



81 Charles Street, Ascot Vale

Heritage Values Review

City of Moonee Valley

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TABLE OF CONTENTS

1	Introduction	
1.1	Purpose	1
1.2	Location	1
1.3	Heritage Status	2
1.4	Methodology	4
2	Subject Site	
2.1	Historical Summary	5
2.2	Description	6
2.3	Comparative Analysis	7
2.4	Potential Heritage Value	9
3	Surrounding Area	
3.1	Historical Summary	10
3.2	Description	12
3.3	Comparative Analysis	14
3.4	Potential Heritage Precinct	14
4	Recommendations	
4.1	Recommendations	16
Appendix A		
	Schedule of Survey Area	17

1 INTRODUCTION

1.1 Purpose

The purpose of this report is to investigate the potential for including 81 Charles Street, Ascot Vale (subject site) in the Heritage Overlay of the Moonee Valley Planning Scheme, either as a place of individual significance or as part of a broader precinct.

1.2 Location

The subject site is located on the south side of Charles Street, at the corner of Progress Street.

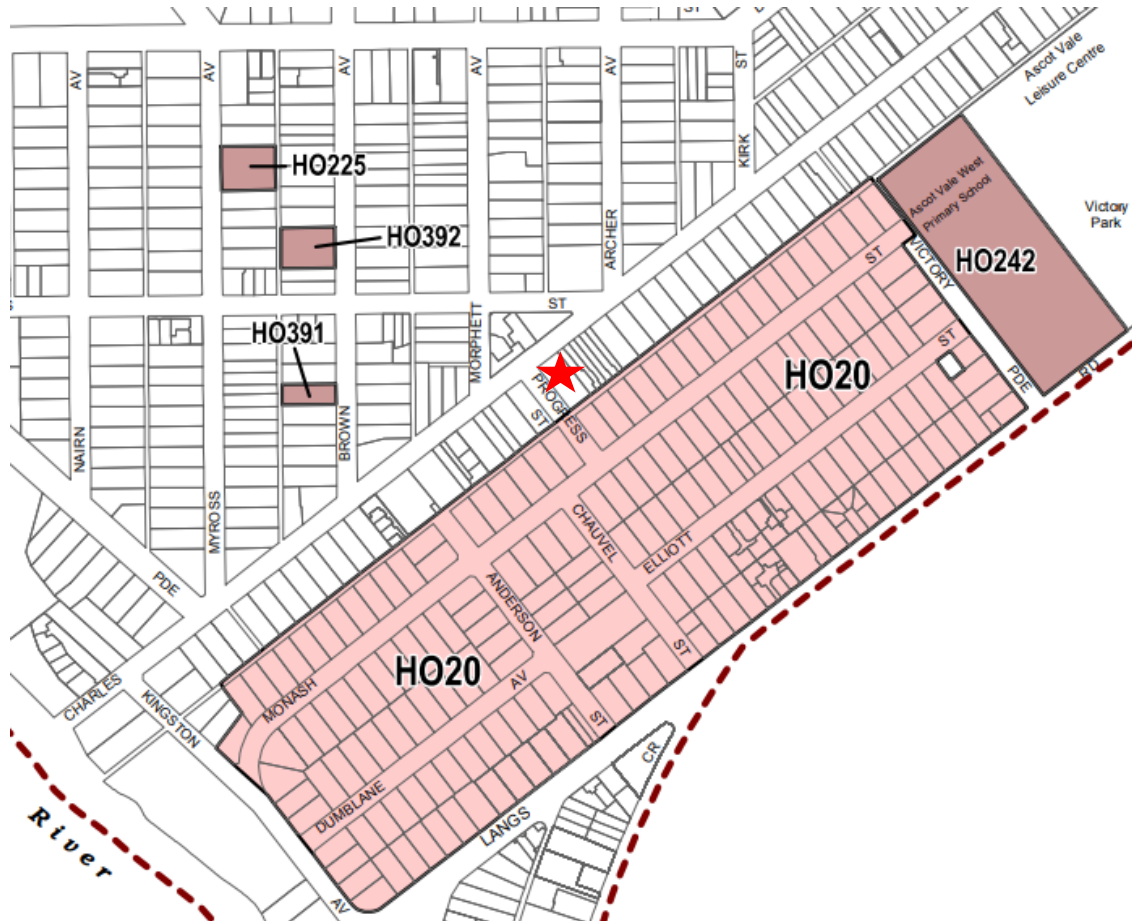


Aerial showing approximate boundaries of subject site
(Source: Nearmap, image dated 7 April 2019)

1.3 Heritage Status

The subject site is not included in the Schedule to the Heritage Overlay.

Adjacent to the south is HO20, the Monash Street Precinct, which is significant for its Interwar period housing. In the streets to the north-west, there are three individual heritage overlays – HO225 (House & Stables 42 Myross Avenue), HO391 (Progress Kindergarten 11 Brown Avenue), HO392 (House & Stables 23 Brown Avenue).



Map No. 14HO. Note the current extent of HO20 and three individual HOs to the north-west. The subject site is indicated with a star.

(Source: Planning Schemes Online)

Background

Previously, the subject site, along with much of Charles Street, was included in HO20 (Monash Street Precinct).

The initial *Review of HO Precincts Report* (David Helms) submitted to Council in May 2010 recommended the removal of Charles Street from HO20 due to the moderate/low integrity of the built form and no apparent relationship to the significance of the precinct.

In 2011, a more detailed review for Charles Street was conducted - the *Charles Street Precinct Heritage Significance Review* (David Helms, Feb. 2011) - and was included as an appendix in a revised version of the *Review of HO Precincts Report*. In the review, Charles Street and parts of the residential area to the north (Brown and Morphet avenues) were identified as having potential heritage significance as a separate precinct, being historically unrelated to the development of Monash Street and the streets to the south. Each place in the potential new precinct was given a grading, with 81 Charles Street graded 'contributory'. Given the identified potential significance, it was recommended that 6-38 & 5-127 Charles Street be retained in HO20 pending further review following completion of a thematic history. It was also noted that should Council decide to proceed with removal of Charles Street from HO20 there would be no places that would be individually significant (and therefore worthy of retention in the HO).

Council resolved to pursue deletion of 6-38 and 5-127 Charles Street from HO20 via Amendment C109. This position was supported by the Panel appointed by the Minister for Planning to hear submissions in relation to Amendment C109, although it was recommended that the potential heritage values of Charles Street should be considered as a matter of priority in the context of the *Thematic Environmental History* and further heritage research. Council adopted the amendment in September 2012, and it was approved by the Minister for Planning in March 2013.

In September 2012, Council adopted the *Moonee Valley Thematic Environmental History*.

The *Moonee Valley Gap Study: Stage 1* (Context, 2014) identified places of potential heritage significance including places/groups in Charles Street, Brown Avenue, Archer Avenue and Morphett Avenue. While no groups were identified in Charles Street as warranting further investigation, three individual places in Charles Street were identified as having potential heritage significance including: 15 Charles Street (now demolished), 65 Charles Street (later assessed in 2017 Heritage Study and included in proposed HO451 via amendment C200moon, which is currently awaiting ministerial authorisation), and shops at 67-69 Charles Street (later assessed in 2017 Heritage Study and found not to meet the threshold for local significance).

The *Moonee Valley 2017 Heritage Study: Vol.1, Precincts and Precinct Extensions* (Context, 28 February 2019), adopted earlier this year, further assessed places of potential heritage significance identified in the gap study, including Victorian, Edwardian and Interwar residential buildings and precincts, and extensions to existing heritage overlay precincts. The study recommended a precinct heritage overlay be applied to properties in Brown and Morphett avenues, as shown on the following map. It was decided to not pursue protection for properties in Archer Avenue on the basis that it was predominantly Interwar development and such examples are well represented elsewhere.



The proposed Brown Avenue and Morphett Avenue Precinct, recommended in the *Moonee Valley 2017 Heritage Study* (Context, Final Report: 28 February 2019). The proposed contributory places are shaded green.

Following community concern over a development proposal (consisting of three dwellings) for the subject site, it was resolved at the Council meeting on 23 July 2019 to request the Chief Executive Officer to investigate the potential for including the subject site in the Heritage Overlay either as a place of individual significance or as part of a broader precinct.

1.4 Methodology

The methodology adopted in preparing this report was in accordance with the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance*, known as the *Burra Charter* (Australia ICOMOS, 2013).

Specifically, the methodology has included:

- An inspection of the subject site and surrounds including properties in Charles Street, Angler Parade, Nairn Avenue, Myross Avenue, Brown Avenue, Morphett Avenue, Archer Avenue, Kirk Street, James Street and the south side of Doncaster Street. All properties were inspected from the footpath. Each property was photographed and a note made of its approximate construction date and assessment of intactness.
- Preparation of a schedule listing all the inspected properties with an address, approximate period of construction, comment on intactness, a likely grade if a precinct was to be created (either non-contributory or contributory), and the grading given in the *Charles Street Precinct Heritage Significance Review* (David Helms, Feb. 2011) if applicable.
- Preparation of a marked-up map for the area showing the likely grade for each place and possible precinct boundaries.
- Review of the subject site including historical research, physical/design analysis, comparative analysis, and potential heritage values of the subject site.
- Assessment of whether the subject site warrants inclusion in an individual Heritage Overlay or in a potential precinct-based Heritage Overlay.

2 SUBJECT SITE

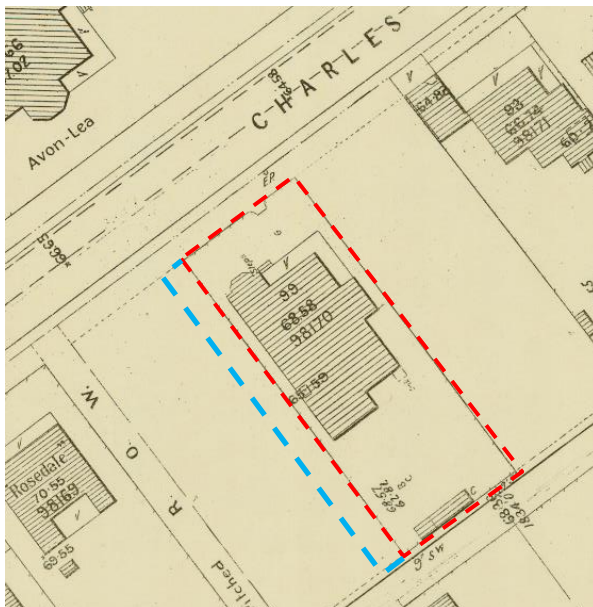
2.1 Historical Summary

The subject site formed part of Crown Allotment 32 of Section 3, Parish of Dootta Galla, which was purchased, along with Allotment 33, by G Newsom in 1846. Parts of these allotments comprised the 'Major's Paddock' subdivision which occurred in 1885.¹ The subject site was included in the southern part of the Major's Paddock subdivision which centred on Charles Street, Myross Avenue (east side), Brown Avenue, Morphett Avenue, Archer Avenue and Kirk Street.²

In 1887, Daniel Mehegan (butcher, Newmarket) purchased three adjacent lots: 247, 248 (subject site) and 249. In January 1889, the lots were purchased by John Hanna (coach builder, Ascot Vale) who then sold them separately several months later. The subject lot, no.248, was purchased by Edward McCheane in September 1889.³

The 1891 Sands and McDougall's Street Directory lists Edward J McCheane in Charles Street (street numbers were not provided in this year).⁴ This suggests that the subject house was built 1890.⁵ By 1895, street numbers were provided and Edward McCheane is listed at 99 Charles Street (the original address of the subject site).

The 1926 MMBW plan shows the building footprint at that time, which is consistent with the building currently.



MMBW Detail Plan No. 813, dated 1926. Subject site is outlined (the blue represents the 1935 acquisition). The original street number of the subject site (no.99) is shown.
(Source: State Library of Victoria)

In November 1917, the subject house was auctioned. The auction notice included the following description of the house which was named 'Amboyna':

The pleasantly situated, well built, and commodious villa, "Amboyna", containing 8 rooms and conveniences; slate roof, lofty and well-finished rooms; front returned verandah. Land 50ft x 150ft, to r. o. way.⁶

In 1935, the then owner of the subject site, Florence Rosetta Grainger, acquired a portion of the adjacent lot (no.249), widening the subject site by 3.7m to the west.⁷ The remainder of lot 249 was used to create Progress Street.

¹ *The Age*, 21 October 1885, p2

² Subdivision Plan LP920

³ Certificate of Title, Vol. 1930 Fol. 862

⁴ Edward McCheane was not listed at Charles Street in the 1890 directory.

⁵ There was typically a delay between the compilation of the listings and the publication of the directory.

⁶ *The Argus*, 3 November 1917, p2

⁷ Certificate of Title, Vol. 5993 Fol. 552

2.2 Description

The single storey house is located on the east corner of Charles and Progress streets and also has rear lane access. The façade/north elevation is mostly visible behind a timber picket fence however the side/west elevation is mostly obscured by planting and a boundary timber paling fence. The substantial Italianate style villa features several elements indicative of the late Victorian period.



Façade

The M-shaped hipped roof is pierced by three rendered chimneys with moulded caps and panelling to the shafts.

The asymmetric façade is comprised of a return verandah to the east end and a projecting bay to the west end. The façade is clad in ashlar boarding above a plinth board and the rear parts are clad in weatherboards, as is evident to the west elevation (Progress Street). There is a cornice to the front, and at least the west elevation, with paired timber brackets.



Return verandah



Projecting bay

The verandah is supported by columns with unfluted shafts and cast iron capitals. The cast iron frieze is indicative of circa 1890s date as it incorporates sunflowers and a lattice section, providing a more geometric format than earlier Victorian period designs. There is a dentillated band below the plain fascia. The deck is timber.



West elevation



West elevation

The openings are timber-framed. The front door is largely obscured by a screen door but appears to be a four-panelled type typical of the Victorian period. There are flanking sidelights with red etched glass above a timber-panelled section and there is a transom light above, also with etched glass. The windows are double-hung sashes with those to the façade being recessed, arched frames, and those to the side elevation rectangular with projecting architraves. The relatively elongated front windows, in addition to being paired to the front below the verandah, are indicative of a configuration that came into vogue during the late 19th/turn of the century.

There is a small skillion section to the rear, likely an addition, although a narrower rear wing is identified on the 1926 MMBW plan (refer history section).

The house appears to be in good condition and well maintained.

2.3 Comparative Analysis

Existing Individual Heritage Overlays


With the municipality there are four timber Victorian houses which have individual heritage overlays, which are outlined in the following table. Of these, 85 McPherson Street is the only one comparable to the subject house in terms of size and detail.

Details	Image
<p>85 McPherson Street, Essendon HO259 Built by 1890.</p> <p>A substantial symmetrical villa with flanking pedimented bays, channelled boards, bracketed eaves with panelling, cast iron verandah detailing, and slate clad roof intact. The rendered chimneys with pilasters are a distinctive feature.</p>	
<p>55-57 Vine Street, Moonee Ponds HO291 Built by 1890.</p> <p>Pair of free-standing cottages, unusually with a formal/classically influenced parapet. Façade clad in ashlar boards.</p>	<p>(Source: Google Street View, 2015)</p>

Details	Image
<p>42 Myross Avenue, Ascot Vale HO225 Built by 1895.</p> <p>Partly altered, in poor condition. Symmetrical, clad in weatherboards (some shingled) with timber verandah detailing. More modest example, though may have originally had a slate clad roof. Part of the significance of the site relates to the stables.</p>	
<p>6 Cowper Street, Essendon North HO330 Built c.1890.</p> <p>Early example in this part of the municipality. Symmetrical, clad in weatherboards, basic verandah detailing (possibly altered), bi-chrome brick chimneys.</p> <p>Modest example of the period.</p>	 <p>(Source: Google Street View)</p>


Other Examples

Within heritage overlay precincts in the municipality, the surviving late Victorian period houses tend to be brick/masonry. Of the timber Victorian period examples, small cottages or double-fronted houses (both symmetrical and asymmetrical formats) are most common. There are few substantial timber, Italianate style examples with original return verandahs. Three examples identified include:

Details	Image
<p>26 Laura Street, Moonee Ponds Within HO325 Built c.1899</p> <p>Slate roof, intact chimneys, return verandah, timber quoining with panelling, cornice with brackets and other motifs, cast iron verandah detailing, and etched glass to the sidelights.</p>	

Details	Image
<p>12 Ardoch Street, Essendon</p> <p>Within HO3</p> <p>Built early 1890s</p> <p>Slate roof, intact chimneys, paired brackets and other decorative motifs to cornice, return verandah, timber quoining, channelled boards, pair of bay windows, and cast iron frieze.</p>	
<p>32 The Parade, Ascot Vale</p> <p>Within HO18</p> <p>Built post-1904 but in a Victorian style</p> <p>Slate roof, intact chimneys, return verandah, faceted bay with distinctive window aedicules, paired brackets and panelling to cornice.</p>	

In addition to the above, the following example is within a currently proposed Heritage Overlay precinct as part of Amendment C200moon (permanent controls) and C201moon (interim controls).

Details	Image
<p>9 Brown Avenue, Ascot Vale</p> <p>Late Victorian period</p> <p>Channelled boards to façade, faceted bay to projecting wing, rectangular windows, chimneys intact, cast iron verandah detailing, paired brackets to cornice, and corrugated sheet metal roof cladding.</p>	

2.4 Potential Heritage Value

The subject house is one of only a few surviving Victorian period, Italianate style timber houses with a return verandah in the municipality, and is a good and largely intact example. It is differentiated from other examples of the period by its recessed arched windows (whereas all the others discussed have squared windows with projecting architraves) and distinctive/unusually patterned decorative cast iron. It is also amongst the earliest surviving buildings erected within the southern part of the 1885 Major's Paddock subdivision. While the original slate roof cladding has been removed (as has also happened at 9 Brown Avenue, Ascot Vale) this detail could be readily reinstated.

It is considered that the subject site has strong potential to meet the threshold for local significance as an individually significant heritage place, for its historical and aesthetic values (i.e. HERCON Criteria A and E).⁸

⁸

'Applying the Heritage Overlay' August 2018 (Planning Practice Note 1) states the standard criteria to be employed when assessing heritage significance. Criterion A - Importance to the course, or pattern, of our cultural or natural history; Criterion E - Importance in exhibiting particular aesthetic characteristics.

3 SURROUNDING AREA

3.1 Historical Summary

In 1885, the southern portion of the Maribyrnong Estate known as the 'Major's Paddock' (comprised of part of allotments 32 and 33), was subdivided and offered for sale.⁹ The Maribyrnong Estate was owned by Charles Brown Fisher, a successful pastoralist and prominent member of the Victorian racing community, who established a horse stud there.¹⁰ The southern part of the subdivision centred on Charles Street, Myross Avenue (east side) Brown Avenue, Morphett Avenue, Archer Avenue and Kirk Street (the northern part of the subdivision centred on Walter Street, Newsom Street and Hurtle Street).

The 1913 MMBW plan below shows that towards the end of the Federation period, only about half of allotments in Charles Street (west end), and Myross, Brown and Morphett avenues had been developed. The south side of Charles Street in the vicinity of the subject site was more intensively developed - the 1926 MMBW plan shows that by the early Interwar period, most of the lots on the south side Charles Street either side of the subject site had been built upon.

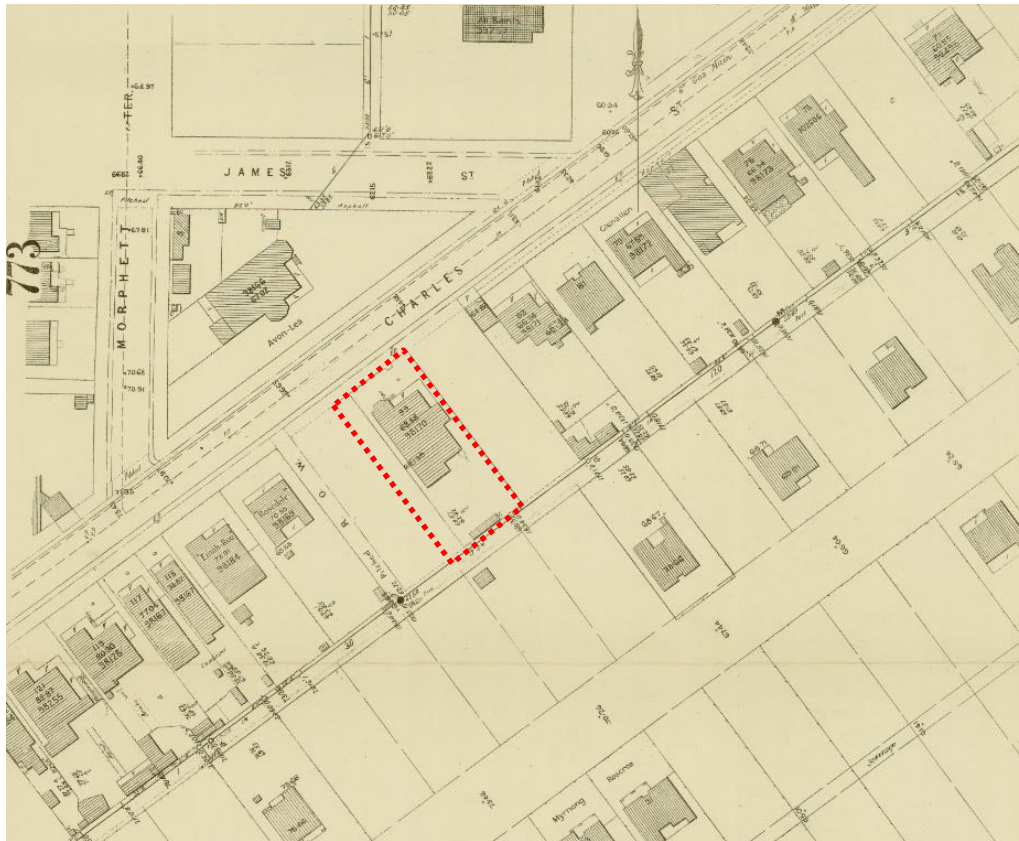


MMBW Detail Plan No. 773, dated 1913, showing the western end of Charles Street, Myross Avenue, Brown Avenue and Morphett Avenue.

(Source: State Library of Victoria)

⁹ *The Age*, 21 October 1885, p2

¹⁰ *Leader*, 'Death of Mr C B Fisher', 16 May 1908, p15



MMBW Detail Plan No.813, dated 1926, showing the central part of Charles Street, and a portion of Morphet Avenue. The subject site is outlined.
(Source: State Library of Victoria)

The area was almost fully developed during the Interwar period, as shown in the 1945 aerial photograph. Post-war, houses were constructed on the few remaining vacant lots and some earlier houses were replaced.



1945 aerial photograph
(Source: Landata, Melbourne and Metropolitan Area Project, Proj. No. 5, Run 28, Frame 61393)

3.2 Description

For this report, the full length of Charles Street was surveyed as well as streets to the north including Angler Parade, Nairn Avenue, Myross Avenue, Brown Avenue, Morphett Avenue, Archer Avenue, Kirk Street, James Street and the south side of Doncaster Street. Refer to Appendix A for a schedule detailing all properties surveyed.

The survey area was broader than that in the *Charles Street Precinct Heritage Significance Review* (David Helms, Feb. 2011), and takes in most of the properties associated with the southern part of the 1885 Major's Paddock subdivision (as well as some additional properties to the west including Nairn Avenue, Angler Parade and the west side of Myross Avenue). It is noted that since 2011, at least five pre-WWII houses have been demolished in Charles Street.



Outline of the area surveyed.
(Source: Nearmap)

Overall in the survey area, development from the late nineteenth century to the present is evident. There are limited surviving examples from the Victorian period (about 20 percent of the historic building stock). These include a few substantial residences on the high ground with views, two of which have individual HOs (23 Brown Ave and 42 Myross Ave), as well as scattered pockets of cottages such as in Charles Street, Brown Avenue and Morphett Avenue. The houses from the Victorian period are a mix of timber and brick, with the larger houses tending to be brick and the smaller tending to be timber.



Victorian villa, 23 Brown Avenue



Victorian cottage, 17 Morphett Avenue

The Federation period is represented by a similar number of houses as the Victorian examples. The houses tend to be of a moderate and consistent size, and are scattered rather than grouped. They are constructed of either timber or red brick. Some of the early Federation houses have a Victorian character.



6 Myross Avenue



65 Charles Street

Examples from the Interwar period represent about half of the historic building stock. They tend to be weatherboard bungalows from the 1920s (gable roof) and 1930s (hip roof), often with a masonry porch, with only a few masonry examples.



Archer Street, showing Interwar weatherboard houses at nos 17, 19 and 21

In comparison to the Interwar period building stock, the immediate post-war buildings are more distinctive and generally brick. They are mostly found in the west half of the survey area. Amongst these are potentially individually significant examples (e.g. 16 Nairn Avenue and 57 Doncaster Street). Many of the immediate post-war houses are late Interwar/Moderne in character, so they are generally consistent with the adjacent Interwar housing stock. Some of the houses are the first to have been built on their allotment, while other are replacements for earlier Victorian and Federation houses.



16 Nairn Avenue



57 Doncaster Street

In addition to the historic building stock, within the survey there are pockets of late 20th/early 21st century change. Among the recent houses, reproduction designs are common.

Overall there are few distinguished examples from any period in the area, and the building stock from the Interwar period in particular is modest. There are a few pockets of similar era buildings, but for the most part the streetscapes are fairly heterogeneous.

3.3 Comparative Analysis

There are a number of heritage precincts listed in the schedule to the Heritage Overlay in the Moonee Valley Planning Scheme that contain a mix of housing from Victorian, Federation and/or Interwar periods. Some of these are listed below with a short description:

- HO1 - Edward Street/Richardson Street, Essendon – Victorian, Federation and Interwar. Generally larger allotments and more substantial houses.
- HO5 – Vida Street and Knight Street, Aberfeldie – Small precinct of Interwar and early Post-war housing. Mostly weatherboard bungalows with masonry porches from the 1920s, with a few masonry examples. The allotments and houses are slightly larger.
- HO6 - Woods' Hill Estate, Ascot Vale – Small precinct, predominantly Federation timber houses.
- HO16 - Ascot Vale Road and Maribyrnong Road (Ascot Vale Estate) – Mostly Victorian and Federation, predominantly brick villas and some row/terrace housing.
- HO20 - Monash Street, Ascot Vale – Predominantly Interwar. Consistent allotment size, a mixture of weatherboard bungalows from the 1920s and masonry houses from the 1930s indicative of the various contemporary styles (e.g. Old English Revival).
- HO21 - South Street and East Street, Ascot Vale – Mostly Victorian and Federation houses, with some from the Interwar period. Mixture of weatherboard and brick. Mostly villas with some cottages.
- HO23 - Travancore – Mostly Interwar period, with generally substantial brick houses.
- HO79 - Canterbury Street and Dover Street, Flemington – Mostly Victorian and Federation weatherboard cottages and some brick/weatherboard villas, and Interwar brick maisonettes.
- HO305 - Francis Street, Ascot Vale – Mostly Victorian and Federation timber cottages.

3.4 Potential Heritage Precinct

Compared with the precincts discussed above that have existing Heritage Overlays, the survey area is more heterogeneous and represents development over a broader time-frame. It also has a different profile of development to the other precincts with a similar mix of periods, being mostly Interwar (typically precincts are mostly Victorian and Federation with some Interwar).

The initial wave of development in the survey area was the more affluent phase, with a few larger houses capitalising on the distinct topography and views. Houses from the Interwar period were typically more modest, however by the Post-war period the area was seemingly more desirable again as suggested by the better quality housing. The sloping terrain at the north-west provides a character that is less common (although seen also in HO6).

It is understood that the *Moonee Valley 2017 Heritage Study: Final Report Vol.1, Precincts and Precinct Extensions* (Context, 28 February 2019) recommends a precinct heritage overlay be applied to properties in Brown and Morphet avenues (refer section 1.3 for diagram). The Victorian and Federation periods are most strongly represented in these two streets. However it could be said that a broader precinct may more accurately represent the development of the area, and take in more of the 1885 subdivision, which is predominantly Interwar.

There are parts of the survey area (e.g. Myross Avenue, Nairn Avenue, Doncaster Street and Kirk Street) which are not considered to have a sufficient quantity of potential contributory houses for inclusion in a precinct. Similarly, the section of Charles Street including, and in the vicinity of, the subject site has few houses that could be graded 'contributory' and is not considered to have sufficient quantity of potential contributory houses for inclusion in a precinct - with the exception of numbers 73, 85 and 97, the other houses between 71 and 109 Charles Street and directly opposite the subject site at 58-60 Charles Street are considered to be 'non-contributory'.

The diagram below indicates suggested boundaries and preliminary gradings for a precinct.

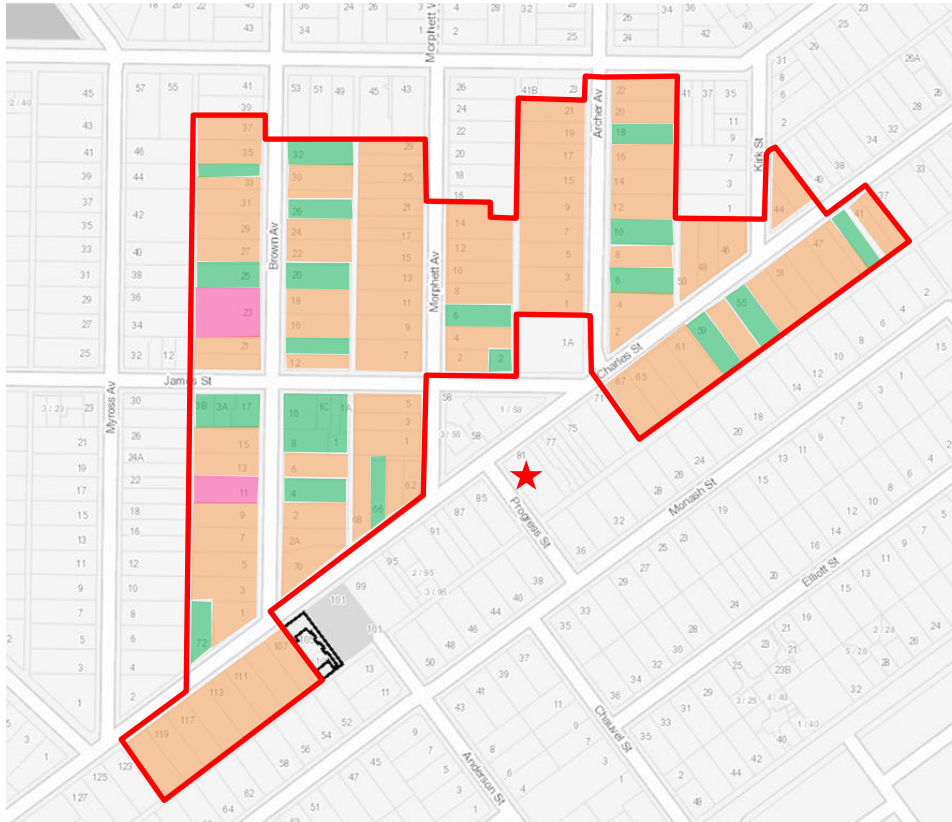


Diagram showing boundaries of a potential heritage precinct. Pink: Existing Individual HO, Orange: Contributory, Green: Non-Contributory. 81 Charles Street is indicated with a red star.

Whilst at first glance, the suggested area might not obviously constitute a heritage precinct because of the heterogeneous character of the streetscapes, the broad period of development and the fact that there are few distinguished examples, it nonetheless has a different standard of Interwar housing than represented elsewhere (i.e. more modest), the area is all part of the same 1885 subdivision and there would be a sufficient amount of potential 'contributory' graded stock to support a precinct.

4 RECOMMENDATIONS

4.1 Recommendations

It is considered that the subject site has strong potential to meet the threshold for local significance as an individually significant heritage place, for its historical and aesthetic values (i.e. HERCON Criteria A and E). As such, it is recommended that the application of an individual heritage overlay is pursued for 81 Charles Street.

While it is considered that there is potential for a heritage precinct in the area, the location of the subject site is such that it would be difficult to include within a potential precinct as it is somewhat isolated from other contributory buildings. The majority of houses in the immediate vicinity of the subject site are of low integrity or are recent developments such that they would not contribute to a potential precinct. Whilst it is possible to form a precinct that is composed of multiple related but non-adjoining groups, each group should nonetheless be large enough to form a relatively intact streetscape (at least in the order of about six places forming a consistent view catchment) - in this case, the subject site (together with no.85) cannot be said to form a streetscape group.

It is recommended that the potential precinct identified in this report be further investigated as part of Council's future work program.

APPENDIX A – Schedule of Survey Area

The schedule below includes details of all the places surveyed, noting the approximate period of construction and any apparent additions or alterations. The gradings used are 'C' – Contributory and 'NC' – Non-Contributory. Note that preliminary gradings have not been included for places outside the recommended heritage precinct.

Angler Parade

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review</i> (David Helms, 2011)
North				
2	1980s - Replacement		-	-
4	Interwar	Additions	-	-
South				
1	Post-war		-	-
3	Post-war		-	-
5	Post-war		-	-
7	Post-war		-	-
9	Post-war		-	-
11	21 st century		-	-
13	21 st century		-	-
15	21 st century		-	-
17	21 st century		-	-

Archer Avenue

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review</i> (David Helms, 2011)
East				
2	Interwar		C	-
4	Interwar		C	-
6	1970s - Replacement		NC	-
8	Interwar	Additions	C	-
10	Interwar	Additions + Alterations	NC	-
12	Interwar		C	-
14	Federation		C	-
16	Interwar		C	-
18	Interwar	Alterations	NC	-

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review (David Helms, 2011)</i>
20	Federation		C	-
22	Interwar		C	-
West				
1A	c.1980s		NC	-
1	Interwar	Minor Alterations	C	-
3	Interwar		C	-
5	Interwar		C	-
7	Interwar		C	-
9	Interwar		C	-
15	Federation	Minor Alterations	C	-
17	Interwar		C	-
19	Interwar		C	-
21	Interwar		C	-
23	1970s		-	-

Brown Avenue

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review (David Helms, 2011)</i>
East				
2A	Interwar		C	C
2	Federation	Additions	C	C
4	Interwar	Additions + Alterations	NC	NC
6	Interwar		C	NC
8	Post-war - Replacement		NC	NC
10	Interwar	Minor Alterations	NC	NC
12	Victorian		C	C
14	Reproduction design		NC	NC
16	Interwar	Early alterations – widened?	C	C
18	Interwar	Minor Alterations	C	C
20	20th century		NC	NC
22	Interwar		C	C
24	Federation		C	C

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review</i> (David Helms, 2011)
26	Victorian	Alterations	NC	C
28	Federation		C	C
30	Victorian		C	C
32	Federation	Alterations?	NC	NC
West				
1	Federation		C	C
3	Interwar		C	C
5	Federation (post-1913)		C	C
7	Interwar	Additions	C	C
9	Victorian		C	C
11	Progress Kindergarten		HO391	B/C
13	Interwar		C	C
15	Interwar		C	C
17	20 th century		NC	NC
19	Victorian		C	C
21	Victorian	Additions	C	C
23	Victorian (house, stables) + 21 st century		HO392	C/S
25	1950s	Additions + Alterations	NC	NC
27	Interwar		C	C
29	Interwar		C	C
31	Interwar		C	C
33	Victorian		C	C
33A	Reproduction design		NC	-
35	Interwar		C	C
37	Interwar		C	C
39	Post-war			-
41	20 th century			-

Charles Street

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review</i> (David Helms, 2011)
North				
2	21st century		-	-
4	Interwar	Alterations	-	-
6	Interwar		-	C
8/8A	21st century		-	NC
10	Interwar		-	C
12	Interwar		-	C
14	Interwar		-	C
16	Interwar	Minor Alterations	-	C
18	Interwar	Minor Alterations	-	C
20	21st century		-	C/D (demolished)
22	20th century		-	NC
24	Victorian		-	NC
26	Interwar		-	C
28	1970s		-	NC
30	1970s		-	NC
32	Victorian	Alterations	-	C
34	Interwar	Additions	-	C
36	Interwar		-	C
38/38A	21st century		-	C (demolished)
40	21st century		-	-
40A	21st century		-	-
42	Federation	Alterations	C	-
44	Interwar		C	-
46	Interwar		C	-
48	Federation	Alterations	C	-
50	Federation		C	-
58-60	20 th century		NC	-
62	Interwar		C	-
64	Federation		C	-
66	1970s - Replacement		NC	-
68	Victorian	Additions	C	-
70	Federation	Minor Alterations	C	-

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review (David Helms, 2011)</i>
72	Post-war		NC	-
South				
1	20 th century		-	-
3	21 st century		-	-
5	Federation		-	C
7	Interwar		-	C
9/9A	21 st century		-	C (demolished)
11	Federation	Alterations	-	C
15	21 st century		-	C (demolished)
17	20 th century		-	NC
19	Interwar	Additions	-	C
21	Interwar	Alterations	-	C
23	Interwar		-	C
25	Federation	Minor Alterations	-	C
27	Federation	Alterations	-	C
29	Federation		-	C
31	Federation		-	C
33A	Reproduction design		-	NC
33	Federation		-	?
35	Interwar	Alterations	-	NC
37	Interwar	Alterations	-	C
39	Federation		C	C
41	Federation	Additions	C	C
43	Victorian	Alterations	NC	NC
45	Victorian	Alterations	C	C
47	Victorian		C	C
49	Federation		C	C
51	Interwar	Minor Alterations	C	C
53	Federation (Maybe reproduction?)		C	NC
55	Interwar	Minor Alterations	NC	C
57	Interwar		C	C
59	Post-war		NC	NC
61	Interwar		C	C

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review (David Helms, 2011)</i>
63	Federation		C	C
65	Federation		C	C
67	Interwar		C	C
71	Reproduction design		NC	NC
73	Interwar		C	C
75/75A/75B	21st century		NC	C (demolished)
77/79/79A	21st century		NC	NC
81	Victorian		C	C
85	Federation		C	C
87	Post-war		NC	NC
89	Federation		NC	NC
91	Federation	Minor Alterations	NC	NC
93	Victorian	Alterations	NC	NC
95	Post-war – Replacement		NC	NC
97	Victorian		C	C
99	21st century		NC	NC (demolished)
Park	-		NC	NC
105	Post-war - Replacement		NC	NC
107	Interwar		C	C
109	Interwar	Minor Alterations	C	C
111	Interwar		C	C
113	Federation	Minor Alterations	C	C
115	Interwar		C	NC
117	Interwar		C	C
119	Interwar		C	C
121	Interwar	Additions	C	C
123	Post-war		-	NC
125	Post-war		-	NC
127	Post-war		-	NC

Doncaster Street

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review</i> (David Helms, 2011)
South				
43	21st century		-	-
45	20 th century		-	-
49	Interwar	Additions	-	-
51	Post-war	Alterations	-	-
53	Interwar		-	-
55	21st century		-	-
57	Post-war		-	-
67	Reproduction design		-	-

James Street

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review</i> (David Helms, 2011)
North				
2	20 th century		-	-
10/12/14	20 th century		-	-
24	21st century		-	-
26	21st century		-	-
South				
1A/1B/1C	20 th century		-	-
3A/3B	20 th century		-	-

Kirk Street

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review</i> (David Helms, 2011)
East				
2	Post-war (rear Interwar?)		-	-
6	Post-war		-	-
8	Post-war		-	-
West				
1	Interwar?		-	-

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review (David Helms, 2011)</i>
3	21st century		-	-
7	21st century		-	-
9	21st century		-	-
11	21st century		-	-

Morphett Avenue

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review (David Helms, 2011)</i>
East				
2	Interwar		C	-
4	Interwar		C	-
6	Reproduction design		NC	-
8	Interwar	Additions	C	-
10	Interwar	Additions + Alterations	C	-
12	Interwar		C	-
14	Federation, Post-war	Altered (Federation)	NC	-
16	Interwar		-	-
18	Interwar	Alterations	-	-
20	Federation		-	-
22	Interwar		-	-
West				
1	Victorian		C	C
3	Federation		C	C
5	Victorian	Alterations	C	C
7	Interwar		C	C
9	Interwar		C	C
11	Interwar		C	C
13	Victorian	Additions	C	C
15	Interwar	Additions	C	C
17	Victorian		C	C
19	Federation		C	C
21	Victorian	Minor Alterations	C	C

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review</i> (David Helms, 2011)
23	Victorian	Minor Alterations	C	C
25	Victorian		C	C
27	Victorian		C	C
29	Victorian		C	C

Myross Avenue

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review</i> (David Helms, 2011)
East				
2	Post-war		-	-
4	Interwar	Additions	-	-
6	Federation		-	-
8	Interwar	Additions	-	-
10	Interwar	Alterations	-	-
12	21st century		-	-
14	21st century		-	-
16	Post-war		-	-
18	Federation		-	-
20	Federation		-	-
22	21st century		-	-
24	21st century		-	-
24A	21st century		-	-
26	21st century		-	-
28	21st century		-	-
30	21st century		-	-
32	20 th century		-	-
34	Interwar	Minor Alterations	-	-
36	Interwar		-	-
38	Post-war		-	-
40	Post-war		-	-
42	Victorian (house, stables)		HO225	-
44	Post-war		-	-
46	Post-war		-	-

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review</i> (David Helms, 2011)
West				
1	Interwar	Additions + Alterations	-	-
3	Interwar		-	-
5	1970s		-	-
7	Post-war		-	-
9	Federation		-	-
11	Interwar		-	-
13	Interwar		-	-
15	Interwar		-	-
17	Interwar		-	-
19	Federation		-	-
21	Interwar		-	-
23	1970s		-	-
25	Federation		-	-
27	Interwar		-	-
29	21st century		-	-
31	Interwar		-	-
33	Interwar		-	-
35	Interwar		-	-
37	Reproduction design		-	-
39	21st century		-	-
41	Interwar		-	-
43	21st century		-	-
45	Post-war		-	-

Nairn Avenue

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review</i> (David Helms, 2011)
East				
2	1970s		-	-
4	Interwar		-	-
6	Interwar		-	-

No.	Period	Intactness	Preliminary Grading	Grading in <i>Charles Street Precinct Heritage Significance Review</i> (David Helms, 2011)
8	Post-war		-	-
10	1970s		-	-
12	Interwar		-	-
14	Reproduction design		-	-
16	Post-war		-	-
20	Interwar		-	-
22	Interwar		-	-
24	Interwar	Additions	-	-
26	Interwar		-	-
28	Federation		-	-
30	Interwar		-	-
32	Reproduction design		-	-
34	Interwar	Additions	-	-
36	Interwar		-	-
38	Federation		-	-
40	Reproduction design		-	-
42	Post-war	Alterations	-	-
West				
1	Post-war		-	-
7	Post-war		-	-
9	21st century		-	-
11	Reproduction design		-	-
13	1970s		-	-
15	Post-war		-	-
17	Interwar		-	-
19	Interwar	Additions	-	-
21	Interwar		-	-
23	Reproduction design		-	-
25	Interwar	Additions	-	-
27	Federation	Alterations	-	-
29	Post-war		-	-
31	Federation	Additions	-	-
33	Interwar		-	-
35	Reproduction design		-	-

