged

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

**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>254</td>
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<tr>
<td>250</td>
<td>FS</td>
<td>FA</td>
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</tr>
</tbody>
</table>

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

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

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 256 PIN OAK CR

**TYPE** (use if not residence)

**STYLE** VICTORIAN

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

**CONSERVATION AREA** □

**GRADING** A □ B □ C □ D □ 

**STREETSCAPE** 1 □ 2 □ 3 □

**DATE** 8/9

**NEG. FILE** 15/33

**PHOTO DATE** 8/9

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

**MATERIALS/DESCRIPTION**
- Walls □ Brick □ Render □ Plaster
- Roof □ Sheet Metal □ Shingle □ 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
- □ tile path/verandah

**ALTERATIONS & SPECIFIC GUIDELINES**

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<th>No.</th>
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<tr>
<td>256</td>
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<td>S.G. Extremely Inappropriate</td>
<td>S.G. Extremely Inappropriate</td>
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</tbody>
</table>

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

**COMMENTS**
# ASCOT VALE / FLEMINGTON CONSERVATION STUDY

## BUILDING/PLACE ADDRESS
262 PINOA CR

## BUILDING/PLACE NAME/TITLE
RHIANNON

## EXISTING DESIGNATION
HBR

## TYPE (use if not residence)

## STYLE

## GRADING
A

## CONSERVATION AREA

## BUILDING MATERIALS/DESCRIPTION
- Walls: shingle
- Roof: slate

## 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
- tile verandah
- unpainted decorative brickwork
- ornamental wall detailing
- original doors/windows
- original parapet
- original chimneys
- intact verandah decoration
- post supported shop verandah
- early garden
- door/window headlight
- stone blocking or cornice

## ALTERATIONS & SPECIFIC GUIDELINES

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

## COMMENTS

663
### 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**
- **door headlighting**

### ALTERATIONS & SPECIFIC GUIDELINES

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</table>

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

### COMMENTS

664
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 278 PINCH CR

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION** HBR NER NTC

**CONSERVATION AREA**

**GRADING** A B C D

**STREETSCAPE** 1 2 3

**DATE** 0.4

**NEG. FILE** 5.30

**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
- [ ]

**ALTERATIONS & SPECIFIC GUIDELINES**

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</table>

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

**COMMENTS**

665
BUILDING IDENTIFICATION FORM

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 282 PIN OAK CR

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR □ NER □ NTC □ CONSERVATION AREA □

DATE 8/9

NEG. FILE

PHOTO DATE 8/9

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

MATERIALS/DESCRIPTION

Walls wood & stucco
Roof tile
Attached □
Detached □

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

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 shape □
leaves, 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.

282 roof tiled □
verandah floor □

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

COMMENTS

see sheet for 284 pin for photo
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**

284 PIN OAK CR

**TYPE (use if not residence)**

**STYLE**

**EXISTING DESIGNATION**

HBR ☐ NER ☐ NTC ☐

**CONSERVATION AREA** ☐

**GRADING**

A ☐ B ☐ C ☐ D ☐ E ☐

**STREETSCAPE**

1 ☐ 2 ☐ 3 ☐

**DATE**

8/9

**NEG. FILE**

15.24

**PHOTO DATE**

8/9

**PERIOD**

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

**MATERIALS/DESCRIPTION**

- Walls:
  - Substantially intact
  - Altered in an insensitive manner
  - Damaged/disturbed

- Roof:
  - slate

- Attached ☐ Detached ☐

**INTEGRITY**

☑ substantially intact ☐ altered sympathetically ☒ altered unsympathetically ☐ damaged/disturbed

**CONDITION**

☑ excellent ☒ good ☐ fair ☐ poor ☐ ruins

**NOTABLE FEATURES/SIGNIFICANCE**

- Early fence (inter-war)
- 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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</tbody>
</table>

| ☐ = reinstated original designs | ☒ = reinstated sympathetic alternative | ☐ = removed by approved method

**COMMENTS**

667
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS:** 260 PIN OAK CR

**BUILDING/PLACE NAME/TITLE:**

**EXISTING DESIGNATION:**

**STYLE:** VICTORIAN

**GRADING:**

**STREETSCAPE:**

**DATE:** 8/9

**NEG. FILE:** 1528

**PHOTO DATE:** 8/9

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

**MATERIALS/DESCRIPTION:**
- Walls cement render
- Roof: intact verandah roof and structure

**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 details
- 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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</table>

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

**COMMENTS:** chimneys gen 0
## Building Identification Form

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 292 Pin Car Cr

**Building/Place Name/Title:** Attilia

**Existing Designation:** HBR  NER  NTC

**Grading:** A  B  C  D  Streetscape 1  2  3

**Date:** 5/4

**Neg. File:** 525

**Photo Date:** A41

**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

- 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
- Tiled path

### Alterations & Specific Guidelines

<table>
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<th>S.G.</th>
<th>O = Reinstall original designs</th>
<th>S = Reinstall sympathetic alternative</th>
<th>R = Remove</th>
<th>RAM = Remove by approved method</th>
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<tbody>
<tr>
<td>242</td>
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</table>

### Comments

669
Streetscape Photo 66: Pin Oak Crescent looking south from Kent Street, 8/9/94, 15.25.
The northern section of Princes Street is outside the Flemington Estate conservation area.

Sty:  
Mod: 6 (Nos. 120/122,124/126,128/130: 43%)
V: 3 (Nos. 112,114,116: 21%)
In: 3 (Nos. 147,10,110A: 21%)
B: 1 (No. 155: 7%)
Fed: 1 (No. 157: 7%)

Gr:  
D: Nos. 120/122,124/126,128/130 (3)
E: Nos. 112,114,116 (3)

Per:  
I–W: 7 (Nos. 155,120/122,124/126,128/130: 50%)
V: 3 (Nos. 112,114,116: 21%)
P–W: 3 (Nos. 147,10,110A: 21%)
Ed: 1 (No. 157: 7%)

Int:  
SI: 6 (Nos. 147,10,110A,112,122,128: 43%)
Alts: 2 (Nos. 126,130: 14%)
Altu: 6 (Nos. 155,157,114,116,120,124: 43%)

Con:  
Ex: 2 (Nos. 147,157: 4%)
Go: 12 (Nos. 155,10,110A,112,114,116,120/122, 124/126,128/130: 86%)

Significance

The most significant section of Princes Street is numbers 112 to 130 on the street's eastern side. Three Victorian and three modern duplex houses make up two separate, mostly intact, streetscapes. Both groups complement similar styles within the zone. Coupled with their graded status, the eastern side of Princes Street is quite significant.
**BUILDING IDENTIFICATION FORM**
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 147 PRINCES ST
**TYPE**: Infill

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

**DATE**: 10/9

**PERIOD**: Early Victorian, Edwardian, Inter-War

**MATERIALS/DESCRIPTION**
- **Walls**: 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 parapet

**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

**ALTERATIONS & SPECIFIC GUIDELINES**

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

**COMMENTS**

- Early gable
- Brick
- Fence (cement rendered)
- Double garage
### Building Identification Form

**Building/Place Address**: 155 Prince St

**Style**: [ ] Burlesque

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

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

**Date**: 10/9

**Neg. File**: 6534

**Photo Date**: 10/9

**Period**

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

**Materials/Description**

- Walls: [ ] ten [ ] ren [ ]
- Roof: [ ] tile
- Attached [ ]
- Detached [ ]

**Inegrity**

- [ ] 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
- [ ]
- [ ] unvarnished 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**

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

673
### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

**BUILDING/PLACE ADDRESS**
157 PRINCES ST

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

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

**DATE**
10/9

**NEG. FILE**
638

**PHOTO DATE**
10/9

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

**MATERIALS/DESCRIPTION**
- **Walls**
  - Wood
  - Other
- **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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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
674
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 10 PRINCES ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR □ NER □ NTC □

STYLE IN-FILL

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

DATE 2/9

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/deteriorated

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 □ 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

No. Sympathetic S.G. Inappropriate S.G. Extremly Inappropriate S.G.

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

COMMENTS

678
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS:** 110A PRINCES ST

**BUILDING/PLACE NAME/TITLE:**

**EXISTING DESIGNATION:**

**GRADING:**

**DATE:** 12/9

**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/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>
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</tr>
</tbody>
</table>

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

**COMMENTS**

676
**BUILDING IDENTIFICATION FORM**
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 12 PRINCES ST

**BUILDING/PLACE NAME/TITLE**

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

**CONSERVATION AREA** □

**GRADE** A □ B □ C □ D □ E □

**STREETSCAPE** 1 □ 2 □ 3 □

**DATE** 12/9

**NEG. FILE** 12/9

**PHOTO DATE** 12/9

**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>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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<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**

677
# BUILDING IDENTIFICATION FORM

## ASCOT VALE / FLEMINGTON CONSERVATION STUDY

### BUILDING/PLACE ADDRESS
114 PRINCE ST

### TYPE
(Use if not residence)

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

### GRADING
A □ B □ C □ D □ E □

### BUILDING/PLACE NAME/TITLE STYLE

### STREETSCAPE
1 □ 2 □ 3 □

### DATE
2/9

### NEG. FILE
8/00

### PHOTO DATE
2/9

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

### MATERIALS/DESCRIPTION

#### Walls
- Attached □
- Detached □

#### Roof
- Corf □

### 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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<tr>
<td>114</td>
<td>'Fence'</td>
<td>RΔ</td>
<td>RΔ</td>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

### COMMENTS
678
### Building Identification Form

**Building/Place Address:** 116 Prince St

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

**Existing Designation:** HBR  NER  NTC

**Conservation Area:**

**Grading:** A  B  C  D  E  F

**Streetscape:** 1  2  3

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

**Materials/Description:**
- Walls: whole
- Roof: corr wire
- 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

<table>
<thead>
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<th>Sympathetic</th>
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<th>S.G. Extremly Inappropriate</th>
<th>S.G.</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>door</td>
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</table>

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

**Comments:**

679
**Building Identification Form**

**Building/Place Address:** 122 PRINCE ST

**Building/Place Name/Title:**

**Existing Designation:**

**Style:** Colonial/Modern

**Grading:**

**Date:** 12/9

**Negative File:** 1730

**Photo Date:** 12/9

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

**Materials/Description:**
- Walls:
  - Painted
  - Unpainted
- Roof:
  - Flat
  - Tiled
- 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

**Alterations & Specific Guidelines:**

<table>
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<th>S.G. Extremely Inappropriate</th>
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<th>O</th>
<th>S</th>
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</tbody>
</table>

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

**Comments:**
**Building/Place Address**: 124/126, PRINCES ST

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

**Style**: [ ] MODERN

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

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

**Date**: 12/9

**Neg. File**: 173

**Photo Date**: 12/9

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

**Materials/Description**
- [ ] Walls bulk
- [ ] Roof tile
- [ ] Attached
- [ ] Detached

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

**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**

<table>
<thead>
<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>
<td>124</td>
<td>fence</td>
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<td>fence</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>
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<tr>
<th>Building/Place Address</th>
<th>30 Prince St</th>
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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>12/09</td>
</tr>
<tr>
<td>Neg. File</td>
<td>17-31</td>
</tr>
<tr>
<td>Photo Date</td>
<td>12/09</td>
</tr>
<tr>
<td>Period</td>
<td>Early Vict.</td>
</tr>
<tr>
<td>Materials/Description</td>
<td>Walls: white</td>
</tr>
<tr>
<td></td>
<td>Roof: tile</td>
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<tr>
<td></td>
<td>Attached</td>
</tr>
<tr>
<td></td>
<td>Detached</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></td>
</tr>
<tr>
<td>Early fence</td>
<td></td>
</tr>
<tr>
<td>Original unpainted cement render/wall finish</td>
<td>Unpainted decorative brickwork</td>
</tr>
<tr>
<td>Retains evidence of early colours or finishes</td>
<td>Ornamental wall detailing</td>
</tr>
<tr>
<td>Intact verandah roof and structure</td>
<td>Original doors/windows</td>
</tr>
<tr>
<td>Original roof form and finish</td>
<td>Original parapet</td>
</tr>
<tr>
<td>Eaves, roof or gable decoration</td>
<td>Original chimneys</td>
</tr>
<tr>
<td>Intact shopfront</td>
<td>Intact verandah decoration</td>
</tr>
<tr>
<td>Elaborate standard design of cement rendered surface</td>
<td>Post supported shop verandah</td>
</tr>
<tr>
<td>Early garden</td>
<td>Early garden</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Alterations &amp; Specific Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>No.</td>
</tr>
<tr>
<td>1/1</td>
</tr>
</tbody>
</table>

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**Comments**

682
Streetscape Photo 67: Princes Street (west side) looking north from Pitt Street, 12/9/94, 17.11.

Streetscape Photo 68: Princes Street (east side) looking south from Mt Alexander Road, 12/9/94, 17.12.
QUEENS AVENUE

Nos: 1 – 41 TL: 20

Queens Avenue is situated outside the South Street conservation area, to the zone's west.

Sty: V: 14 (Nos. 7,9,11,13,15,17,19,21,23,25,27,29,31,33 : 70%)
Fed: 5 (Nos. 1,3,5,35,41 : 25%)
IV: 1 (No. 39 : 5%)

Per: V: 14 (Nos. 7,9,11,13,15,17,19,21,23,25,27,29,31,33 : 70%)
Ed: 5 (Nos. 1,3,5,35,41 : 25%)
I-W: 1 (No. 39 : 5%)

Int: SI: 3 (Nos. 23,27,39 : 15%)
Alts: 4 (Nos. 1,3,25,35 : 20%)
Altu: 12 (Nos. 5,7,11,13,15,17,19,21,29,31,33,41 : 60%)
D/d: 1 (No. 9 : 5%)

Con: Ex: 3 (Nos. 1,25,27 : 15%)
Go: 12 (Nos. 3,5,7,13,15,19,21,23,31,33,39,41 : 60%)
Fa: 4 (Nos. 11,17,29,35 : 20%)
Po: 1 (No. 9 : 5%)

Significance

A substantial portion of the buildings facing Queens Avenue are Victorian in style. Given that they are all grouped together (from number 7 to 33) they form an excellent, if altered, Victorian streetscape. Such consistency of style is rare in the study area and so Queens Avenue is of particular significance.
<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>QUEENS AV</th>
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</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
<td>KIRKHOUSE</td>
</tr>
<tr>
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<td>CONSERVATION AREA</td>
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<td>23/3</td>
</tr>
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<td>9/06</td>
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<td>23/3</td>
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<tr>
<td>PERIOD</td>
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<td>STYLE</td>
<td>Federation</td>
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<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>WALLS</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>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
<td>S.G. Inappropriate</td>
</tr>
<tr>
<td>No.</td>
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<tr>
<td>1</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 3 QUEENS AV

BUILDING/PLACE NAME/TITLE KILGOWE

EXISTING DESIGNATION HBR [ ] NER [ ] NTC [ ]

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

STYLE

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

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

3 verandah floor ()

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

COMMENTS

666
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS: 5 QUEENS AV

BUILDING/PLACE NAME/TITLE: 

EXISTING DESIGNATION: HBR  NER  NTC

STYLE: FEDERATION

GRADING: A

DATE: 2/3

NEG. FILE: 9.04

PHOTO DATE: 2/3

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

MATERIALS/DESCRIPTION:
- Walls: wooden
- Roof: corrugated
- 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 (except floor)
- 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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</table>

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COMMENTS:

687
**BUILDING IDENTIFICATION FORM**

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

**BUILDING/PLACE ADDRESS** 7 QUEENS AV

**TYPE (use if not residence)**

**BUILDING/PLACE NAME/TITLE**

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

**STYLE** VICTORIAN

**GRADING** A ☐ B ☐ C ☐ D ☐

**DATE** 23/6

**NEG. FILE** 403

**PHOTO DATE** 20/6

**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 ☐

**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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<td></td>
<td></td>
<td>fence ☒</td>
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<td></td>
<td></td>
<td>chimneys ☒</td>
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<td></td>
<td></td>
<td></td>
<td>early garden ☐</td>
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</tr>
</tbody>
</table>

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**COMMENTS**
### BUILDING IDENTIFICATION FORM

#### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

<table>
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<th>NSWC N STUDY TYPE (use if not residence)</th>
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<th>C</th>
<th>D</th>
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<td>23/6</td>
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</tbody>
</table>

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

### MATERIALS/DESCRIPTION
- Walls: Wood
- Roof: Wood
- Attached: No
- Detached: Yes

### 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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<tbody>
<tr>
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</table>

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

### COMMENTS

699
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**
QUEEN AV

**BUILDING/PLACE NAME/TITLE**

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

**STYLE**
VICTorian

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

**MATERIALS/DESCRIPTION**
- Walls
- 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 [ □ ]
- 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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0 = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

690
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 13 Queen Av  
**Type (use if not residence):**  
**Building/Place Name/Title:**  
**Existing Designation:** HBR  
**Conservation Area:**  
**Grading:** A  
**Streetscape:**  
**Date:**  
**Neg. File:**  
**Photo Date:**  
**Period:**  
- Early Vic.  
- Victorian  
- Edwardian  
- Inter-War  
- Post-War  
**Materials/Description:**  
- Walls: Hardwood  
- Roof: Slate  
- Attached  
- Detached  
**Integrity:**  
- Substantially intact  
- Altered sympathetically  
- Altered unsympathetically  
- Damaged/ruined  
**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  
- Original verandah decoration  
- Post supported shop verandah  
- Early garden  

**Alterations & Specific Guidelines:**  
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<tr>
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<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
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<tr>
<td>13</td>
<td>Sympathetic</td>
<td>S.G. Inappropriate</td>
<td>S.G. Extremely Inappropriate</td>
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</tbody>
</table>

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

**Comments:**
BUILDING/PLACE ADDRESS: 15 Queen AV
BUILDING/PLACE NAME/TITLE: ASCOT VALE
TYPE (use if not residence): VICTORIAN
EXISTING DESIGNATION: HBR
STREETSCAPE: 1
PERIOD: Early Vict.
MATERIALS/DESCRIPTION:
- Walls: uncoated
- Roof: tile
- Attached

INTEGRITY: substantially intact

CONDITION: excellent

NOTABLE FEATURES/SIGNIFICANCE:
- 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

ALTERNATIONS & SPECIFIC GUIDELINES:

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

COMMENTS:

[Handwritten note: 692]
# Building Identification Form

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**Building/Place Address**: 17 Queens Ave<br>
**Building/Place Name/Title**: <br>
**Type (use if not residence)**: Victorian<br>
**Existing Designation**: HBR □ NER □ NTC □ Conservation Area □<br>
**Style**: Victorian<br>
**Grading**: A □ B □ C □ D □<br>
**Streetscape**: 1 □ 2 □ 3 □

**Date**: 23/6<br>
**Neg. File**: 8-34<br>
**Photo Date**: 23/8

**Period**<br>
- Early Vic.<br>- Victorian<br>- Edwardian<br>- Inter-War<br>- Post-War

**Materials/Description**<br>
- Walls: Various<br>- Roof: Various<br>- Attached □ Detached □

**Integrity**<br>
- Substantially intact □<br>- Altered sympathetically □<br>- Altered unsympathetically □<br>- Damaged/disturbed □

**Condition**<br>
- Excellent □<br>- Good □<br>- Fair □<br>- Poor □<br>- Ruins □

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

**Alterations & Specific Guidelines**<br>

<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**

---

**Page Reference**: 693
### Building Identification Form

**Building/Place Address:** 19 Queen AV

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

**Style:** Victorian

**Existing Designation:** HBR, NER, NTC

**Constitution Area:**

**Grading:** A, B, C, D

**Streetscape:** 1, 2, 3

**Date:** 23/5

**Photo Date:** 23/6

### Period

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

### Materials/Description

- **Walls:** Wood, brick
- **Roof:** corr. iron

### 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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<th>Sympathetic</th>
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</table>

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

### Comments

694
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 21 Queen Ave

**Building/Place Name/Title:** Garner

**Existing Designation:** BHR, NER, NTC

**Style:** Victorian

**Grading A: B: C: D: Streetscape: 1: 2: 3:**

**Date:** 23/6

**Neg. File:** 33

**Photo Date:** 23/6

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

**Materials/Description:**
- Walls: Symmetrical
- 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/veneers
- 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>
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</table>

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

**Comments:**

695
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS: 23 Queen's Ave
BUILDING/PLACE NAME/TITLE:

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

STYLE: Victorian

GRADING: A [ ] B [ ] C [ ] D [ ]

DATE: 23/5

NEG. FILE: 832

PHOTO DATE: 23/5

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

MATERIALS/DESCRIPTION:
- Walls: Brick
- Roof: Cement Render

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

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

**Building/Place Address:** Queens Ave

**Building/Place Name/Title:** Style

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

**Type:** Victorian

**Grading:** A

**Date:** 23/6

**Neg. File:** 8-21

**Photo Date:** 23/6

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

**Materials/Description:**
- Walls: wood, brick, metal
- Roof: wood, 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
- 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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<tr>
<th>No.</th>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**Comments:**

697
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 27 QUEENS AVE

**BUILDING/PLACE NAME/TITLE**

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

**CONSERVATION AREA** [ ]

**GRADE** A [ ] B [ ] C [ ] D [ ]

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

**DATE** 23/8

**NEG. FILE** 8.30

**PHOTO DATE** 23/4

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

**MATERIALS/DESCRIPTION**
- Walls [ ]:
  - Wood
  - Stone
- Roof [ ]:
  - Wood
  - Iron
  - Attached
  - Detached

**INTEGRITY**
- [ ] Substantially intact
- [ ] Altered sympathetically
- [ ] Altered unsympathetically
- [ ] Damaged/deteriorated

**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 = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**
### BUILDING IDENTIFICATION FORM

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<th>BUILDING/PLACE ADDRESS</th>
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<td>Edwardian</td>
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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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<tbody>
<tr>
<td>Walls wood frame</td>
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<tr>
<td>Roof corrugated</td>
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<th>INTEGRITY</th>
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<tbody>
<tr>
<td>substantially intact</td>
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<tr>
<td>altered sympathetically</td>
</tr>
<tr>
<td>altered unsympathetically</td>
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<tr>
<td>damaged/disturbed</td>
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<tr>
<th>CONDITION</th>
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<td>excellent</td>
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<tr>
<td>fair</td>
</tr>
<tr>
<td>poor</td>
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<tr>
<td>ruins</td>
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<thead>
<tr>
<th>NOTABLE FEATURES/SIGNIFICANCE</th>
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<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>
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<tr>
<td>original roof form and finish</td>
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<tr>
<td>eaves, roof or gable decoration</td>
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</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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<tr>
<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
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<th>COMMENTS</th>
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<tbody>
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<td>699</td>
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</table>
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 31 Queens Av

**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:** 8/20

**Photo Date:** 23/6

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

**Materials/Description:**

- Walls: Untreated
- Roof: Untreated
- Attached
- Detached

**Integrity:**

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

**Condition:**

- Excellent □
- Good □
- Fair □
- Poor □
- Ruins □

**Notable Features/Significance:**

- Early fence (style)
- Original unpainted cement render/wall finish □
- Original roof form and finish □
- Original verandah roof and structure □
- Eaves, roof or gable decoration □
- Intact shopfront □
- Intact verandah decoration □
- 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>31</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Original roof, dec + floor
- Original roof, dec + floor
- Original roof, dec + floor
- Original roof, dec + floor
- Original roof, dec + floor

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

**Comments:**

- 700
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>35 QUEENS AV</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>GRADING</td>
<td>A □ B □ C □ D □</td>
</tr>
<tr>
<td>STYLE</td>
<td>VICTORIAN</td>
</tr>
<tr>
<td>DATE</td>
<td>22/0</td>
</tr>
<tr>
<td>NEG. FILE</td>
<td>8.27</td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td>23/0</td>
</tr>
<tr>
<td>PERIOD</td>
<td>□ Early Vict.</td>
</tr>
<tr>
<td>□ Victorian</td>
<td></td>
</tr>
<tr>
<td>□ Edwardian</td>
<td></td>
</tr>
<tr>
<td>□ Inter-War</td>
<td></td>
</tr>
<tr>
<td>□ Post-War</td>
<td></td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls</td>
</tr>
<tr>
<td>Roof</td>
<td></td>
</tr>
<tr>
<td>Attached □ Detached</td>
<td></td>
</tr>
<tr>
<td>STREETSCAPE</td>
<td>1 □ 2 □ 3</td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>□ substantially intact</td>
</tr>
<tr>
<td>□ altered sympathetically</td>
<td></td>
</tr>
<tr>
<td>□ altered unsympathetically</td>
<td></td>
</tr>
<tr>
<td>□ damaged/disturbed</td>
<td></td>
</tr>
<tr>
<td>CONDITION</td>
<td>□ excellent</td>
</tr>
<tr>
<td>□ good</td>
<td></td>
</tr>
<tr>
<td>□ fair</td>
<td></td>
</tr>
<tr>
<td>□ poor</td>
<td></td>
</tr>
<tr>
<td>□ ruins</td>
<td></td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>early fence</td>
</tr>
<tr>
<td>original unpainted cement render/wall finish</td>
<td></td>
</tr>
<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>
</tr>
<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>
</tr>
<tr>
<td>unpainted decorative brickwork</td>
<td></td>
</tr>
<tr>
<td>ornamental wall detailing</td>
<td></td>
</tr>
<tr>
<td>original doors/windows</td>
<td></td>
</tr>
<tr>
<td>original parapet</td>
<td></td>
</tr>
<tr>
<td>original chimneys</td>
<td></td>
</tr>
<tr>
<td>intact verandah decoration</td>
<td></td>
</tr>
<tr>
<td>post supported shop verandah</td>
<td></td>
</tr>
<tr>
<td>early garden</td>
<td></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>35 verandah posts at base</td>
<td>fence</td>
</tr>
<tr>
<td>most northern not RO</td>
<td>verandah floor</td>
</tr>
<tr>
<td>(forsight on posts)</td>
<td></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>

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**701**
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS  37 QUEENS AV
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION HBR ☐ NER ☐ NTC ☐ CONSERVATION AREA ☐
GRADING ☐ A ☐ B ☐ C ☐ D ☐ STREETSCAPE 1 ☐ 2 ☐ 3 ☐

DATE 23/6
NEG. FILE 8 X
PHOTO DATE 23/8

PERIOD ☐ Early Vict. ☐ Victorian ☐ Edwardian ☐ Inter-War ☐ Post-War
MATERIALS/DESCRIPTION Walls wood 4 lock Roof tent with Attached ☐ Detached ☐

INTENSITY ☐ substantially altered ☐ altered sympathetically ☐ altered unsympathetically ☐ damaged/condition ☐

CONDITION ☐ excellent ☐ good ☐ fair ☐ poor ☐ ruins

NOTABLE FEATURES/SIGNIFICANCE ☐ early fence (inter war) ☐ original unpainted cement render/wall finish
☐ retains evidence of early colours or finishes ☐ intact verandah roof and structure - spokes
☐ 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.
37 verandah roof - metal ☐ ☐ ☐
concrete rendered ☐ ☐ ☐

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**
31 QUEENS AV

**BUILDING/PLACE NAME/TITLE**
ST HILDA VILLA

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

**GRADING**
A □ B □ C □ D □

**DATE**
23/8

**NEG. FILE**
2.25

**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/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>
</tr>
</thead>
<tbody>
<tr>
<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**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 41 Queen St

**Type:**

**Existing Designation:**

**Grading:**

**DATE:** 23/8

**Photograph Date:** 23/9

**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 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>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

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

**Comments:**

Side briar fence robust
Street Photo 69: *Queens Avenue looking north-west from Kent Street, 23/8/94, 9.07.*

Street Photo 70: *Queens Avenue looking south-east from Ascot Vale Road, 23/8/94, 8.22.*
RACECOURSE ROAD

Nos: 242,260 TL: 2

Two lots only outside the Flemington Estate conservation area face Racecourse Road inside the study area.

Sty: In: 2 (Nos. 242,260 : 100%)
Per: P-W: 2 (Nos. 242,260 : 100%)
Int: SI: 2 (Nos. 242,260 : 100%)
Con: Ex: 2 (Nos. 242,260 : 100%)

Significance

Numbers 242 and 260 Racecourse Road are of no significance, given that they are post-war infill buildings.
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address**: 242 Racecourse Rd

**Type**: Service STV

**Style**: Infill

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

**Grading**: A □ B □ C □ D □ Streetscape 1 □ 2 □ 3 □

**Date**: 2019

**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 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>
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</tr>
</tbody>
</table>

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

**Comments**: 

- typical service in style

- bower, shop, shed

707
### BUILDING IDENTIFICATION FORM

#### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>60 RACECOURSE RD</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
<td>MCDONALDS</td>
</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR □ NER □ NTC □</td>
</tr>
<tr>
<td>GRADING</td>
<td>A □ B □ C □ D □</td>
</tr>
<tr>
<td>STYLE IN FILL</td>
<td>RESTAURANT</td>
</tr>
<tr>
<td>DATE</td>
<td>2019</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>Walls □ Roof □</td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>□ substantially intact □ altered sympathetically □ altered unsympathetically □ disturbed</td>
</tr>
<tr>
<td>CONDITION</td>
<td>□ excellent □ good □ fair □ poor □ ruins</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>
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</tr>
</tbody>
</table>

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

#### COMMENTS

- set back
- pitch roof
- McDonald's common style
**RAILWAY PLACE EAST**

No: 2  TL: 1

South of Filson Street, Railway Place East is located outside the South Street conservation area.

<table>
<thead>
<tr>
<th>Sty:</th>
<th>Mod: 1 (No. 2: 100%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Per:</td>
<td>I–W: 1 (No. 2: 100%)</td>
</tr>
<tr>
<td>Int:</td>
<td>Alts: 1 (No. 2: 100%)</td>
</tr>
<tr>
<td>Con:</td>
<td>Go: 1 (No. 2: 100%)</td>
</tr>
</tbody>
</table>

**Significance**

The inter-war house at number two Railway Place East is of little significance, given that it neighbours Harding Street which is predominantly Victorian and federation in style.
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 2 Rly Place E  
**Type:** (use if not residence)  

**Existing Designation:** HBR  
**Conservation Area:**  

**Grading:**  

**Date:** 5/9  
**Photo Date:** 5/9  

**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>
</tr>
</thead>
<tbody>
<tr>
<td>2</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:**
Streetscape Photo 71: Railway Place East looking south-east from outside number 2, 23/8/94, 9.36A.
**RAILWAY PLACE WEST**

No: 79  TL: 1

While the majority of Railway Place West is situated inside the Flemington Estate conservation area, one lot (number 79) is located outside the zone.

<table>
<thead>
<tr>
<th>Sty:  B: 1</th>
<th>(No. 79 : 100%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Per:  I–W: 1</td>
<td>(No. 79 : 100%)</td>
</tr>
<tr>
<td>Int:  Altu: 1</td>
<td>(No. 79 : 100%)</td>
</tr>
<tr>
<td>Con:  Fa: 1</td>
<td>(No. 79 : 100%)</td>
</tr>
</tbody>
</table>

**Significance**

The altered bungalow dwelling at number 79 is of little significance, given neighbouring houses are Victorian and modern in style.
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS: 79 RLV PL WEST

TYPE (use if not residence): BUNGALOW

STYLE: BUNGALOW

EXISTING DESIGNATION: HBR, NER

CONSERVATION AREA: STREETSCAPE

DATE: 198

NEG. FILE: 704

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

MATERIALS/DESCRIPTION:
- Walls
- Roof
- Attatched
- Detached

STREETSCAPE: substantially intact, altered, sympathetically altered, unsympathetically altered, 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
- 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
- window sill

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>79</td>
<td>ueblo - replace of</td>
<td>RO</td>
<td>fence</td>
<td>Ro</td>
</tr>
<tr>
<td></td>
<td>window sill</td>
<td>RO</td>
<td>external paint</td>
<td>RAM</td>
</tr>
</tbody>
</table>

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

COMMENTS:

713
The eastern side of Shields Street north of High Street is located outside the Flemington Estate conservation zone.

**Sty:**
- **V:** 5 (Nos. 112,114,116,126,148 : 33%)
- **Mod:** 5 (Nos. 150/152,154/156,158 : 33%)
- **In:** 3 (Nos. 122,124,138–142 : 20%)
- **B:** 2 (Nos. 128,130 : 13%)

**Gr:**
- **D:** Nos. 128,150/152,154/156,158 (4)
- **E:** Nos. 112,114,116,126,130,148 (6)

**Str:**
- **3:** Nos. 150/152,154/156,158 (3)

**Per:**
- **I-W:** 7 (Nos. 128,130,150/152,154/156,158 : 47%)
- **V:** 5 (Nos. 112,114,116,126,148 : 33%)
- **P-W:** 3 (Nos. 122,124,138–142 : 20%)

**Int:**
- **SI:** 8 (Nos. 122,124,128,138–142,150/152,154,158 : 53%)
- **Alts:** 1 (No. 126 : 7%)
- **Altu:** 6 (Nos. 112,114,116,130,143,156 : 40%)

**Con:**
- **Ex:** 5 (Nos. 122,124,148,150/152 : 33%)
- **Go:** 9 (Nos. 112,114,116,126,130,138–142,154/156,158 : 60%)
- **Po:** 1 (No. 128 : 7%)

**Significance**

Except for infill buildings that disrupt the streetscape, Shields Street is a significant street. All buildings outside the zone are graded, with three buildings considered as a level three streetscape. Because of the infill developments, Shields Street can only be regarded as important at two places: the three Victorian buildings just north of High Street, and the duplex houses just south of Mt Alexander Road.
**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
- 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>
</tr>
</thead>
<tbody>
<tr>
<td>112</td>
<td>roof tide/door</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>114</td>
<td>chimney</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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

**Comments**

715
BUILDING IDENTIFICATION FORM

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 116 SHIELDS ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR  NER  NTC

STUDY BUILDING/PLACE ADDRESS IF NOT ADDRESS

BUILDING/PLACE NAME/TITLE

TYPE (use If not residence)

STYLE VICTORIAN

EXISTING DESIGNATION HBR  NER  NTC

CONSERVATION AREA

GRADING A  B  C  D  E

STREETSCAPE 1  2  3

DATE 12/9

NEG. FILE 17/07

PHOTO DATE 10/9

PERIOD

Early Vict.

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.

116

Garage door. Needs new

0

Fence

0

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

COMMENTS

7/6
**BUILDING IDENTIFICATION FORM**

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>STREETSCAPE</th>
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<tr>
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<thead>
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<tr>
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<tbody>
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<td>Early Vict.</td>
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<tr>
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<tr>
<td>Edwardian</td>
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<tr>
<td>Inter-War</td>
</tr>
<tr>
<td>Post-War</td>
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<th>MATERIALS/DESCRIPTION</th>
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<tr>
<td>Walls</td>
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<tr>
<td>Roof</td>
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<tr>
<td>Attached</td>
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<tr>
<td>Detached</td>
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<tr>
<th>INTEGRITY</th>
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<tbody>
<tr>
<td>substantially altered sy. disturbed</td>
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<thead>
<tr>
<th>CONDITION</th>
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<tbody>
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<td>excellent</td>
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<table>
<thead>
<tr>
<th>NOTABLE FEATURES/SIGNIFICANCE</th>
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<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>
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<tr>
<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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<thead>
<tr>
<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
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<th>S.G. Extremely Inappropriate</th>
<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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<tr>
<td>7/17</td>
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</table>
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS: 124 SHIELDS ST

BUILDING/PLACE NAME/TITLE: —

EXISTING DESIGNATION: HBR ☐ NER ☐ NTC ☐

GRADING: A ☐ B ☐ C ☐ D ☐

STYLE: IN-TILE

DATE: 12/10

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:
- Brown mottle build (left) + first
- Double carport (side) + first
- Double front

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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<th>RAM</th>
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</table>

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

COMMENTS: 7/8
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 126 SHEILD ST

**TYPE (use if not residence)**

**STYLE** VICTORIAN

**EXISTING DESIGNATION** HBR  NER  NTC

**CONSERVATION AREA**

**GRADING** A  B  C  D  E

**STREETSCAPE** 1  2  3

**DATE** 12/9

**NEG. FILE** 17-06

**PHOTO DATE** 10/9

**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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</table>

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

**COMMENTS**

719
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 128 Shields St

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

**Style:** Bungalow

**Existing Designation:** HBR  NER  NTC  CONSERVATION AREA

**Grading:** A  B  C  D

**Streetscape:** 1  2  3

**Date:** 12/9

**Neg. File:** 17/9

**Photo Date:** 10/9

**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:**

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

**Comments:**

720
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 130 SHELDs ST

**BUILDING/PLACE NAME/TITLE**: 

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

**STYLE**

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

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

**DATE**: 10/9

**NEG. FILE**: 17/04

**PHOTO DATE**: 10/9

**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

**ALTERATIONS & SPECIFIC GUIDELINES**

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

- [ ] reinstates original designs
- [ ] reinstates sympathetic alternative
- [ ] remove
- [ ] remove by approved method

**COMMENTS**

721
**Building Identification Form**

**Building/Place Address:** 136-142 Shields St

**Type:** Flat

**Building/Place Name/Title:** The Plaza

**Style:** Infill

**Existing Designation:** HBR

**Grading:** A

---

**Materials/Description**

- Walls: brick
- Roof: flat

---

**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

---

**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:**

- Bulk
- 2 flat stocks
- 3 stores
- No fencing across front (only side) - wood slat fence

722
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**
148 SHELDS ST

**TYPE (use if not residence)**

**STYLE**
VICTORIAN

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

**GRADING**
A ☐ B ☐ C ☐ D ☐ E ☐

**STYLE**
Early Vict. ☐ Victorian ☐ Edwardian ☐ Inter-War ☐ Post-War ☐

**MATERIALS/DESCRIPTION**
- Walls: [ ] substantially intact [ ] altered sympathetically [ ] altered unsympathetically [ ] damaged/disturbed
- Roof: [ ] substantial intact [ ] altered sympathetically [ ] altered unsympathetically [ ] damaged/disturbed
- 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
- [ ] unpainted decorative brickwork
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- [ ] 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**

723
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS (50/152 SHILOH ST)

BUILDING/PLACE NAME/TITLE

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

STYLE: MODERN

GRADING: A □ B □ C □ D □

STREETSCAPE: 1 □ 2 □ 3 □

DATE: 10/9

NEG. FILE 7-02

PHOTO DATE: 10/9

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

MATERIALS/DESCRIPTION
Walls
Roof
Attached □ Detached □

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

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

724
BUILDING IDENTIFICATION FORM

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 154/156 SHIELDS ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR□ NER□ NTC□ CONSERVATION AREA□

STYLE MODERN

GRADING A□ B□ C□ D□

STREETSCAPE 1□ 2□

DATE 10/9

NEG. FILE [1, 01]

PHOTO DATE 10/9

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

MATERIALS/DESCRIPTION
Walls cement/bricks
Roof frame
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
- original 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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</table>

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

COMMENTS 125
BUILDING IDENTIFICATION FORM
ASCOT VALE/FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 156 SHIELDS ST
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION HBR
GRADING AO
STYLE MODERN
DATE 10/9
NEG. FILE 7:00
PHOTO DATE 10/9
PERIOD
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War

MATERIALS/DESCRIPTION
- Walls
- Roof

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

COMMENTS
Streetscape Photo 72: Shields Street (east side) looking north from High Street, 12/9/94, 15.09.
TASMA STREET

Nos: 2, School TL: 2

Tasma Street is situated outside the Travancore Estate conservation area, to the north of that zone.

Sty: In: 2 (No. 2, Ascot Special School: 100%)
Per: P–W: 2 (No. 2, Ascot Special School: 100%)
Int: SI: 2 (No. 2, Ascot Special School: 100%)
Con: Ex: 2 (No. 2, Ascot Special School: 100%)

Significance

Containing two infill buildings, Tasma Street is of no significance in terms of historical architecture.
**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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* = reinstall original designs  S = reinstall sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

729
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 2 JAMA ST
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION
STYLE

DATE
NEG. FILE
PHOTO

PERIOD
EARLY VICT.
VICTORIAN
EDWARDIAN
INTER-WAR
POST-WAR

MATERIALS/DESCRIPTION
Walls
Roof
Attached
Detached

STREETSCAPE

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

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
Streetscape Photo 73: Tasma Street looking north from Warrick Street, 15/8/94, 4.10.
TRAVANCORE CRESCENT

Nos: 1 – 4 TL: 4

Travancore Crescent is located to the south of the conservation area with the same name. All lots facing the street are outside the zone.

Sty: In: 4 (Nos. 1–4 : 100%)

Per: P–W: 4 (Nos. 1–4 : 100%)

Int: SI: 4 (Nos. 1–4 : 100%)

Con: Go: 4 (Nos. 1–4 : 100%)

Significance

The post-war detached dwellings found at Travancore Crescent are of little significance, given that they are surrounded by Victorian and inter-war houses.
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>TRAVANMORE CIR</th>
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<tr>
<td>STYLE</td>
<td>INFILL</td>
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<tr>
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<td>HBR</td>
</tr>
<tr>
<td>GRADING</td>
<td>A</td>
</tr>
<tr>
<td>DATE</td>
<td>12/9</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.</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls</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>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
<td>No.</td>
</tr>
<tr>
<td>O = reinstate original designs</td>
<td>S = reinstate sympathetic alternative</td>
</tr>
<tr>
<td>COMMENTS</td>
<td></td>
</tr>
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</table>

733
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>TYPE (use if not residence)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 TRAVANCORE CR</td>
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</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>STREETSCAPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 □ 2 □ 3 □</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/9</td>
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</tbody>
</table>

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

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

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

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

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

<table>
<thead>
<tr>
<th>NOTABLE FEATURES/SIGNIFICANCE</th>
</tr>
</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>
</tr>
<tr>
<td>elaborate standard design of cement rendered surface</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
</tr>
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</table>

<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 |

<table>
<thead>
<tr>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>734</td>
</tr>
</tbody>
</table>
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>TRAVANCORE CR</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
<td></td>
</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR  NER  NTC</td>
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<tr>
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<td></td>
</tr>
<tr>
<td>DATE</td>
<td>12/9</td>
</tr>
<tr>
<td>NEG. FILE</td>
<td></td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td></td>
</tr>
<tr>
<td>PERIOD</td>
<td></td>
</tr>
<tr>
<td>Early Vict.</td>
<td>X</td>
</tr>
<tr>
<td>Victorian</td>
<td></td>
</tr>
<tr>
<td>Edwardian</td>
<td></td>
</tr>
<tr>
<td>Inter-War</td>
<td></td>
</tr>
<tr>
<td>Post-War</td>
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</tr>
<tr>
<td>Roof</td>
<td></td>
</tr>
<tr>
<td>Attached</td>
<td></td>
</tr>
<tr>
<td>Detached</td>
<td>X</td>
</tr>
<tr>
<td>INTEGRITY</td>
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</tr>
<tr>
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<tr>
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<td></td>
</tr>
<tr>
<td>CONDITION</td>
<td></td>
</tr>
<tr>
<td>Excellent</td>
<td></td>
</tr>
<tr>
<td>Good</td>
<td>X</td>
</tr>
<tr>
<td>Fair</td>
<td></td>
</tr>
<tr>
<td>Poor</td>
<td></td>
</tr>
<tr>
<td>Ruins</td>
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<td></td>
</tr>
<tr>
<td>Intact verandah roof and structure</td>
<td></td>
</tr>
<tr>
<td>Original roof form and finish</td>
<td></td>
</tr>
<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>
</tr>
<tr>
<td>Unpainted decorative brickwork</td>
<td></td>
</tr>
<tr>
<td>Ornamental wall detailing</td>
<td></td>
</tr>
<tr>
<td>Original doors/windows</td>
<td></td>
</tr>
<tr>
<td>Original parapet</td>
<td></td>
</tr>
<tr>
<td>Original chimneys</td>
<td></td>
</tr>
<tr>
<td>Intact verandah decoration</td>
<td></td>
</tr>
<tr>
<td>Post supported shop verandah</td>
<td></td>
</tr>
<tr>
<td>Early garden</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>
</table>

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

**COMMENTS**

- Same as #1
- Except for verandah gable form.

735
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 4 Travancore Cr

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

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

**Grading:** A □ B □ C □ D □

**Conservation Area:** □

**Date:** 12/9

**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/disturbed □

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

**Notable Features/Significance:**
- Early fence
- Red brick
- Double front
- Carport

**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>
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</tr>
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</table>

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

**Comments:**

736
Streetscape Photo 74: Travancore Crescent looking north-west from right of way at rear of Mooltan Street, 12/9/94, 18.13.
**TUNBRIDGE STREET**

Nos: 1 - 7, 6 - 30  
TL: 13

Tunbridge Street is located just outside the Flemington Estate conservation area.

**Sty:**  
V: 9  (Nos. 6,8,10,12,14,16,18,20,30 : 69%)  
B: 2  (Nos. 1,1A : 15%)  
In: 2  (Nos. 3,17 : 15%)

**Gr:**  
D: Nos. 8,10,12,16,20 (5)  
D(SC): Nos. 6,14,18 (3)  
E: No. 30

**Str:** 3: Nos. 6,8,10,12,14,16,18,20,30 (9)

**Per:**  
V: 9  (Nos. 6,8,10,12,14,16,18,20,30 : 69%)  
I-W: 2  (Nos. 1,1A : 15%)  
P-W: 2  (Nos. 3,17 : 15%)

**Int:**  
SI: 5  (Nos. 3,17,8,16,20 : 38%)  
Alts: 4  (Nos. 1,1A,10,14 : 31%)  
Altu: 3  (Nos. 6,12,18 : 23%)  
D/D: 1  (No. 30 : 8%)

**Con:**  
Ex: 1  (No. 3 : 8%)  
Go: 10  (Nos. 1,1A,17,6,8,10,12,16,20,30 : 77%)  
Fa: 2  (Nos. 14,18 : 15%)

**Significance**

The eastern side of Tunbridge Street is of high significance. This is due to the presence of nine Victorian dwellings which include an unbroken run of eight narrow fronted Victorian houses. All of these houses are graded and are designated as a level three streetscape. In a streetscape sense, therefore, it is of importance.
**Building/Place Address:** Tunbridge St

**Type (use if not residence):** BUN (Res.)

**Existing Designation:** None

**Grading:** A

**Date:** 20.5

**Neg. File:** 714

**Photo Date:** 2/7/9

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

**Materials/Description:**
- **Walls:**
  - Substantially intact
  - Detached
- **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:**

<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>reinstated</td>
<td>6</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

**Comments:**

- 739
BUILDING IDENTIFICATION FORM

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 1A TUNBRIDGE ST
BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR [ ] NER [ ] NTC [ ] CONSERVATION AREA [ ]
STYLE Renovated

GRADING A [ ] B [ ] C [ ] D [ ] STREETSCAPE 1 [ ] 2 [ ] 3 [ ]

DATE 2018
NEG. FILE 7.15
PHOTO DATE 2018

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

MATERIALS/DESCRIPTION
- Walls unpainted cement render/wall finish
- Roof preserved/uncared for
- 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
- original 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>
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<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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<tbody>
<tr>
<td>1A</td>
<td>verandah struct</td>
<td>o</td>
<td></td>
<td></td>
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</table>

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COMMENTS

740
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
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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>
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<td>CONSERVATION AREA</td>
<td>[ ]</td>
</tr>
<tr>
<td>DATE</td>
<td>20[4]</td>
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<tr>
<td>PHOTO DATE</td>
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</tr>
<tr>
<td>PERIOD</td>
<td>[ ] Early Vict. [ ] Victorian [ ] Edwardian [ ] Inter-War [ ] Post-War</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls [ ] Roof [ ]</td>
</tr>
<tr>
<td>INTEGRITY</td>
<td></td>
</tr>
<tr>
<td>CONDITION</td>
<td></td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td></td>
</tr>
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<tr>
<td>ALTERNATIONS &amp; SPECIFIC GUIDELINES</td>
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</tr>
<tr>
<td><strong>NOTABLE FEATURES/SIGNIFICANCE</strong></td>
<td><strong>ALTERATIONS &amp; SPECIFIC GUIDELINES</strong></td>
</tr>
<tr>
<td>----------------------------------</td>
<td>---------------------------------------</td>
</tr>
<tr>
<td>original unpainted cement render/wall finish</td>
<td>0</td>
</tr>
<tr>
<td>retains evidence of early colours or finishes</td>
<td>0</td>
</tr>
<tr>
<td>intact verandah roof and structure</td>
<td>0</td>
</tr>
<tr>
<td>original roof form and finish</td>
<td>0</td>
</tr>
<tr>
<td>eaves, roof or gable decoration</td>
<td>0</td>
</tr>
<tr>
<td>intact shopfront</td>
<td>0</td>
</tr>
<tr>
<td>elaborate standard design of cement rendered surface</td>
<td>0</td>
</tr>
</tbody>
</table>

**ALTERATIONS & SPECIFIC GUIDELINES**

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

**COMMENTS**

- Cream / lime / brick
- Iron verandah dec
- Cream / cl brick / fence
- Acrobatic Hunt

---

**INTEGRITY**

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

**CONDITION**

- [ ] excellent
- [ ] good
- [ ] fair
- [ ] poor
- [ ] ruined

---

**MATERIALS/DESCRIPTION**

- **Walls**
  - [ ] brick
- **Roof**
  - [ ] felt

---

**STREETSCAPE**

- [ ] 1
- [ ] 2
- [ ] 3

---

**DATE**

- 20/5

---

**PERIOD**

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

---

**BUILDING/PLACE ADDRESS**

- 17 Tunbridge St

---

**BUILDING/PLACE NAME/TITLE**

- MON STUDY

---

**EXISTING DESIGNATION**

- [ ] HBR
- [ ] NER
- [ ] NTC
- [ ] CONSERVATION AREA

---

**STYLE**

- IN H/UC

---

**TYPE (use if not residence)**

- [ ] If not residence

---

**BUILDING IDENTIFICATION FORM**

ASCOT VALE / FLEMINGSTON CONSERVATION STUDY
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>TUNBRIDGE ST</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE (use if not residence)</td>
<td>VICTORIAN</td>
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<td>CONSERVATION AREA</td>
<td>□</td>
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<tr>
<td>GRADE</td>
<td>A □ B □ C □ D □</td>
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<tr>
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<td>1 □ 2 □ 3 □</td>
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<tr>
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<td>PHOTO DATE</td>
<td>9/198</td>
</tr>
<tr>
<td>PERIOD</td>
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</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls:</td>
</tr>
<tr>
<td></td>
<td>Roof:</td>
</tr>
<tr>
<td></td>
<td>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>
</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 (part)
- post supported shop verandah
- early garden

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
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<td>6</td>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

see sheet for 5 Tunbridge for photo
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 8 TURBRIDE ST

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION** HBR  NER  NTC

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

**STYLE** VICTORIAN

**GRADING** A  B  C  D

**CONSERVATION AREA**

**DATE** 19/8

**NEG. FILE** 7/8

**PHOTO DATE** 19/8

**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**
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- 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>RAM</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** 744
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGSTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>10 TURBRIIDGE ST</th>
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<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
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</tr>
<tr>
<td>TYPE (use if not residence)</td>
<td>VICTORIAN</td>
</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR □ NER □ NTC □</td>
</tr>
<tr>
<td>CONSERVATION AREA □</td>
<td></td>
</tr>
<tr>
<td>STREETSCAPE</td>
<td>1 □ 2 □ 3 □</td>
</tr>
</tbody>
</table>

| DATE | 19/8 |
| NEG. FILE | |
| PHOTO DATE | 19/8 |
| PERIOD | □ Early Vict. □ Victorian □ Edwardian □ Inter-War □ Post-War |

<table>
<thead>
<tr>
<th>MATERIALS/DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls □ brick □ cement</td>
</tr>
<tr>
<td>Roof □ corr i □ shingle</td>
</tr>
<tr>
<td>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**

<table>
<thead>
<tr>
<th>No.</th>
<th>S.G.</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>ver roof finish</td>
<td>door</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**

745
**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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<table>
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</table>

<table>
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<tr>
<th>EXISTING DESIGNATION</th>
<th>HBR</th>
<th>NER</th>
<th>NTC</th>
<th>CONSERVATION AREA</th>
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</table>

<table>
<thead>
<tr>
<th>GRADING</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
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<table>
<thead>
<tr>
<th>DATE</th>
<th>19/8</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>NEG. FILE</th>
<th>7.12</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>PERIOD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Vict.</td>
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</tbody>
</table>

<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>Detached</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>INTEGRITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>substantially intact</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>excellent</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NOTABLE FEATURES/SIGNIFICANCE</th>
</tr>
</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>
</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>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
</tr>
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<tbody>
<tr>
<td>No.</td>
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<tr>
<td>12</td>
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</table>

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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<tbody>
<tr>
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**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>14 TUNBRIDGE ST</th>
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<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
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<tr>
<td>EXISTING DESIGNATION</td>
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<tr>
<td>CONSERVATION AREA</td>
<td>□</td>
</tr>
<tr>
<td>TYPE (use if not residence)</td>
<td>STYLE VICTORIAN</td>
</tr>
<tr>
<td>GRADING</td>
<td>A □ B □ C □ D □</td>
</tr>
<tr>
<td>STREETSCAPE</td>
<td>1 □ 2 □ 3 □</td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td>19/5</td>
</tr>
<tr>
<td>PERIOD</td>
<td>Early Vict. □ Victorian □ Edwardian □ Inter-War □ Post-War □</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls □ Roof □</td>
</tr>
<tr>
<td>Attached □</td>
<td>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>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 □ unainted 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>---</td>
<td>---</td>
</tr>
<tr>
<td>14</td>
<td>verandah roof/□</td>
</tr>
<tr>
<td></td>
<td>alter.</td>
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</tbody>
</table>

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

**COMMENTS**

747
Building Identification Form

Ascot Vale / Flemington Conservation Study

Building/Place Address: 16 Tunbridge St
Type (use if not residence): Study

Existing Designation: HBR
Style: Victorian

Grading: A

Date: 19

Period: Early Vic.

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

Integrity: Substantially intact

Condition: Excellent

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.

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

Comments: 148
113 Tunbrixe St

BUILDING IDENTIFICATION FORM
ASCOT VALE/FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 113 Tunbrixe St

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR □ NER □ NTC □

STYLE VICTORIAN

GRADING A □ B □ C □ D □ E □ F □

STREETSCAPE 1 □ 2 □ 3 □

DATE 19/8

NEG. FILE

PHOTO DATE 19/8

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

MATERIALS/DESCRIPTION
Walls built of
Roof □ corrugated
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.
113 Tunbrixe St, to verandah
Bungalow style, R.O.

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

COMMENTS

see sheet for 20 turnbridge for photo
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

### BUILDING/PLACE ADDRESS
- **20 TUNBRIDGE ST**

### BUILDING/PLACE NAME/TITLE
- **TUNBRIDGE**

### TYPE (use if not residence)
- **VICTORIAN**

### EXISTING DESIGNATION
- **NRQ NTC**

### GRADING
- **A**

### DATE
- **198-**

### NEG. FILE
- **710**

### PHOTO DATE
- **19/6**

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

### MATERIALS/DESCRIPTION
- **Walls wood li.**
- **Roof slate**
- **Attached**
- **Detached**

### INTEGRITY
- **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**

### 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>
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</tbody>
</table>

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

### COMMENTS

750
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

**BUILDING IDENTIFICATION FORM**

<table>
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<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>30 TUNBRIDGE ST</th>
<th>TYPE (use if not residence)</th>
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<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
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<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR</td>
<td>NER</td>
</tr>
<tr>
<td>GRADE</td>
<td>A</td>
<td>B</td>
</tr>
<tr>
<td>DATE</td>
<td>1914</td>
<td>NEG. FILE</td>
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<td>1918</td>
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<tr>
<td>PERIOD</td>
<td>Early Vict.</td>
<td>Victorian</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls dry</td>
<td>Roof slate</td>
</tr>
<tr>
<td>INTENSITY</td>
<td>substantially</td>
<td>altered sympathetically</td>
</tr>
<tr>
<td>CONDITION</td>
<td>excellent</td>
<td>good</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>early fence</td>
<td>original un-painted cement render/wall finish</td>
</tr>
<tr>
<td></td>
<td>original roof form and finish</td>
<td>eaves, roof or gable decoration</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>
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**ALTERATIONS & SPECIFIC GUIDELINES**

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<th>S.G. Extremely Inappropriate</th>
<th>N.G.</th>
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<tr>
<td>30</td>
<td>Carpenter</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>addition: verandah</td>
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</tr>
</tbody>
</table>

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

**COMMENTS**
Streetscape Photo 75: Tunbridge Street (west side) looking north from Canterbury Street, 22/8/94, 8.11.

Streetscape Photo 76: Tunbridge Street (east side) looking north from Canterbury Street, 22/8/94, 8.10.
Victoria Street is located outside the Flemington Estate conservation area. It lies between this zone and the Victorian Government housing estate centred around Holland Court.

Sty:  
V:  28 (Nos. 7/9/11/13,27,29,41,43,45,47,49,51,  
53,59/61,63,65/67,69,73,75,87,123,  
129/131,133,135,137 : 56%)
B:  8 (Nos. 15,17,57,83,139,141,143,145 : 16%)
In:  8 (Nos. 31–37,81,95,125,127A,  
157/159/163 : 16%)
Fed:  5 (Nos. 5,39,91,119,121 : 10%)
Mod:  1 (No. 71 : 2%)

Gr:  
D:  Nos. 15,17,45,53,65,71,83,119,121,123,129/131 (12)
D(SC):  Nos. 5,7/9/11/13,59/61,63,65,67,69,133,135,137,  
141,143,145 (16)
E:  Nos. 27,29,39,43,73,75,91 (7)

Str:  3:  Nos. 5,7/9/11/13,59/61,63,65,67,69,119,121,123,  
125,127,129/131,133,135,137,141,143,145 (24)

Per:  
V:  28 (Nos. 7/9/11/13,27,29,41,43,45,47,49,51,  
53,59/61,63,65/67,69,73,75,87,123,  
129/131,133,135,137 : 56%)
I–W:  9 (Nos. 15,17,57,71,83,139,141,143,145 : 18%)
P–W:  8 (Nos. 31–37,81,95,125,127A,  
157/159/163 : 16%)
Ed:  5 (Nos. 5,39,91,119,121 : 10%)
<table>
<thead>
<tr>
<th>Int:</th>
<th>SI:</th>
<th>16 (Nos. 15,17,27,31–37,81,83,95,125,127A, 129/131,141,145,157/159/163 : 32%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alts:</td>
<td>2</td>
<td>(Nos. 75,119 : 4%)</td>
</tr>
<tr>
<td>Altu:</td>
<td>32</td>
<td>(Nos. 5,7/9/11/13,29,39,41,43, 45,47,49,51,53,57,59/61,63, 65/67,69,71,73,87,91,121,123, 133,135,137,139,143 : 64%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Con:</th>
<th>Ex:</th>
<th>7 (Nos. 15,31–37,81,95,125,135,137 : 14%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Go:</td>
<td>27</td>
<td>(Nos. 27,39,41,43,45,47,49,51,59/61,63,71, 75,87,91,123,127A,129/131,133,139, 141,143,145,157/159/163 : 54%)</td>
</tr>
<tr>
<td>Fa:</td>
<td>16</td>
<td>(Nos. 5,7/9/11/13,17,29,53,57,65/67,69,73, 83,119,121 : 32%)</td>
</tr>
</tbody>
</table>

**Significance**

With a majority of the Victoria Street's housing stock in a particular style (Victorian) and with seventy percent of those houses having a grading, the street has a significant streetscape. Detracting from its quality, however, is the presence of isolated inter-war and post-war buildings that interrupt an otherwise uniform Victorian period street.
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 7/9/11/13 **VICTORIA ST**

**BUILDING/PLACE NAME/TITLE**

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

**STYLE** VICTORIAN

**DATE** 20/9

**NEG. FILE** 2C·0]

**PHOTO DATE** 20/1

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

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

**STYLE**
- [ ]

**CONSERVATION AREA** □

**STREETSCAPE** 1 □ 2 □ 3 □

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

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

**NOTABLE FEATURES/SIGNIFICANCE**

- [X] unpainted decorative brickwork (9, 13)
- □ ornamental wall detailing
- □ original doors/windows
- □ original parapet
- □ original chimneys (7, 11, 13)
- □ intact verandah decoration (7, 11)
- □ 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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<td>4</td>
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<tr>
<td>1</td>
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<td></td>
</tr>
<tr>
<td>11</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</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**

756
### BUILDING IDENTIFICATION FORM

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>17 VICTORIA ST</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE (use if not residence)</td>
<td>BUNGALOW</td>
</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR</td>
</tr>
<tr>
<td>STYLE</td>
<td>BUNGALOW</td>
</tr>
<tr>
<td>GRADING</td>
<td></td>
</tr>
<tr>
<td>DATE</td>
<td>20/4</td>
</tr>
<tr>
<td>NEG. FILE</td>
<td>20/8</td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td>20/4</td>
</tr>
</tbody>
</table>

#### PERIOD

- [ ] Early Vic.
- [ ] Victorian
- [x] Edwardian
- [ ] Inter-War
- [ ] Post-War

#### MATERIALS / DESCRIPTION

- Wall: **board**
- Roof: terra cotta

- [ ] 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
- [ ] bay window

#### 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>
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</tr>
</tbody>
</table>

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

#### COMMENTS

758
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 27 VICTORIA ST

**TYPE** (use if not residence)

**STYLE** VICTORIAN

**EXISTING DESIGNATION** HBR  NER  NTC

**CONSERVATION AREA**

**BUILDING/PLACE NAME/TITLE**

**DATE** 20/1

**NEG. FILE** 20/0

**PHOTO DATE** 20/9

**PERIOD**

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

**MATERIALS/DESCRIPTION**

- Walls
- Roof
- Attached
- Detached

**STREETSCAPE**

20 3a

**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
- [ ] post supported shop verandah
- [ ] early garden
- [ ] original doors/windows
- [ ] original parapet
- [ ] ornamental wall detailing
- [ ] original fence

**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>
</thead>
<tbody>
<tr>
<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**

759
# Building Identification Form

**Ascot Vale / Flemington Conservation Study**

<table>
<thead>
<tr>
<th>Building/Place Address</th>
<th>29 Victoria St</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>Grading</td>
<td>A □ B □ C □ D □ E □</td>
</tr>
<tr>
<td>Streetscape</td>
<td>1 □ 2 □ 3 □</td>
</tr>
<tr>
<td>Date</td>
<td>20/9</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>Walls □ Wood</td>
</tr>
<tr>
<td>Roof</td>
<td>□ corr. iron</td>
</tr>
<tr>
<td>Attached □ 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
- □ 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

## 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>29</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

see sheet for 27 victoria for photo
- 5 units
- parapod gables
- timber windows
- verandah roofs
- ornamental wall decoration
- cream side tile
BARTLEY VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 341 VICTORIA ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR ☐ NER ☐ NTC ☐ CONSERVATION AREA ☐

GRADING A ☐ B ☐ C ☐ D ☐ E ☐ F ☐

DATE 20/9

NEG. FILE 20/05

PHOTO DATE 20/1

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

MATERIALS/DESCRIPTION
- Walls wood, black
- Roof corr. ira

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
- ☐ 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>34</td>
<td>steps</td>
<td>steps</td>
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<td></td>
<td>window box</td>
<td>window box</td>
<td>window box</td>
<td>window box</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

<table>
<thead>
<tr>
<th>Building/Place Address</th>
<th>Type (use if not residence)</th>
</tr>
</thead>
<tbody>
<tr>
<td>41 Victoria ST</td>
<td></td>
</tr>
</tbody>
</table>

**Building/Place Name/Title**: Victoria

**Existing Designation**: HBR

**Conservation Area**:  

**Grading**:  

**Date**: 2019

**Neg. File**:  

**Photo Date**:  

**Period**:  

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

**Materials/Description**:  

- Walls
- Roof

**Streetscape**:  

1

**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**

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

**Alterations**:  

- Face
- Cladding
- Chimney grate

**Specific Guidelines**:  

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

**Comments**:  

See sheet for 39

Victoria for photo

763
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**

43 VICTORIA ST

**TYPE (use if not residence)**

**STYLE**

VICTORIAN

**EXISTING DESIGNATION**

HBR  NER  NTC

**CONSERVATION AREA**


<table>
<thead>
<tr>
<th>GRADING</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
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<tbody>
<tr>
<td>STREETSCAPE</td>
<td>1</td>
<td>2</td>
<td>3</td>
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</tbody>
</table>

**DATE**

2009

**NEG. FILE**

2009

**PHOTO DATE**

2009

**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**

<table>
<thead>
<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>
<td>43</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**

164
## Building Identification Form

### Building/Place Address
45 Victoria St

### Style
Victorian

### Existing Designation
HBR □ NER □ NTC □ Conservation Area □

### Grading
A □ B □ C □ D □

### Date
20/4

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

### Materials/Description
- Walls: □ Boarded □ Corrugated
- Roof: □ Corrugated
- 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. Extremely Inappropriate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</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

---

765
### Building Identification Form

**Building/Place Address:** 47 Victoria St  
**Type (use if not residence):**  
**Existing Designation:**  
**Conservation Area:**  
**Style:** Victorian  
**Grading:** A  
**Streetscape:**  
**Date:** 20/9  
**Negative File:**  
**Photo Date:**  
**Period:**  
- Early Vict.  
- Victorian  
- Edwardian  
- Inter-War  
- Post-War  
**Materials/Description:**  
- Walls:  
- Roof:  
- Attached  
- Detached  
**Conservation Area:**  
**Integrity:**  
- Substantially Intact  
- Altered Sympathetically  
- 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>
<th>S.G.</th>
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</thead>
<tbody>
<tr>
<td>47</td>
<td>Fence</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
- Temporarily REMOVE  
- Restore/Rebuild  
- Sympathetic dec  
- Sympathetic chin  
- Sympathetic window  

0 = Reinstall original design  
S = Reinstall sympathetic alternative  
R = Remove  
RAM = Remove by approved method  
**Comments:**  

766
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 49 VICTORIA ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR □ NER □ NTC □ CONSERVATION AREA □

STYLE VICTORIAN

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

DATE 2019
NEG. FILE 2007

PHOTO DATE 1994

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

MATERIALS/DESCRIPTION
Walls □ Wood □ Other □
Roof □ Terracotta □ Wood □ Other □
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 (claim) □ original roof form and finish □ eaves, roof or gable decoration □ original doors/windows □ original verandah decoration □ early garden
□ intact verandah roof and structure □ retains evidence of early colours or finishes □ intact shopfront □ original chimneys □ post supported shop verandah □
□ elaborate standard design of cement rendered surface □

ALTERATIONS & SPECIFIC GUIDELINES

S.G. Extremely Inappropriate

S.G. Inappropriate

Sympathetic

No. 49

COMMENTS

approved method

early fence

unpainted decorative brickwork

original roof form and finish

original chimneys

intact verandah decoration

post supported shop verandah

early garden

unpainted decorative brickwork

original roof form and finish

original chimneys

intact verandah decoration

post supported shop verandah

early garden

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

COMMENTS

767
BUILDING IDENTIFICATION FORM

ASCOT VALE / FLEMINGTONE CONSERVATION STUDY

BUILDING/PLACE ADDRESS 31 VICTORIA ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR NER NTC

STYLE JCTORIEN

GRADING A B C D E

CONSERVATION AREA

DATE 204

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 unainted cement render/wall finish (clay) original roof form and finish Gables, 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.

1 fence verandah structure door/function

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 VICTORIA ST</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
<td>ATHLONE</td>
</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR  NER  NTC</td>
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<tr>
<td>GRADING</td>
<td>A  B  C  D</td>
</tr>
<tr>
<td>STYLE</td>
<td>VICTORIAN</td>
</tr>
</tbody>
</table>

**DATE** 20/4

**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. Extremely Inappropriate</th>
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</thead>
<tbody>
<tr>
<td>53</td>
<td>Fence</td>
<td>Step</td>
<td>R</td>
<td>RAM</td>
</tr>
</tbody>
</table>

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

**COMMENTS**

see sheet for 49 victoria for photo
# ASCOT VALE / FLEMINGTON CONSERVATION STUDY

## Building/Place Address
57 1 (TCR14) ST

## 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
17/13

### Photo Date
12/9

## Period

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

## Materials/Description

- Walls brick
- Roof Corrugated
- 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

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

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

## Comments

770
# BUILDING IDENTIFICATION FORM

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 59-61 VICTORIA ST

**BUILDING/PLACE NAME/TITLE**

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

**GRADED** A □ B □ C □ D □ (sc) □

**STYLE** VICTORIAN

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

**MATERIALS/DESCRIPTION**
- **Walls**
  - □ Bound
  - □ Iron
- **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

<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**
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<td>MATERIALS/DESCRIPTION</td>
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</tr>
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<td>Roof</td>
<td>Attached ☐ Detached ☑</td>
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<td>STYLE</td>
<td>☐ CTO ☐ /yme</td>
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<tr>
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<td>☐ ICH 20 3BD</td>
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</tr>
<tr>
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<td>1 ☐ 2 ☐ 3 ☐</td>
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<tr>
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</tr>
<tr>
<td>CONDITION</td>
<td>☐ excellent ☑ good ☑ fair ☑ poor ☑ ruins</td>
<td></td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td></td>
<td></td>
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<tr>
<td>☐ early fence</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ original unpainted cement render/wall finish</td>
<td></td>
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<tr>
<td>☐ retains evidence of early colours or finishes</td>
<td></td>
<td></td>
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<tr>
<td>☐ intact verandah roof and structure</td>
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<tr>
<td>☐ original roof form and finish</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ eaves, roof or gable decoration</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ intact shopfront</td>
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<td></td>
</tr>
<tr>
<td>☐ elaborate standard design of cement rendered surface</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ unpainted decorative brickwork</td>
<td></td>
<td></td>
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<tr>
<td>☐ ornamental wall detailing</td>
<td></td>
<td></td>
</tr>
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<td>☐ original doors/windows</td>
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<td>☐ original parapet</td>
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<td>☐ original chimneys</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ intact verandah decoration</td>
<td></td>
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</tr>
<tr>
<td>☐ post supported shop verandah</td>
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<td>☐ early garden</td>
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**ALTERATIONS & SPECIFIC GUIDELINES**

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<th>S.G.</th>
<th>Inappropriate</th>
<th>S.G.</th>
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<td>☑ ☑ ☑</td>
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<tr>
<td></td>
<td>☐ shopfront</td>
<td>☑ ☑</td>
<td>☑ ☑ ☑ ☑ ☑ ☑</td>
<td>☑ ☑ ☑</td>
<td>☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

772
**BUILDING IDENTIFICATION FORM**
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**
65/67 VICTORIA ST

**BUILDING/PLACE NAME/TITLE**

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

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

**STYLE**
VICTORIAN

**DATE**
12/9

**NEG. FILE**
17.16

**PHOTO DATE**
12/9

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

**MATERIALS/DESCRIPTION**
- Walls
- 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 (mold)
- 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 windows

**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>
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</table>

**COMMENTS**

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

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 69 Victoria St

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

**Style:** Victorian

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

**Conservation Area:**

**Grading:**

<table>
<thead>
<tr>
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<th>A</th>
<th>B</th>
<th>C</th>
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**Streetscape:**

**Photo Date:** 12/9

**Date:** 12/7

**Neg. File:** 7.17

**Period:**

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

**Materials/Description:**

- Walls: Unpainted cement render/wall finish
- Roof: Original roof form and finish
- Shopfront: Original shopfront
- Verandahs: Intact verandah roof and structure
- Original chimneys
- Original doors/windows
- Original parapets
- Original decorative brickwork
- Ornamental wall detailing
- Unpainted decorative brickwork

**Integrity:**

- Substantially intact
- Sympathetically altered
- Unsympathetically altered
- Damaged/deteriorated

**Condition:**

- Excellent
- Good
- Fair
- Poor
- Ruins

**Notable Features/Significance:**

- Early fence
- Original unpainted cement render/wall finish (chim)
- Intact verandah roof and structure
- Original roof form and finish
- Eaves, roof or gable decorations
- 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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</table>

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

**Comments:**

774
### Building Identification Form

**Building/Place Address:** 71 Victoria St

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

**Building/Place Name/Title:**

**Existing Designation:** HBR, NER, NTC

**Conservation Area:**

**Grading:** A  B  C  D  E  

**Date:** 12/9

**Neg. File:** 17/16

**Photo Date:** 12/9

**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
- Gate

**Alterations & Specific Guidelines:**

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

**Comments:**

---

[Image of the building with a detailed view of the structure and its features.]

[Address and contact information for the study.]
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<td>Materials/Description</td>
<td>Walls, Roof, Attended, Detached</td>
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<td>Integrity</td>
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<td>Condition</td>
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<td>Alterations &amp; Specific Guidelines</td>
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<td>Pole, Railings, Door, Window, Railings, CHA</td>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method
### 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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<tr>
<td>altered sympathetically</td>
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<tr>
<td>altered unsympathetically</td>
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<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>
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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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<tr>
<td>eaves, roof or gable decoration</td>
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<td>intact shopfront</td>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

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<th>COMMENTS</th>
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<tbody>
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</table>
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 81 VICTORIA ST

**BUILDING/PLACE NAME/TITLE**: HILLYUF COURT

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

**DATE**: 12.9

**NEG. FILE PHOTO DATE**

**PERIOD**

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

**MATERIALS/DESCRIPTION**

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

**INTEGRITY**

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

**CONDITION**

- Excellent
- Good
- Fair
- Poor
- Rums

**NOTABLE FEATURES/SIGNIFICANCE**

- Knick (inward facing)
- 2 story bulk
- Gable roof
- Small windows to st
- Concrete balustrade balcony
- Attractive colour

**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>
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</tbody>
</table>

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

**COMMENTS**

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

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS  83 UTHRIA ST

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  7/20

PHOTO DATE  12/9

PERIOD

Early Vict.  Victorian  Edwardian
Inter-War  Post-War

MATERIALS/DESCRIPTION

Walls Wood  Roof Corrugated
Attached  Detached

INTEGRITY

substantially intact  altered sympathetically  altered unsympathetically  damaged/disturbed

CONDITION

excellent  good  fair  poor  ruins

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

ALTERATIONS & SPECIFIC GUIDELINES

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

83  Verandah rails  Verandah rails

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

COMMENTS

779
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS  87 VICTORIA ST
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION  HBR  NER  NTC  CONSERVATION AREA
GRADING  A  B  C  D  STREETSCAPE  1  2  3
DATE  12/1
NEG. FILE  7-2
PHOTO DATE  12/1

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

MATERIALS/DESCRIPTION
- Walls: wood
- Roof: corrugated
- 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.
8)  verandah (vic)  O  fence/chim (vic)  O  side gate  R/S

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

COMMENTS

790
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>TYPE (use if not residence)</th>
</tr>
</thead>
<tbody>
<tr>
<td>91 VICTORIA ST</td>
<td></td>
</tr>
</tbody>
</table>

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION**

- HBR
- NER
- NTC

**STYLE**

- USE VICTORIAN
- Inter-War

**GRADING**

- A
- B
- C
- D
- E

**CONSERVATION AREA**

- FEDERATION

**PERIOD**

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

**DATE**

- 12-9

**NEG. FILE**

- 17-22

**PHOTO DATE**

- 12-4

**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 (-sec)
- 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>
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<tbody>
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</tr>
</tbody>
</table>

**COMMENTS**

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

**Ascot Vale / Flemington Conservation Study**

### Building/Place Address
9J Victoria St

### Building/Place Name/Title
Victoria Lodge

### Type (Use if not residence)
- [ ] Dwelling
- [ ] N/A
- [ ] Commercial

### Existing Designation
- [ ] HB
- [ ] NER
- [ ] NTC
- [ ] Conservation Area

### Grading
- [ ] A
- [ ] B
- [ ] C
- [ ] D

### Date
- [ ] 1/1
- [ ] 2/1
- [ ] 3/1

### Streetscape
- [ ] 1
- [ ] 2
- [ ] 3

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

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

### Streetscape
- [ ] 1
- [ ] 2
- [ ] 3

### 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

### 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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</tr>
</tbody>
</table>

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

### Comments

782
**Building Identification Form**

**Building/Place Address**: 119 Victoria St

**Building/Place Name/Title**

**Existing Designation**: HBR, NER, NTC

**Style**

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

**Grading**: A, B, C, D

**Integer**: substantially intact, altered sympathetically, altered unsympathetically, damaged/disturbed

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

**Materials/Description**
- Walls: brick or stone
- Roof: original or iron
- Attached
- Detached

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

**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 (cladding)**
- **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>119</td>
<td>S</td>
<td>R0</td>
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</tbody>
</table>

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

**Comments**

793
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 121 VICTORIA ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR ☐ NER ☐ NTC ☐ CONSERVATION AREA ☐

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

DATE 12/6
NEG. FILE 1/24

PHOTO DATE 12/6

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

MATERIALS/DESCRIPTION
Walls wood bx. Roof corr. tin
Attached ☐ Detached ☐

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

CONDITION ☐ excellent ☐ good ☐ fair ☐ poor ☐ ruins

NOTABLE FEATURES/SIGNIFICANCE
☑ early fence 1911-1920
☑ 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.
121 Int. war fence STEPL

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: 123 VICTORIA ST

BUILDING/PLACE NAME/TITLE: 

TYPE (use if not residence): VICTORIAN

EXISTING DESIGNATION: 

STREETSCAPE: 1

DATE: 12/9

NEG. FILE: 17:25

PHOTO DATE: 12/9

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

MATERIALS/DESCRIPTION:
- Walls: built
- Roof: corr
- 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>
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<td>Painted door</td>
<td>RAM</td>
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<td>0</td>
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<tr>
<td></td>
<td>195</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: 185
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>125 VICTORIA ST</th>
<th>TYPE</th>
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<tbody>
<tr>
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<td>EXISTING DESIGNATION</td>
<td>HBR</td>
<td>NER</td>
<td>NTC</td>
</tr>
<tr>
<td>GRADING</td>
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<td>B</td>
<td>C</td>
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<tr>
<td>DATE</td>
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<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>
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<table>
<thead>
<tr>
<th>WALLS</th>
<th>ROOF</th>
<th>ATTACHED</th>
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<tbody>
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</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>
<td>CONDITION</td>
<td>excellent</td>
<td>good</td>
<td>fair</td>
<td>poor</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NOTABLE FEATURES/SIGNIFICANCE</th>
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<tbody>
<tr>
<td>early fence</td>
<td>original unpainted cement render/wall finish</td>
</tr>
<tr>
<td>retains evidence of early colours or finishes</td>
<td>original roof form and finish</td>
</tr>
<tr>
<td>intact verandah roof and structure</td>
<td>eaves, roof or gable decoration</td>
</tr>
<tr>
<td>original roof form and finish</td>
<td>intact shopfront</td>
</tr>
<tr>
<td>intact verandah decoration</td>
<td>elaborate standard design of cement rendered surface</td>
</tr>
<tr>
<td>elaborate standard design of cement rendered surface</td>
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</tbody>
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<table>
<thead>
<tr>
<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>O = reinstate original designs</td>
<td>S = reinstate sympathetic alternative</td>
<td>R = remove</td>
<td>RAM = remove by approved method</td>
<td></td>
</tr>
</tbody>
</table>

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

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 127A VICTORIA (T)

**STYLE** INFILL

**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
- 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>
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<th>S.G.</th>
<th>RAM = remove by approved method</th>
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</table>

O = reinstate original designs  S = reinstate sympathetic alternative  R = remove

**COMMENTS**

787
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
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<tr>
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<td>Early Vict.</td>
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<td>MATERIALS/DESCRIPTION</td>
<td>Walls</td>
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<tr>
<td>Roof</td>
<td>Original roof form and finish</td>
</tr>
<tr>
<td>Attached</td>
<td>Intact verandah roof and structure</td>
</tr>
<tr>
<td>Detached</td>
<td>Intact verandah roof and structure</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
- 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
- Steps/verandah floor tils

**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**

788
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 132 VICTORIA ST

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION** HBR

**STYLE** VICTORIAN

**CONSERVATION AREA**

**DATE** 12/9

**NEG. FILE** 12/9

**PHOTO DATE** 12/9

**PERIOD**
- [ ] Early Vic.
- [ ] 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

**ALTERATIONS & SPECIFIC GUIDELINES**

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<tr>
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</tbody>
</table>

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

**COMMENTS**
<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>135 Victoria St</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>STYLE</td>
<td>Victorian</td>
</tr>
<tr>
<td>GRADING</td>
<td>A □ B □ C □ D □ (X)</td>
</tr>
<tr>
<td>STREETSCAPE</td>
<td>1 □ 2 □ 3 □ N</td>
</tr>
<tr>
<td>DATE</td>
<td>2/9</td>
</tr>
<tr>
<td>NEG. FILE</td>
<td>1 2</td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td>12/9</td>
</tr>
</tbody>
</table>

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

**MATERIALS/DESCRIPTION**
- Walls (include wall)
- Roof (corr / corr)
- 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**

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

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

**COMMENTS**

see sheet for 133 Victoria St for photo
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON**

**CONSERVATION STUDY**

---

**BUILDING/PLACE NAME/TITLE**

**N STUDY**

**BUILDING/PLACE ADDRESS**

**137 VICTORIA ST**

**TYPE**

(use if not residence)

**STYLE**

VICTORIAN

---

**EXISTING DESIGNATION**

HBR  NER  NTC

---

**GRADING**

A  B  C  D (E)(F)

---

**STYLE**

VICTORIAN

---

**STREETSCAPE**

1  2  3

---

**DATE**

12/9

---

**NEG. FILE**

7.28

---

**PHOTO DATE**

12/9

---

**PERIOD**

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

---

**MATERIALS/DESCRIPTION**

- Walls
- Hard Face
- Roof
- Unfaced

---

**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
- elaborately 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>
</tr>
</thead>
<tbody>
<tr>
<td>137</td>
<td>verandah</td>
<td>chimneys</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- CHIMNEYS: 0

---

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

---

**COMMENTS**

191
BUILDING IDENTIFICATION FORM

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 134 VICTORIA ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION  

GRADING  

DATE 12-9

NEG. FILE 17-29

PHOTO DATE 12-9

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
- retains evidence of early colours or finishes
- intact verandah roof and structure
- original roof form and finish
- eaves, roof or gable decoration
- elaborate standard design of cement rendered surface
- original parapet
- original chimneys
- 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

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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<tbody>
<tr>
<td>134</td>
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<td>S.G.</td>
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</tbody>
</table>

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

COMMENTS

192
## Building Identification Form
### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

<table>
<thead>
<tr>
<th>Building/Place Address</th>
<th>Type (use if not residence)</th>
</tr>
</thead>
<tbody>
<tr>
<td>141 Victoria St</td>
<td>Bungalow</td>
</tr>
</tbody>
</table>

### Existing Designation
- HBR
- NER
- NTC
- Conservation Area

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

### Streetscape
- 1
- 2
- 3

### Date
- B9

### Neg. File
- 1730

### Photo Date
- 29

### 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>
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</tbody>
</table>

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

### Comments

793
**Building Identification Form**

**Building/Place Address:** 143 Victoria St

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

**Style:**

**Existing Designation:** HBR, NER, NTC

**Grading:** A, B, C

**Conservation Area:**

**Style:**

**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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</tbody>
</table>

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

**Comments:**

794
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**  
[45] **VICTORIA ST**

**TYPE (use if not residence)**

**STYLE** **BUNGALOW**

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

**GRADING**  
A □  B □  C □  D □  E □

**STREETSCAPE**  
1 □  2 □  3 □

**DATE**  
12/9

**NEG. FILE**  
17/32

**PHOTO DATE**  
12/9

**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>
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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**

795
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 157/159/161 VICTORIA

**BUILDING/PLACE NAME/TITLE**: 157/159/161 VICTORIA

**STYLE**: INFILL

**EXISTING DESIGNATION**: HBR  NER  NTC

**CONSERVATION AREA**: 

**STUDY TYPE**: 

**GRADE**: A  B  C  D

**STREETSCAPE**: 1  2  3

**DATE**: 12/01

**NEG. FILE**: 

**PHOTO DATE**: 

**PERIOD**

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

**MATERIALS/DESCRIPTION**

- **Walls**
- Attached
- Detached

- **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**
- **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>
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</tbody>
</table>

**COMMENTS**

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Streetscape Photo 77: Victoria Street looking north from opposite Hill Street, 12/9/94, 17.14.
**WARRICK STREET**

<table>
<thead>
<tr>
<th>Nos:</th>
<th>1 – 67, 2 – 50</th>
<th>TL: 59</th>
</tr>
</thead>
</table>

Warrick Street is outside the conservation zones and is located between the Fenton Street and Travancore Estate areas.

<table>
<thead>
<tr>
<th>Sty:</th>
<th>Fed: 40 (Nos. 3,5,7,9,11,11A,15,17,19,21,23,25,27, 29,31,33,37,39,41,51,53,57,59,63,67, 2,6,8,10,12,16,20,22,24,28,30,32,34, 36,38 : 68%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>In:</td>
<td>12 (Nos. 1,35,47/49,65,4,18/18B,40,42,44, 50 : 20%)</td>
</tr>
<tr>
<td>IV:</td>
<td>3 (Nos. 43,45,55 : 5%)</td>
</tr>
<tr>
<td>Mod:</td>
<td>2 (Nos. 14,46 : 3%)</td>
</tr>
<tr>
<td>B:</td>
<td>1 (No. 61 : 2%)</td>
</tr>
<tr>
<td>V:</td>
<td>1 (No. 26 : 2%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Gr:</th>
<th>D: 3,5,7,9,36 (5)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Per:</th>
<th>Ed: 40 (Nos. 3,5,7,9,11,11A,15,17,19,21,23,25,27, 29,31,33,37,39,41,51,53,57,59,63,67, 2,6,8,10,12,16,20,22,24,28,30,32,34, 36,38 : 68%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>P-W:</td>
<td>12 (Nos. 1,35,47/49,65,4,18/18B,40,42,44, 50 : 20%)</td>
</tr>
<tr>
<td>I-W:</td>
<td>6 (Nos. 43,45,55,61,14,46 : 10%)</td>
</tr>
<tr>
<td>V:</td>
<td>1 (No. 26 : 2%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Int:</th>
<th>SI: 27 (Nos. 1,5,7,19,21,23,25,35,37,41,43,47/49, 55,65,4,10,14,18/18B,22,26,34,40,42, 44,50 : 46%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alts:</td>
<td>10 (Nos. 7,9,33,45,59,61,63,8,16,30 : 10%)</td>
</tr>
<tr>
<td>Altu:</td>
<td>21 (Nos. 3,11,11A,15,17,27,29,31,39,51, 53,67,2,6,12,24,28,32,36,38,46 : 36%)</td>
</tr>
<tr>
<td>D/D:</td>
<td>2 (Nos. 57,20 : 3%)</td>
</tr>
</tbody>
</table>
WARRICK STREET (Contd)

Con: Ex: 18 (Nos. 7,17,19,25,35,37,47/49,55,65,4,10, 18/18B,36,42,44,50 : 31%)
Go: 33 (Nos. 1,3,5,9,11A,15,21,23,29,31,33,39,41, 43,45,51,53,57,59,2,8,12,14,16,22,24, 26,30,32,34,38,40,46 : 56%)
Fa: 7 (Nos. 11,27,61,63,6,20,28 : 12%)
Po: 1 (No. 67 : 2%)

Significance

Like nearby Mascoma Street, Warrick Street is predominantly federation in style, making up an important Edwardian streetscape. While the presence of five other styles detracts from its streetscape, Warrick Street still contains extensive groupings of consistent built form.
Ascot Vale / Flemington Conservation Study

Building/Place Address: 1 Nairrie St

Building/Place Name/Title: Waratah House

Existing Designation: HBR

Grading: A

Date: 1888

Type: Car Service Centre

Style: In-Fill

Period: Early 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

Alterations & Specific Guidelines:

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

Typical service centre/garage
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**
3 WARRICK ST

**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**
15/6

**NEG. FILE**
5(0)

**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
- 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>
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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 5 WARRICK ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR □ NER □ NTC □ CONSERVATION AREA □

STREETSACE 1 □ 2 □ 3 □

DATE 15/8

NEG. FILE S.C4

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/destroyed

CONDITION □ excellent □ good □ fair □ poor □ rums

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

862
<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>7 WARRICK ST</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
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</tr>
<tr>
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</tr>
<tr>
<td>GRADING</td>
<td>A □ B □ C □ D □</td>
</tr>
<tr>
<td>DATE</td>
<td>17/8</td>
</tr>
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<td>PHOTO</td>
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<tr>
<td>photo</td>
<td>17/8</td>
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<tr>
<td>PERIOD</td>
<td>□ Early Vict. □ Victorian □ Edwardian □ Inter-War □ Post-War</td>
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<tr>
<td>MATERIALS/DESCRIPTION</td>
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</tr>
<tr>
<td>Walls</td>
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</tr>
<tr>
<td>Roof</td>
<td>terracotta</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></td>
</tr>
<tr>
<td>□ early fence</td>
<td>□ unpainted decorative brickwork</td>
</tr>
<tr>
<td>□ original unpainted cement render/wall finish</td>
<td>□ ornamental wall detailing</td>
</tr>
<tr>
<td>□ retains evidence of early colours or finishes</td>
<td>□ original doors/windows</td>
</tr>
<tr>
<td>□ intact verandah roof and structure</td>
<td>□ original parapet</td>
</tr>
<tr>
<td>□ original roof form and finish</td>
<td>□ original chimneys</td>
</tr>
<tr>
<td>□ eaves, roof or gable decoration</td>
<td>□ intact verandah decoration</td>
</tr>
<tr>
<td>□ intact shopfront</td>
<td>□ post supported shop verandah</td>
</tr>
<tr>
<td>□ elaborate standard design of cement rendered surface</td>
<td>□ early garden</td>
</tr>
<tr>
<td>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
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</tr>
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<td>O = reinstate original designs</td>
<td>S = reinstate sympathetic alternative</td>
</tr>
<tr>
<td>COMMENTS</td>
<td>803</td>
</tr>
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</table>
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**
Warrick St

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION**

**STYLE**
Federation

**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 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**

204
BUILDING IDENTIFICATION FORM

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS | WARKICK ST
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION | HBR
STYLE | FEDERATION
GRADING | A
DATE | 16/6
NEG. FILE | 5/6
PHOTO DATE | 15/6
PERIOD
- Early Vict.
- Victorian
- Edwardian
- Inter-War
- Post-War
MATERIALS/DESCRIPTION
- Walls
- Roof
- Attached
- Detached

INTEGRITY
- substantially altered
- 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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<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

805
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>11A WARRICK ST</th>
<th>TYPE (use if not residence)</th>
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</thead>
<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
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</tr>
<tr>
<td>EXISTING DESIGNATION</td>
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<td>NER</td>
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<tr>
<td>GRADE</td>
<td>A</td>
<td>B</td>
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<tr>
<td>STREETSCAPE</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>DATE</td>
<td>16/66</td>
<td></td>
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<tr>
<td>NEG. FILE</td>
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<tr>
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<tr>
<td>PERIOD</td>
<td>Early Vict.</td>
<td>Victorian</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls</td>
<td>Roof</td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>substantially intact</td>
<td>altered sympathetically</td>
</tr>
<tr>
<td>CONDITION</td>
<td>excellent</td>
<td>good</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td>early fence</td>
<td>original unpainted cement render/wall finish</td>
</tr>
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<td>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
<td>No.</td>
<td>Sympathetic</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**: 15 William Street  
**Type (use if not residence)**:  
**Existing Designation**:  
**Grading**: A □ B □ C □ D □  
**Conservation Area**:  
**Style**: Federation  
**Date**: 16/8  
**Neg. File**: S.07  
**Photo Date**: 15/8  
**Period**:  
- Early Vic.  
- Victorian  
- Edwardian  
- Inter-War  
- Post-War  
**Materails/Description**:  
- Walls:  
- Roof:  
- Attached □  
- Detached  
**StreetSCape**:  
- Damaged □  
- Condition □  
- Excellent □  
- Good □  
- Poor □  
- Ruins □  
**IntegritY**:  
- Substantially intact □  
- Altered sympathetically □  
- Altered unsympathetically □  
- Damaged/destroyed □  
**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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</tbody>
</table>

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

---  
807
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS:** 17 WILKINCE ST

**BUILDING/PLACE NAME/TITLE:**

**EXISTING DESIGNATION:**

**GRADING:**

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

**MATERIALS/DESCRIPTION**
- Walls: corr
- Roof: corr
- 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
- □ 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</th>
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<th>S.G.</th>
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<td></td>
<td>No</td>
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</tbody>
</table>

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

**COMMENTS**
Building/Place Address: 11 L'Armand St
Building/Place Name/Title: Mansfield
Existing Designation: HBR □ NER □ NTC □
Conservation Area □
Style: Federation
Grading: A □ B □ C □ D □
Streetscape: 1 □ 2 □ 3 □
Date: 16/8
Neg. File: 509
Photo Date: 15/6

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

Materials/Description:
- Walls: brick
- Roof: shingle
- 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
- Original 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. 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: 809
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>21 Warrick St</th>
</tr>
</thead>
</table>
| TYPE (use if not residence) | STY 
| EXISTING DESIGNATION | HBRC3 NERC |
| GRADING | A B C D |
| DATE | 16/6 |
| PHOTO DATE | 15/6 |
| PERIOD | Early Vict. Victorian Edwardian Inter-War Post-War |
| MATERIALS/DESCRIPTION | Walls: slab Roof: corrugated 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 |
| ALTERATIONS & SPECIFIC GUIDELINES | No. Sympathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G. |
| 21 tiles - treated - | 80 |
| 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: 23 WATERFALL ST

TYPE (use if not residence):

STYLE: PAVEMENT

EXISTING DESIGNATION: HBR
NER NTC

CONSERVATION AREA:

GRADING: A B C D

STREETSCEAPE: 1 2 3

DATE: 16/5

NEG. FILE: 5-10

PHOTO DATE: 15/5

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

MATERIALS/DESCRIPTION:
- Walls: boarded
- Roof: corrugated
- 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>No.</th>
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<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:

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<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR NER NTC</td>
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<tr>
<td>GRADING</td>
<td>A B C D</td>
</tr>
<tr>
<td>PERIOD</td>
<td>Early Vict. Victorian Edwardian Inter-War Post-War</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls Roof Attached Detached</td>
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<tr>
<td>INTEGRITY</td>
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<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>
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</table>
| COMMENTS | see sheet for 23

Warrick for photo

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

COMMENTS

912
BUILDING IDENTIFICATION FORM

ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 27 WARDIEC ST
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION HERD NER NTC
GRADING A B C D
STYLE FEDERATION
STYLE
CONSERVATION AREA

DATE 10/8
NEG. FILE 511
PHOTO DATE 15/6

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

MATERIALS/DESCRIPTION
- Walls Brick
- Roof Terracotta
Attached 
Detached

INTEGRITY
- substantially
- altered
- sympathetically
- 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

<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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</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 Warwick St

### Building/Place Name/Title
- [Building Name]

### Existing Designation
- HBR: [H.B. Designation]
- NER: [National Estate Register]
- NTC: [National Technical Committee]
- Conservation Area: [Conservation Area]

### Grading
- [Grading]

### Date
- [Date]

### Neg. File
- [Neg. File]

### Photo Date
- [Photo Date]

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

### Materials/Description
- Walls: [Material]
- Roof: [Material]
- Attached: [Yes/No]
- Detached: [Yes/No]

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

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

### Comments

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Note: See sheet for 29 Warwick for photo.
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS
31 WAREMICK ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION
HBR NER NTC

GRADING
A B C D

DATE
1/1/60

NEG. FILE
5/12

PHOTO DATE
15/6

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

MATERIALS/DESCRIPTION
Walls
Attached
Detached
Roof
Attended

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.
1

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

COMMENTS

8/5
**Building Identification Form**

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<thead>
<tr>
<th>Building/Place Address</th>
<th>33 Warrick St</th>
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<td>Conservation Area</td>
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**Grading**

- A
- B
- C
- D

**Date**

- 1916

**Neg. File**

- 196

**Photo Date**

- 196

**Period**

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

**Materials/Description**

- Walls
- Roof

**Integrity**

- Substantially altered
- Altered sympathetically
- 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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</table>

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

**Comments**

See sheet for 31 Warrick for photo
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address:** 35 Warrick St

**Building/Place Name/Title:**

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

**Grading:** A □ B □ C □ D □

**Date:** 16/9

**Neg. File**

**Photo Date**

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

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

**Integrity:**
- □ Substantially intact
- □ 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
- □ 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>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
</tr>
</thead>
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</tbody>
</table>

**Comments:**
- Cream brick
- Double front

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

BUILDING/PLACE ADDRESS: 37 Warr CIC St

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION: HBR

STYLE: Traditional

GRADING: A

DATE: 16/9

NEG. FILE: 5/13

PHOTO DATE: 15/9

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
- 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
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>34 WILRYCIE ST</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE (use if not residence)</td>
<td>TYPE</td>
</tr>
<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR □</td>
</tr>
<tr>
<td>GRADING</td>
<td>A □</td>
</tr>
<tr>
<td>STREETSCAPE</td>
<td>1 □</td>
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<tr>
<td>DATE</td>
<td>16/5</td>
</tr>
<tr>
<td>NEG. FILE</td>
<td>5/14</td>
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<tr>
<td>PHOTO DATE</td>
<td>5/8</td>
</tr>
<tr>
<td>PERIOD</td>
<td>□ Early Vict.</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls □</td>
</tr>
<tr>
<td>Attached □</td>
<td>Detached □</td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>□ substantially intact</td>
</tr>
<tr>
<td>CONDITION</td>
<td>□ excellent</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>
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<tr>
<th>No.</th>
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<tbody>
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<td>peace give</td>
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</table>

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

**COMMENTS**

819
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 41 WARRICK ST

**TYPE (use if not residence)**

**STYLE**

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

**CONSERVATION AREA** ☐

**GRADING A ☐ B ☐ C ☐ D ☐

**DATE** 10/6

**NEG. FILE**

**PHOTO** 10/6

**DATE n 0**

**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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</table>

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

**COMMENTS**

810
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>43 URBANIC ST</th>
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<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
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<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR</td>
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<td>TYPE (use if not residence)</td>
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<td>STYLE</td>
<td>MID</td>
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<td>GRADING</td>
<td>A</td>
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<tr>
<td>DATE</td>
<td>16/8</td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td>5/8</td>
</tr>
</tbody>
</table>

**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/

**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 = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

821
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 45 WINTILYCT FIT
BUILDING/PLACE NAME/TITLE
EXISTING DESIGNATION HBR NER NTC CONSERVATION AREA
GRADING A B C D STREETSCAPE 1 2 3

DATE 16/8
NEG. FILE 5/16
PHOTO DATE 15/8
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
- 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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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

COMMENTS

812
## Building Identification Form

**Ascot Vale / Flemington Conservation Study**

### Building/Place Address
47/49 Warrick St

### Type
Duplex

### Existing Designation
HBR
NER
NTC

### Conservation Area

### Building/Place Name/Title

### Grading
A
B
C
D

### Streetscape
1
2
3

### Date
16/6

### Photo Date

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

### Materials/Description

- **Walls**
  - brick
  - concrete

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

### Alterations & Specific Guidelines

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

### Comments

813
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS
51 Warrick St

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION
HERD

NERD

NTC

CONSERVATION AREA

GRADING
A

B

C

D

STREETSCAPE
1

2

3

DATE

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/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.

1

0 = reinstate original designs

S = reinstate sympathetic alternative

R = remove

RAM = remove by approved method

COMMENTS

§24
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS** 53 Warrick St

**BUILDING/PLACE NAME/TITLE**

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

**GRADING** A □ B □ C □ D □

**DATE** 15-10

**NEG. FILE** 5-18

**PHOTO DATE** 15-10

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

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

**INTEGRITY**
- substantially intact
- 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 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 = 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>55 Warrick St</th>
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<tr>
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<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR □ NER □ NTC □ CONSERVATION AREA □</td>
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<td>GRADING</td>
<td>A □ B □ C □ D □</td>
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<tr>
<td>DATE</td>
<td>01/01/2013</td>
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<td>PHOTO DATE</td>
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<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>□ brick</td>
</tr>
<tr>
<td>Roof</td>
<td>□ tile</td>
</tr>
<tr>
<td>Attached</td>
<td></td>
</tr>
<tr>
<td>Detached</td>
<td></td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>substantially intact □ altered sympathetic □ altered unsympathetically □ damaged/lost</td>
</tr>
<tr>
<td>CONDITION</td>
<td>excellent □ good □ fair □ poor □ ruins</td>
</tr>
<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td></td>
</tr>
<tr>
<td>早期门房</td>
<td></td>
</tr>
<tr>
<td>原始未油漆的水泥渲染/墙壁间隙</td>
<td></td>
</tr>
<tr>
<td>保留早期颜色或表面证据</td>
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<tr>
<td>完整的露台屋顶和结构</td>
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<td>原始屋顶形式和完成</td>
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<td>檐口，屋顶或山墙装饰</td>
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<td>完好的门廊装饰</td>
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<td>原始前廊</td>
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<td>elaborately standard design of cement rendered surface</td>
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<tr>
<td>O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method</td>
<td></td>
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**ALTERATIONS & SPECIFIC GUIDELINES**

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**COMMENTS**

- double front cream brick
- white balustrade/garage
## Building Identification Form

**Ascot Vale / Flemington Conservation Study**

### Building/Place Address
57 Warrick St

### Building/Place Name/Title

### Existing Designation
HBR □ NER □ NTC □

### Conservation Area

### Grading
A □ B □ C □ D □

### Ticket (use if not residence)

### Date
16/4

### Neg. File
5/19

### 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
- 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. Remove by approved method</th>
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<tbody>
<tr>
<td>57</td>
<td></td>
<td></td>
<td></td>
<td>20</td>
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</tbody>
</table>

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

### Comments
827
**Building Identification Form**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**Building/Place Address**: 59 Urquhart St

**Building/Place Name/Title**: Rexville

**Existing Designation**: HBR

**Grading**: A

**Date**: 16/8

**Neg. File**: 520

**Photo Date**: 15/8

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

**Materials/Description**
- Walls: unrendered
- Roof: gable
- Attached: Yes
- Detached: No

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

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

**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

**Alterations & Specific Guidelines**

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

0 = Reinstall 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: 61 WARRICK ST

BUILDING/PLACE NAME/TITLE:

EXISTING DESIGNATION:

GRADING:

DATE:

NEG. FILE:

PHOTO DATE:

PERIOD:

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 detail
- Original parapet, roof or gable decoration
- Intact shopfront
- Elaborate standard design of cement rendered surface

- Unpainted decorative brickwork
- Ornamental wall detailing
- Original doors/windows
- 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:

829
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<thead>
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<th>BUILDING/PLACE ADDRESS</th>
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<td>TYPE (use if not residence)</td>
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<tr>
<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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<tr>
<td>DATE</td>
<td>16/8</td>
</tr>
<tr>
<td>NEG. FILE</td>
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</tr>
<tr>
<td>PHOTO DATE</td>
<td>15/8</td>
</tr>
<tr>
<td>PERIOD</td>
<td>Early Vict. Victorian Edwardian Inter-War Post-War</td>
</tr>
<tr>
<td>MATERIALS/DESCRIPTION</td>
<td>Walls</td>
</tr>
<tr>
<td>Attached</td>
<td>Detached</td>
</tr>
<tr>
<td>INTEGRITY</td>
<td>substantially intact</td>
</tr>
<tr>
<td>CONDITION</td>
<td>excellent</td>
</tr>
</tbody>
</table>

**NOTABLE FEATURES/SIGNIFICANCE**

- early fence (side)
- 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>
<tr>
<td>65</td>
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O = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS**

see sheet for 61
March for photo
<table>
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<tr>
<th>NOTABLE FEATURES/SIGNIFICANCE</th>
<th>Sympathetic</th>
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</tr>
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<tr>
<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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<tr>
<td>intact shopfront</td>
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<td></td>
</tr>
<tr>
<td>elaborate standard design of cement rendered surface</td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>unpainted decorative brickwork</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>ornamental wall detailing</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>original doors/windows</td>
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<tr>
<td>original parapet</td>
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<tr>
<td>original chimneys</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>intact verandah decoration</td>
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<td></td>
</tr>
<tr>
<td>post supported shop verandah</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>early garden</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

ALTERATIONS & SPECIFIC GUIDELINES

0 = 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**

67 Unfruck St

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION**

**HBR**

**NER**

**NTC**

**CONSERVATION AREA**

**TYPE (use if not residence)**

**STYLE**

**GRADING**

A □  B □  C □  D □  E □

**STREETSCAPE**

1 □  2 □  3 □

**DATE**

1942

**NEG. FILE**

5-22

**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
- 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**

<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>

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

**COMMENTS**

82
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 2 NARELICK ST

**BUILDING/PLACE NAME/TITLE**: NARELICK

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

**STYLE**: FEDERATION

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

**DATE**: 14/6

**NEG. FILES**: 3A

**PHOTO DATE**: 15/9

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

**MATERIALS/DISCRIPITION**
- Walls: [ ] substantially intact, [ ] altered sympathetically, [ ] altered unsympathetically, [ ] damaged/disturbed
- Roof: [ ] original unpainted cement render/wall finish, [ ] retains evidence of early colours or finishes, [ ] original roof form and finish, [ ] eaves, roof or gable decoration, [ ] intact shopfront, [ ] elaborate standard design of cement rendered surface

**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

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th><strong>BUILDING/PLACE ADDRESS</strong></th>
<th><strong>4 WAGRICK ST</strong></th>
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<tbody>
<tr>
<td><strong>BUILDING/PLACE NAME/TITLE</strong></td>
<td></td>
</tr>
<tr>
<td><strong>EXISTING DESIGNATION</strong></td>
<td>HBR</td>
</tr>
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<td><strong>STYLE</strong></td>
<td>INDU</td>
</tr>
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<td><strong>GRADING</strong></td>
<td>A</td>
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<td><strong>DATE</strong></td>
<td>16/6</td>
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<tr>
<td><strong>NEG. FILE</strong></td>
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</tr>
<tr>
<td><strong>PHOTO DATE</strong></td>
<td></td>
</tr>
<tr>
<td><strong>PERIOD</strong></td>
<td>Early Vict.</td>
</tr>
<tr>
<td><strong>MATERIALS/DESCRIPTION</strong></td>
<td>Walls <em>brick</em>, Roof <em>tile</em></td>
</tr>
<tr>
<td><strong>INTEGRITY</strong></td>
<td>substantially intact</td>
</tr>
<tr>
<td><strong>CONDITION</strong></td>
<td>excellent</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</td>
</tr>
<tr>
<td><strong>ALTERATIONS &amp; SPECIFIC GUIDELINES</strong></td>
<td></td>
</tr>
</tbody>
</table>

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

**COMMENTS**

brown brick
battened
brown timber fence
concrete path
tiled verandah floor

---

**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>
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<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
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</thead>
</table>

---

0 = reinstate original designs  S = reinstate sympathetic alternative  R = remove  RAM = remove by approved method
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**

**BUILDING/PLACE NAME/TITLE**

**EXISTING DESIGNATION**

**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
- 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>
</table>

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

**COMMENTS**

835
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>B MARRICK ST</th>
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<tr>
<td>TYPE (if not residence)</td>
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<tr>
<td>EXISTING DESIGNATION</td>
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<td>FEDERATION</td>
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<td>GRADEING</td>
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<td>Edwardian □</td>
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<td>Inter-War □ Post-War □</td>
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</table>

<table>
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<tr>
<th>MATERIALS/DESCRIPTION</th>
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</thead>
<tbody>
<tr>
<td>Walls (□/□)</td>
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<tr>
<td>Roof (□/□)</td>
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<td>Attatched □ Detached □</td>
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</table>

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

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

<table>
<thead>
<tr>
<th>NOTABLE FEATURES/SIGNIFICANCE</th>
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<tr>
<td>□ early fence</td>
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<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>
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<tr>
<td>□ eaves, roof or gable decoration</td>
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<tr>
<td>□ elaborate standard design of cement rendered surface</td>
</tr>
<tr>
<td>□ unainted decorative brickwork</td>
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<tr>
<td>□ ornamental wall detailing</td>
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<tr>
<td>□ original doors/windows</td>
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</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>
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</tbody>
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<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
</tr>
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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>
</tr>
</thead>
<tbody>
<tr>
<td>8%</td>
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</table>
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS: WARRICK ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION: HBR

STYLE: FEDERATION

EXISTING DESIGNATION: NER

STYLE: RENAISSANCE

EXISTING DESIGNATION: NTC

STYLE: MODERN

GRADING: A

CONSERVATION AREA: 0

BUILDING/PLACE ADDRESS: WARRICK ST

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION: HBR

STYLE: FEDERATION

EXISTING DESIGNATION: NER

STYLE: RENAISSANCE

EXISTING DESIGNATION: NTC

STYLE: MODERN

GRADING: A

CONSERVATION AREA: 0

DATE: 10/5

NEG. FILE: 35

PHOTO DATE: 15/6

PERIOD

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

MATERIALS/DESCRIPTION

- Walls: brick
- Roof: cement

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
- Original verandah roof and structure
- Original roof form and finish
- Ornate, roof or gable decoration
- Original 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
- "Window design"

ALTERATIONS & SPECIFIC GUIDELINES

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

COMMENTS

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

837
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**
2 MARECK ST

**BUILDING/PLACE NAME/TITLE**

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

**STYLE/ARCHITECTURAL PERIOD**

**GRADING**
A □ B □ C □ D □

**STREETSCAPE**
1 □ 2 □ 3 □

**DATE**
1980

**NEG. FILE**
34

**PHOTO DATE**
1981

**PERIOD**

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

**MATERIALS/DESCRIPTION**

- Walls: brick
- 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
- 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**

<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>12</td>
<td>Fence</td>
<td></td>
<td></td>
<td>□</td>
</tr>
</tbody>
</table>

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

**COMMENTS**

838
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>TYPE (use if not residence)</th>
</tr>
</thead>
<tbody>
<tr>
<td>14 WARNWICK ST</td>
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<table>
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<tr>
<th>BUILDING/PLACE NAME/TITLE</th>
<th>STYLE</th>
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<td>HBR</td>
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<tr>
<td>NER</td>
<td></td>
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<tr>
<td>NTC</td>
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<thead>
<tr>
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<th>STREETSCAPE</th>
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<tbody>
<tr>
<td>A</td>
<td>1</td>
</tr>
<tr>
<td>B</td>
<td>2</td>
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<tr>
<td>C</td>
<td>3</td>
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<tr>
<th>DATE</th>
<th>NEG. FILE</th>
<th>PHOTO DATE</th>
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<tr>
<td>16/8</td>
<td>32/5</td>
<td>15/6</td>
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<table>
<thead>
<tr>
<th>PERIOD</th>
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</thead>
<tbody>
<tr>
<td>Early Vict.</td>
</tr>
<tr>
<td>Victorian</td>
</tr>
<tr>
<td>Edwardian</td>
</tr>
<tr>
<td>Inter-War</td>
</tr>
<tr>
<td>Post-War</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MATERIALS/DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls cement render</td>
</tr>
<tr>
<td>Roof tile</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 intact</td>
</tr>
<tr>
<td>altered sympathetically</td>
</tr>
<tr>
<td>altered unsympathetically</td>
</tr>
<tr>
<td>damaged/disturbed</td>
</tr>
</tbody>
</table>

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

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

**COMMENTS**

839
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 16 Warwick St

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


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

**STYLE**: [Blank]


**DATE**: 1/6

**NEG. FILE**: 5/32

**PHOTO DATE**: 1/6

**PERIOD**

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

**MATERIALS/DESCRIPTION**

- Walls: wood, brick
- Roof: galvanised iron
- Attached: [Blank]
- Detached: [Blank]

**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
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- original chimneys
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- post supported shop verandah
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**ALTERATIONS & SPECIFIC GUIDELINES**

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<th>S.G. Extremely Inappropriate</th>
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</thead>
<tbody>
<tr>
<td>16</td>
<td>Poor-quality</td>
<td>O</td>
<td>R</td>
<td>RAM</td>
</tr>
</tbody>
</table>

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

**COMMENTS**
# Building Identification Form

**Building/Place Address:** 18-18a Warrick St

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

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

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

**Date: 16/4**

**Neg. File:**

**Photo Date:**

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

**Materials/Description:**
- [ ] Walls br/d.
- [ ] Roof cast iron
- Attached [ ]
- Detached [ ]

**Inkegrity:**
- [ ] 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
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- [ ] 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>
<th>S.G. RAM = by approved method</th>
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</tbody>
</table>

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

**Comments:**

- Post modern guide
- Interesting roof forms at odd angle
- Brick / timber fence

---

841
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>20 WARRICK ST</th>
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<th>TYPE (use if not residence)</th>
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<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>STREETSCAPE</th>
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<tr>
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<th>PHOTO DATE</th>
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<tbody>
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<table>
<thead>
<tr>
<th>PERIOD</th>
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<th>Victorian</th>
<th>Edwardian</th>
<th>Inter-War</th>
<th>Post-War</th>
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<th>MATERIALS/DESCRIPTION</th>
<th>Walls</th>
<th>Roof</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>INTEGRITY</th>
<th>substantially intact</th>
<th>altered sympathetically</th>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>CONDITION</th>
<th>excellent</th>
<th>good</th>
<th>fair</th>
<th>poor</th>
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<table>
<thead>
<tr>
<th>NOTABLE FEATURES/SIGNIFICANCE</th>
<th>early fence</th>
<th>original unpainted cement render/wall finish</th>
<th>retains evidence of early colours or finishes</th>
<th>intact verandah roof and structure</th>
<th>original roof form and finish</th>
<th>eaves, roof or gable decoration</th>
<th>intact shopfront</th>
<th>elaborate standard design of cement rendered surface</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
<th>No.</th>
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<th>S.G.</th>
<th>Inappropriate</th>
<th>S.G.</th>
<th>Extremely Inappropriate</th>
<th>S.G.</th>
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<table>
<thead>
<tr>
<th></th>
<th>fence</th>
<th>verandah roof</th>
<th>doors/window</th>
<th>chimneys</th>
<th>verandah dec + sup.</th>
<th>garden</th>
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<tbody>
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<td></td>
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</table>

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

**COMMENTS**

042
<table>
<thead>
<tr>
<th>Building/Place Address</th>
<th>22 Warricic St</th>
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</thead>
<tbody>
<tr>
<td>Building/Place Name/Title</td>
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<tr>
<td>Existing Designation</td>
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<tr>
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<tr>
<td>Style</td>
<td>Federation</td>
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<td>Grade</td>
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<td>Period</td>
<td>Victorian</td>
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<td>Period</td>
<td>Edwardian</td>
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<tr>
<td>Period</td>
<td>Inter-War</td>
</tr>
<tr>
<td>Period</td>
<td>Post-War</td>
</tr>
<tr>
<td>Materials/Description</td>
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<tr>
<td></td>
<td>Attached □</td>
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<tr>
<td>Streetscape</td>
<td>1 □ 2 □ 3 □</td>
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<tr>
<td>Neg. File</td>
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<tr>
<td>Photo Date</td>
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</tr>
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<tr>
<td>CONDITION</td>
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<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
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<tr>
<td>22</td>
<td>Sympathetic □</td>
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<td>S.G. Inappropriate □</td>
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</tr>
<tr>
<td>COMMENTS</td>
<td>see sheet for 24 launch for photo</td>
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</tbody>
</table>

843
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**
24 WATERICK ST

**TYPE**
(use if not residence)

**STYLE**
FEDERATION

**EXISTING DESIGNATION**
HBR  NER  NTC

**CONSERVATION AREA**

**BUILDING/PLACE NAME/TITLE**

**GRADING**
A  B  C  D

**DATE**

**NEG. FILE**
5 30

**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
- 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>
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<tbody>
<tr>
<td>24</td>
<td>He relaxed</td>
<td>RO</td>
<td>RE</td>
<td>PE</td>
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**COMMENTS**

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

844
<table>
<thead>
<tr>
<th>INTEGRITY</th>
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<tbody>
<tr>
<td>CONDITION</td>
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</table>

**NOTABLE FEATURES/SIGNIFICANCE**

- [ ] early fence
- [ ] original unpainted cement render/wall finish
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**ALTERATIONS & SPECIFIC GUIDELINES**

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**COMMENTS**

845
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGSTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 28 Warricic St

**STYLE**: Federation

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

**CONSERVATION AREA**: □

**DATE**: 16/6

**NEG. FILE**: 5/28

**PHOTO DATE**: 15/5

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

**MATERIALS/DESCRIPTION**

- **Walls**: Bricks
- **Roof**: Concrete

**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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<tbody>
<tr>
<td>28</td>
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<td>S</td>
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</table>

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**COMMENTS**: 846
**BUILDING IDENTIFICATION FORM**  
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

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<td>GRADING</td>
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<tr>
<td>STREETSCAPE</td>
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| DATE | 16/6 |
| NEG. FILE |
| PHOTO DATE | 13/6 |

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

| MATERIALS/DESCRIPTION | Walls | Roof | Attached | Detached |

| INTEGRITY | substantially altered | intact 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  

<table>
<thead>
<tr>
<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
<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>30</td>
<td>verandah support posts</td>
<td>replace</td>
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</tbody>
</table>

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

COMMENTS

847
### BUILDING IDENTIFICATION FORM

**ASCOT VALE / FLEMINGTONG CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 32 WARRICK ST

**BUILDING/PLACE NAME/TITLE**: T

**EXISTING DESIGNATION**: HBR  NER  NTC

**STYLE**: Federation

**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>
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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>
</tr>
</thead>
<tbody>
<tr>
<td>32</td>
<td>reinstate original designs</td>
<td>R = remove</td>
<td>RAM = remove by approved method</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: 34 Warrick St
BUILDING/PLACE NAME/TITLE: 

EXISTING DESIGNATION: HBR  NER  NTC

GRADING: A  B  C  D

DATE: 16/6
NEG. FILE: 26
PHOTO DATE: 15/5

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

MATERIALS/DESCRIPTION:
- Walls: □ wood panel □ brick
- Roof: □ wood □ iron
- Attached □ Detached ☑

DATE (for conservation): 16/6

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
- ☑ stucco chimney

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: 849
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 36 WARRICK ST

**BUILDING/PLACE NAME/TITLE**: 

**TYPE (use if not residence)**

**STYLE**: Federation

**EXISTING DESIGNATION**: HBR ❑ NER ❑ NTC ❑ 

**GRADING**: A ❑ B ❑ C ❑ D ❑ 

**DATE**: 0

**NEG. FILE**: 5

**PHOTO DATE**: 0

**DATE**: 0

**PERIOD**: 

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

**MATERIALS/DESCRIPTION**

- Walls: 
  - 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 
  - circular verandah new door 

- Roof: 
  - original doors/windows 
  - original parapet 
  - original chimneys 
  - intact verandah decoration 
  - post supported shop verandah 
  - early garden 
  - post supported shop verandah

**INTEGRITY**: substantial ❑ 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 ❑ circular verandah new door ❑ 

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

**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>

**COMMENTS**

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

**Building/Place Address**: 38 Harrick St

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

**Existing Designation**: HBR, NER, NTC

**Grading**: A, B, C, D

**Conservation Area**: □

**Streetscape**: □

**Date**: 14/6

**Negative File**: 5/24

**Photo Date**: 15/8

**Period**

- [ ] Early Vic.
- [ ] Victorian
- [x] Edwardian
- [ ] Inter-War
- [ ] Post-War

**Materials/Description**

- **Walls**: [ ] Unpainted cement render/wall finish
- **Roof**: [ ] Ornamented/ornamental wall detailing

**Integrity**

- [ ] Substantially intact
- [x] Altered sympathetically
- [x] 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
- [ ] Original parapet
- [ ] Original chimneys
- [ ] Intact verandah decoration
- [ ] Post supported shop verandah
- [ ] Early garden
- [ ] Elaborate standard design of cement rendered surface
- [ ] Ornamental wall detailing

**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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</tbody>
</table>

**Comments**

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

**Comments**: 851
### Building Identification Form

**Ascot Vale / Flemington Conservation Study**

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<thead>
<tr>
<th>Building/Place Address</th>
<th>40 Marrick St</th>
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<tbody>
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<td><strong>Type</strong> (use if not residence)</td>
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<td><strong>Existing Designation</strong></td>
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<td><strong>Materials/Description</strong></td>
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<td>- Brown brick</td>
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<td>- Tiled</td>
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<td>- Aluminum window</td>
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<td>- White concrete balustrade</td>
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<td>- Brown brick fence</td>
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<td>- Concrete drive / roller door garage</td>
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<td>- Pebble mix stairs</td>
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<td>- Tile roof</td>
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<td><strong>Integrity</strong></td>
<td>Substantially intact, altered sympathetically, altered unsympathetically, damaged/disturbed</td>
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<td><strong>Condition</strong></td>
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</tbody>
</table>
# Building Identification Form

## Building/Place Address
42 Warriack St

## Building/Place Name/Title

## Type (use if not residence)

## Existing Designation
HBR □ NER □ NTC □ Conservation Area □

## Grading
A □ B □ C □ D □ Streetscape 1 □ 2 □ 3 □

## Date
198

## 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

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

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

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

## Comments
- 2 storey
- brick
- projecting eaves
**BUILDING IDENTIFICATION FORM**

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>44 WARRICANIT</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 □ NER □ NTC □</td>
<td>CONSERVATION AREA □</td>
</tr>
<tr>
<td>STYLE</td>
<td>W - PNC</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>GRADING</th>
<th>A □ B □ C □ D □</th>
<th>STREETSCAPE 1 □ 2 □ 3 □</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NEG. FILE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PHOTO</td>
<td></td>
<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 [brick]
- Roof [tile]
- 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

**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**

854
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS**: 46 Larrakia St

**BUILDING/PLACE NAME/TITLE**

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

**GRADING**: □ A □ B □ C □ D □

**STYLE**: L□C□P□R□N □

**DATE**

**NEG. FILE**

**PHOTO DATE**

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

**MATERIALS/DESCRIPTION**

- **Walls**: □ block □ brick
- **Roof**: □ flat □ hipped
- **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
- Original chimneys
- Intact shopfront
- Original roof form and finish
- Early garden
- Original doors/windows
- Original parapet
- Original chimneys
- Original parapet
- Original chimneys
- Original parapet

**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>
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</tbody>
</table>

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

**COMMENTS**

855
<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>
<td>CONDITION</td>
<td>excellent</td>
<td>good</td>
<td>fair</td>
<td>poor</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**

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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>
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</tbody>
</table>

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

**COMMENTS**

White balustrade
- gable arches
Streetscape Photo 78: Warrick Street looking west from Tasma Street, 16/8/94, 6.02.

Streetscape Photo 79: Warrick Street looking east from Tasma Street, 16/8/94, 6.01.
While the majority of Wellington Street is located inside the Flemington Estate conservation area, isolated sections close to Mt Alexander Road are situated outside the zone.

**Sty:**
- **V:** 5 (Nos. 42, 44, 46, 60, 62: 38%)
- **In:** 4 (Nos. 117, 119, 121, 171: 31%)
- **B:** 3 (Nos. 173, 50, 54: 23%)
- **Ital:** 1 (No. 48: 8%)

**Per:**
- **V:** 6 (Nos. 42, 44, 46, 48, 60, 62: 46%)
- **P-W:** 4 (Nos. 117, 119, 121, 171: 31%)
- **I-W:** 3 (Nos. 173, 50, 54: 23%)

**Int:**
- **SI:** 9 (Nos. 117, 119, 121, 171, 42, 48, 54, 60, 62: 69%)
- **Altu:** 4 (Nos. 173, 44, 46, 50: 31%)

**Con:**
- **Go:** 13 (Nos. 117, 119, 121, 171, 173, 42, 44, 46, 48, 50, 54, 60, 62: 100%)

**Significance**

While almost a third of Wellington Street contains post-war buildings, none of these buildings are located on the eastern side of the street between High Street and Bignell Street. This section of Wellington Street is the most significant outside the zone. Seventy-five percent of buildings at this location date from the Victorian period. Furthermore, a number of these buildings are individually significant, for example, number 62 (a two storey boom style Victorian terrace of high integrity – a type not found inside the zone). The area is of mixed style but its streetscape is improved through the individually significant buildings.
## BUILDING IDENTIFICATION FORM

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>117 WELLINGTON ST</th>
<th>TYPE</th>
<th>(use if not residence)</th>
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<tbody>
<tr>
<td>BUILDING/PLACE NAME/TITLE</td>
<td></td>
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<tr>
<td>EXISTING DESIGNATION</td>
<td>HBR □ NER □ NTC □</td>
<td>CONSERVATION AREA □</td>
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<tr>
<td>GRADING</td>
<td>A □ B □ C □ D □</td>
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<td>NEQ. FILE</td>
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<td>PHOTO DATE</td>
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<td></td>
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<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></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls</td>
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<tr>
<td>Roof</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Attached</td>
<td>□ Detached</td>
<td></td>
<td></td>
</tr>
<tr>
<td>INTEGRITY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CONDITION</td>
<td>□ excellent □ good □ fair □ poor □ ruins</td>
<td></td>
<td></td>
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<tr>
<td>NOTABLE FEATURES/SIGNIFICANCE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>early fence</td>
<td>□ original unpainted cement render/wall finish</td>
<td>□ uniranted decorative brickwork</td>
<td></td>
</tr>
<tr>
<td>retains evidence of early colours or finishes</td>
<td>□ ornamental wall detailing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>intact verandah roof and structure</td>
<td>□ original doors/windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>original roof form and finish</td>
<td>□ original parapet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>eaves, roof or gable decoration</td>
<td>□ original chimneys</td>
<td></td>
<td></td>
</tr>
<tr>
<td>intact shopfront</td>
<td>□ intact verandah decoration</td>
<td></td>
<td></td>
</tr>
<tr>
<td>elaborate standard design of cement rendered surface</td>
<td>□ post supported shop verandah</td>
<td></td>
<td></td>
</tr>
<tr>
<td>early garden</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ALTERATIONS &amp; SPECIFIC GUIDELINES</td>
<td></td>
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<tr>
<td>No.</td>
<td>Sympathetic</td>
<td>S.G. Inappropriate</td>
<td>S.G. Extremely Inappropriate</td>
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<tr>
<td>O = reinstate original designs</td>
<td>S = reinstate sympathetic alternative</td>
<td>R = remove</td>
<td>RAM = remove by approved method</td>
</tr>
<tr>
<td>COMMENTS</td>
<td>859</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
** NOTABLE FEATURES/SIGNIFICANCE **

- Brown brick (incl face)
- White trim
- 3 storey
- Mirror image
- Bulky to st

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

**ALTERNATIONS & 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**

860
### Building Identification Form

#### Ascot Vale / Flemington Conservation Study

<table>
<thead>
<tr>
<th>Building/Place Address</th>
<th>171 Wellington St</th>
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<tbody>
<tr>
<td>Existing Designation</td>
<td>HBR, NER, NTC</td>
</tr>
<tr>
<td>Grade/Condition</td>
<td>A</td>
</tr>
<tr>
<td>Period</td>
<td>Early Vict.</td>
</tr>
<tr>
<td>Materials/Description</td>
<td>Walls, Roof</td>
</tr>
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<td>Integraty</td>
<td>Substantially intact</td>
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<td>Notable Features/Significance</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>
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<tr>
<td>Intact verandah roof and structure</td>
<td></td>
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<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>
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</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>O = Reinstall original designs</th>
<th>S = Reinstall sympathetic alternative</th>
<th>R = Remove</th>
<th>RAM = Remove by approved method</th>
</tr>
</thead>
<tbody>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

### Comments

- Red fence (red fence)
- Unite him
- 3 storey bulk to St
**Building Identification Form**

**Ascot Vale / Flemington Conservation Study**

**Building/Place Address**: 173 Leichhardt St

**Type** (use if not residence)

**Style**: BURM. NW

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

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

**Streetscape**: 1 [ ] 2 [ ] 3 [ ]

**Date**: 5/4

**Neg. File**: 16.0

**Photo Date**: 6/9

**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
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- [ ] 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>18</td>
<td></td>
<td></td>
<td></td>
<td>Fence</td>
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<td></td>
<td></td>
<td></td>
<td>KO</td>
</tr>
</tbody>
</table>

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

**Comments**

862
## Building Identification Form

### Ascot Vale / Flemington Conservation Study

<table>
<thead>
<tr>
<th>Building/Place Address</th>
<th>Wellington St</th>
<th>Type (use if not residence)</th>
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<tbody>
<tr>
<td>Building/Place Name/Title</td>
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<td>Victorian</td>
</tr>
</tbody>
</table>

#### Existing Designation
- HBR
- NER
- NTC
- Conservation Area

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

#### Streetscape
- 1
- 2
- 3

### Date
- 18/9

### Neg. File
- 16-15

### 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
- 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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<th>S.G.</th>
</tr>
</thead>
</table>

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

### Comments
863
### ASCOT VALE / FLEMINGTON CONSERVATION STUDY

**BUILDING/PLACE ADDRESS:** volley ST

**BUILDING/PLACE NAME/TITLE:**

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

**GRADING:** A  B  C  D

**STYLE:** VICTORIAN

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

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

**INTEGRITY:**
- substantially
- altered
- sympathetic
- 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 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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</thead>
<tbody>
<tr>
<td>44</td>
<td>Face</td>
<td>R 0</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Verandah dec</td>
<td>R 0</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Structure</td>
<td>R 0</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Tiled (rtf)</td>
<td>R 0</td>
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O = reinstated original designs  S = reinstated sympathetic alternative  R = remove  RAM = remove by approved method

**COMMENTS:**

864
### BUILDING IDENTIFICATION FORM

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

<table>
<thead>
<tr>
<th>BUILDING/PLACE ADDRESS</th>
<th>46 Wellington ST</th>
<th>TYPE (use if not residence)</th>
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<td>EXISTING DESIGNATION</td>
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</tr>
<tr>
<td>GRADING</td>
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<td>B</td>
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<td></td>
</tr>
<tr>
<td>PHOTO DATE</td>
<td>10/9</td>
<td></td>
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</table>

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

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

<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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<td>46</td>
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<tr>
<td></td>
<td>Door</td>
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<tr>
<td></td>
<td>Chimney</td>
<td>R0</td>
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</tr>
</tbody>
</table>

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

**COMMENTS**

865
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

**BUILDING/PLACE ADDRESS:** 48 WELLINGTON ST  
**TYPE (use if not residence):**  
**STYLE:** VICTORIAN  
**EXISTING DESIGNATION:** HBR □ NER □ NTC □  
**GRADING:** A □ B □ C □ D □  
**STYLE:**  
**CONSERVATION AREA:** □  
**DATE:** □  
**NEG. FILE:** □  
**PHOTO:** □  
**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.  
**COMMENTS:**

O = reinstate original designs  
S = reinstate sympathetic alternative  
R = remove  
RAM = remove by approved method
<table>
<thead>
<tr>
<th>NOTABLE FEATURES/SIGNIFICANCE</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
<th>S.G. Extremely Inappropriate</th>
<th>S.G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>early fence</td>
<td>Face</td>
<td>R0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>original unpainted cement</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>render/wall finish</td>
<td></td>
<td></td>
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<td>colours or finishes</td>
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<tr>
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<tr>
<td>original roof form and</td>
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<tr>
<td>finish</td>
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</tr>
<tr>
<td>ornamental wall detailing</td>
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<tr>
<td>original doors/windows</td>
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<td>original parapet</td>
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<tr>
<td>original chimneys</td>
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<tr>
<td>intact verandah decoration</td>
<td></td>
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<tr>
<td>post supported shop verandah</td>
<td></td>
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</tr>
<tr>
<td>early garden</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
### Building Identification Form

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

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

**Grading:** A □ B □ C □ D □

**Date of Study:** 10/9

**Neg. File:** 1010

**Photo Date:** 10/9

#### Period

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

#### Materials/Description

- Walls: [ ] Rendered
- Roof: [ ] Bricked
- 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
- [ ] Windows (and length)

#### 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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</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**

WELLINGTON ST

**TYPE** (use if not residence)

**STYLE**

VICTORIAN

**EXISTING DESIGNATION**

HBR □ NER □ NTC □ CONSERVATION AREA □

**GRADING**

A □ B □ C □ D □

**STREETSCAPE**

1 □ 2 □ 3 □

**DATE**

10/9

**NEG. FILE**

16 - 04

**PHOTO DATE**

10/9

**PERIOD**

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

**MATERIALS/DESCRIPTION**

Walls □ Brick □ Render □ Stone □ Sheet Metal

Roof □ Clay □ Corrugated Iron □ Shed □ Other

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
- Verandah floor tiles

**ALTERATIONS & SPECIFIC GUIDELINES**

<table>
<thead>
<tr>
<th>No.</th>
<th>Sympathetic</th>
<th>S.G. Inappropriate</th>
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</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 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/pain tiles
- Pediment

**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>
</table>

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

**COMMENTS**

870
Streetscape Photo 80: Wellington Street (west side) looking north from Waltham Street, 8/9/94, 16.05.

Streetscape Photo 81: Wellington Street (east side) looking south from Farnham Street, 10/9/94, 16.18.
WEST STREET

Nos: Kinder, 7, 11 TL: 3

The three lots outside a conservation area in West Street are located to the west of the South Street conservation area.

Sty: Fed: 1 (Kinder: 33%)
In: 1 (No. 7: 33%)
V: 1 (No. 11: 33%)

Per: Ed: 1 (Kinder: 33%)
P-W: 1 (No. 7: 33%)
V: 1 (No. 11: 33%)

Int: SI: 2 (No. 7, Kinder: 66%)
Altu: 1 (No. 11: 33%)

Con: Ex: 1 (No. 7: 33%)
Go: 1 (Kinder: 33%)
Po: 1 (No. 11: 33%)

Significance

Only the Victorian building at number eleven is of significance, although its value is reduced due to its visual isolation from other Victorian houses.
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS
WEST STREET

BUILDING/PLACE NAME/TITLE
ASCOT KINDERGARTEN

TYPE KINDERGARTEN

STYLE FEDERAL

EXISTING DESIGNATION HBR NER NTC CONSERVATION AREA

GRADING A B C D STREETSCAPE 1 2 3

DATE 29

NEG. FILE

PHOTO DATE 20/1/8

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
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

973
**BUILDING IDENTIFICATION FORM**  
**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<td>7 WEST CT</td>
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<th>NTC</th>
<th>CONSERVATION AREA</th>
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<th>D</th>
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<tbody>
<tr>
<td>Early Vict.</td>
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<tr>
<td>Victorian</td>
</tr>
<tr>
<td>Edwardian</td>
</tr>
<tr>
<td>Inter-War</td>
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<tr>
<td>Post-War</td>
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<table>
<thead>
<tr>
<th>MATERIALS/DESCRIPTION</th>
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<tbody>
<tr>
<td>Walls</td>
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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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<table>
<thead>
<tr>
<th>INTEGRITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>substantially intact</td>
</tr>
<tr>
<td>altered sympathetically</td>
</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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<tbody>
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<td>excellent</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>
</tr>
</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>
</tr>
<tr>
<td>elaborate standard design of cement rendered surface</td>
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<tr>
<td>unpainted decorative brickwork</td>
</tr>
<tr>
<td>ornamental wall detailing</td>
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<tr>
<td>original doors/windows</td>
</tr>
<tr>
<td>original parapet</td>
</tr>
<tr>
<td>original chimneys</td>
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<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>
<thead>
<tr>
<th>ALTERATIONS &amp; SPECIFIC GUIDELINES</th>
</tr>
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<tbody>
<tr>
<td>No. Sympathetic</td>
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<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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<th>COMMENTS</th>
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### Building Identification Form

**ASCOT VALE / FLEMINGTON CONSERVATION STUDY**

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<thead>
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<th>Building/Place Address</th>
<th>11 West St</th>
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<tbody>
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<td>Type (use if not residence)</td>
<td>Victorian</td>
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<tr>
<td>Existing Designation</td>
<td>HBR □ NER □ NTC □ Conservation Area □</td>
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<tr>
<td>Grading</td>
<td>□ A □ B □ C □ D</td>
</tr>
<tr>
<td>Streetscape</td>
<td>1 □ 2 □ 3</td>
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<tr>
<td>Date</td>
<td>2/5/8</td>
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<tr>
<td>Neg. File</td>
<td>7/30</td>
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<tr>
<td>Photo Date</td>
<td>7/3</td>
</tr>
<tr>
<td>Period</td>
<td>□ Early Vict. □ Victorian □ Edwardian □ Inter-War □ Post-War</td>
</tr>
<tr>
<td>Materials/Description</td>
<td>Walls □ Roof □</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 □ 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</td>
</tr>
<tr>
<td>11</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td></td>
</tr>
<tr>
<td>Comments</td>
<td>O = reinstate original designs S = reinstate sympathetic alternative R = remove RAM = remove by approved method</td>
</tr>
</tbody>
</table>

**COMMENTS**
Streetscape Photo 82: West Street looking north past North Street, 24/8/94, 10.36.

Streetscape Photo 83: West Street looking south past Middle Street, 24/8/94, 10.35.
WIGTON STREET

Nos: 18 – 24  TL: 4

All lots except four (numbers 18 to 24) in Wigton Street are located inside the South Street conservation area.

Sty: Fed: 3 (Nos. 18,20,22 : 75%)
      In: 1  (No. 24 : 25%)

Per: Ed: 3  (Nos. 18,20,22 : 75%)
     P-W: 1  (No. 24 : 25%)

Int: SI: 1  (No. 24 : 25%)
     Alts: 1  (No. 18 : 25%)
     Altu: 2  (Nos. 20,22 : 50%)

Con: Ex: 1  (No. 24 : 25%)
     Go: 3  (Nos. 18,20,22 : 75%)

Significance

Numbers 18 to 22, in the federation style, are complementary to other buildings of the same style in Wigton Street. These buildings are therefore of significance in a streetscape sense when viewed next to other Wigton Street dwellings.
BUILDING IDENTIFICATION FORM
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS
18 WILTON

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION

GRADE

STYLE
FEDERATION

DATE
5/4

NEG. FILE
12-29

PHOTO DATE
5/4

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

MATERIALS/DESCRIPTION

Walls
☐ substantiated
☐ 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
☐ ornamental wall detailing
☐ original doors/windows
☐ original parapet
☐ original chimneys
☐ intact verandah decoration
☐ post supported shop verandah
☐ early garden

Condition
☐ excellent
☐ fair
☐ poor
☐ spoilt

NOTABLE FEATURES/SIGNIFICANCE

ALTERATIONS & SPECIFIC GUIDELINES

No. Symathetic S.G. Inappropriate S.G. Extremely Inappropriate S.G.
18 verandah 80

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

COMMENTS
ASCOT VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS: 10 LILYTON

TYPE (use if not residence): FEDERATION

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

GRADING: A □ B □ C □ D □

STYLE: FEDERATION

DATE: 5/4

NEG. FILE: 2-28

PHOTO DATE: 5/4

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

MATERIALS/DESCRIPTION:
Walls: □ wood
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
□ sheaves, 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>20</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
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<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>Type (use if not residence)</th>
</tr>
</thead>
<tbody>
<tr>
<td>22 Wighton</td>
<td>Federation</td>
</tr>
</tbody>
</table>

**Existing Designation**

<table>
<thead>
<tr>
<th>Grade</th>
<th>HBR</th>
<th>NER</th>
<th>NTC</th>
<th>Conservation Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Study Details**

<table>
<thead>
<tr>
<th>Study</th>
<th>Use if not residence</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Style**

- Federation

**Grading**

- A
- B
- C
- D

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

### 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>22</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Legend: F = fence
- O = reinstate original designs
- S = reinstate sympathetic alternative
- R = remove
- RAM = remove by approved method

**Comments**

880
ascot VALE / FLEMINGTON CONSERVATION STUDY

BUILDING/PLACE ADDRESS 24 WICITION

BUILDING/PLACE NAME/TITLE

EXISTING DESIGNATION HBR NER NTC

GRADING A B C D

DATE $9

PHOTO DATE

PERIOD

Early Vict. Victorian Edwardian Inter-War Post-War

MATERIALS/DESCRIPTION

Walls Rock

Roof Tile

Attached Detached

INTEGRITY

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

leaves, 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

occupied site of partie do 22
Streetscape Photo 84: Wigton Street (west side) looking north from Kent Street, 5/9/94, 12.30.