

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984
Nigel Lewis Richard Aitken

BUILDING ADDRESS 74, 76, 78, 80, 82, 84, 86, 88 CURTAIN ST

BUILDING TITLE

TYPE
IF NOT RESIDENCE

EXISTING DESIGNATION

HBR No

AHC

GRADING

A B C D E F
No

STREETSCAPE

1 2 3

CONSERVATION AREA

SURVEY DATE

10/8/84

NEG FILE

B/29, 30, 31

TITLE

A117, 18, 19

VOL

FOL

STYLE

- Early Victorian
 Victorian
 Edwardian

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

verandah decoration

NOT 74, 76

cast iron fence

NOT 82

unpainted cement render

unpainted decorative brickwork

retains evidence of early colours or finishes

intact shop front

post supported shop verandah

elaborate/high standard design of cement rendered surfaces

verandah roof and structure

fenestration intact

NOT 82

INTEGRITY

EXCELLENT

GOOD

FAIR

POOR

Nos

78, 80, 84, 86, 88

76

74, 82

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
<u>74, 76</u>			<u>VER DEC MISSING</u>	<u>S</u>		
<u>74</u>					<u>PARAPET ALTERED</u>	<u>0</u>
<u>82</u>					<u>WINDOWS + OPENING</u>	<u>0</u>
<u>82</u>					<u>CARAGE</u>	<u>R</u>
<u>82</u>					<u>FENCE MISSING</u>	<u>0</u>
<u>76</u>			<u>FENCES</u>	<u>S</u>		

0 = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS



79-88 Cantain St.



3.3 ALTERATIONS AND ADDITIONS - DESIGN GUIDELINES (INCOMPLETE)

3.3.1 Introduction

The general principle behind this section is to try to reduce the impact of additions to existing buildings that contribute to the built heritage of South Carlton.

It is obviously desirable to conceal all additions but this is not always possible. Accordingly these guidelines attempt to address some of the problems that may be encountered in this respect. Furthermore many people now believe that the design of rear alterations should also harmonise with the overall character of the house and not represent a 1980s transplant on to a totally different style.

All extensions and alterations visible from the street should be designed to complement the character of the building. Identical or contemporary materials should be used, and existing window and door proportions respected. However exact repetition of historic detailing may not be appropriate in many situations.

It is also desirable that rear additions visible from the street be in identical or compatible materials which complement the character of the building. Roof pitch and window openings to extensions not visible from the street are less important and are at the discretion of the property owner.

Extensions to buildings on street corners should incorporate compatible design elements and should continue the materials and elements of the front section of the building onto the visible side facade.

3.3.2 Approach

The degree of harmony with which a building extension or major alteration should blend in with the building, or indeed the surrounding area, should be influenced by the architectural quality of the building or the area in which it is located.

For example A and B Category Buildings (recommended for possible designation under the Register of the National Estate or Historic Buildings Register) should be approached in a very sympathetic manner. Matching or complementary forms, materials and finishes should be the broad objective for any new work; furthermore such new work should be concealed from view from adjacent roadways wherever possible. Refer to Section 3.5 which covers restoration materials and building elements for an approach to matching forms and materials; details in the Building Envelope Guidelines help provide some means by which extensions can be concealed.