

# CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES  
1984  
Nigel Lewis Richard Aitken

BUILDING ADDRESS **78, 82 CARLTON ST**

BUILDING TITLE

TYPE  
IF NOT RESIDENCE

EXISTING DESIGNATION

HBR No

AHC

**R.**

**3965**

GRADING

A ☒

B ☐

C ☐

D ☐

E ☐

F ☐

No

STREETSCAPE

1 ☒

2 ☐

3 ☐

CONSERVATION AREA

SURVEY DATE

**2/2/84**

NEG FILE

**19/17**

TITLE

VOL

FOL

STYLE

**EARLY  
VICTORIAN**

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT

**UNPAINTED**

**BLUESTONE AT REAR**



NOTABLE FEATURES/SIGNIFICANCE

**UNPAINTED BRICK CHIMNEYS  
VERANDAH - SLATE ROOF, TIMBER VALANCE, POSTS + BALUSTRADE (82)  
C.I. FENCE, CORRUGATED IRON DIVIDING FENCE, SIMPLE ELEGANT PROPORTIONS,  
CENTRAL FRENCH DOORS**

unpainted  
cement  
render



unpainted  
decorative  
brickwork



side retains evidence  
of early colours  
or finishes



intact  
shop  
front



post  
supported  
shop verandah



elaborate/high standard  
design of cement  
rendered surfaces



INTEGRITY

EXCELLENT



GOOD



FAIR



POOR



NOS

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INNAPPROPRIATE	RECS	EXTREMELY INNAPPROPRIATE	RECS
<b>66TH</b>	<b>FRONT STEPS</b>	<b>S</b>	<b>REMOVE</b>		<b>PAINTED BLUESTONE FLINDERS</b>	<b>RAM</b>
<b>82</b>			<b>SLATE ROOF MIXING (MAIN ROOF)</b>	<b>0</b>		
<b>78</b>			<b>BALUSTER ALTERED UPSTAIRS MISSING DOWN STAIRS</b>	<b>0</b>		

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

OTHER COMMENTS



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ALTERATIONS AND RECOMMENDATIONS

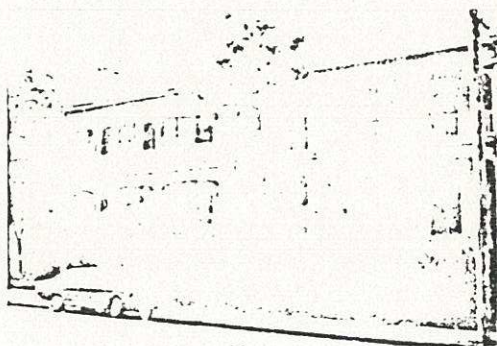
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82			SLATE ROOF MISSING (MAIN ROOF)	0		
78			BALUSTER ALTERED UPSTAIRS MISSING DOWN STAIRS	0		

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OTHER COMMENTS



78-82 Carlton Street,  
CARLTON. VIC. 3053



#### BUILDING CITATION

The pair of terrace houses at 78-82 Carlton Street were erected in 1860-61 for John Gordon, a late merchant. It appears Gordon owned the premises until 1880 when he sold them to Andrew Levy, possibly in order to raise finance for the construction of Gordon Terrace nearby. The two story brick terrace has a two storey timber and cast iron verandah on the street facade. Each house occupies a wide frontage and has a centrally located entrance.

This fine pair of houses comprise one of the oldest terraces in the area. The simple mouldings, decoration and timber verandahs are indicative of early times. The verandahs are very unusual in their design and are a highly important feature of the building. Although composed of three bays the wide frontages of each house allow an unusual centrally located entrance. The pair are an outstanding part of the Carlton Street and gardens precinct.

The cast iron palisade fence is compatible with the houses.

Of state significance.

#### PRINCIPAL SOURCES OF INFORMATION

1. National Trust of Australia (Victoria), File No. 3965.



STATE OF VICTORIA  
 REGISTER OF THE NATIONAL ESTATE  
 DOCUMENTATION OF LISTED HISTORIC BUILDINGS AND STRUCTURES

BUILDING TITLE \_\_\_\_\_  
 LOCAL GOVERNMENT AREA MELBOURNE / /



NEGATIVE FILE NO. / / DATE OF PHOTO 20/2/84  
 ASPECT \_\_\_\_\_

STATE REGISTER NO. \_\_\_\_\_ FILE NO. \_\_\_\_\_  
 NATIONAL TRUST OF AUSTRALIA (VIC.) ☐ ☒ FILE NO. \_\_\_\_\_  
 AUSTRALIAN HERITAGE COMMISSION REGISTER \_\_\_\_\_

BUILDING TYPE \_\_\_\_\_  
 BUILDING NAME \_\_\_\_\_  
 STATE \_\_\_\_\_  
 LOCAL GOVERNMENT AREA \_\_\_\_\_  
 NUMBER AND STREET 78-82 CARLTON STREET  
 SUBURB/TOWN/CITY/POSTCODE CARLTON  
 RURAL \_\_\_\_\_  
 NEAREST CENTRE (km) \_\_\_\_\_  
 DIRECTION FROM CENTRE \_\_\_\_\_  
 TITLE INFORMATION \_\_\_\_\_  
 PRESENT USE OF BUILDING \_\_\_\_\_  
 PRESENT OWNER/LESSEE \_\_\_\_\_  
 STREET OR P.O. BOX \_\_\_\_\_  
 CITY OR TOWN \_\_\_\_\_  
 TELEPHONE (STD CODE) \_\_\_\_\_

NUMBER OF LEVELS \_\_\_\_\_ NUMBER OF ROOMS \_\_\_\_\_  
 FABRIC/CONSTRUCTION TECHNIQUE \_\_\_\_\_

ARCHITECTURAL/STRUCTURAL/TECHNOLOGICAL DETAILS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COLOUR ILLUSTRATION

IDENTIFICATION DATA

CONSTRUCTION DATA



# NOTICE: NEW YORK STATE HISTORIC BUILDINGS COMMISSION

BUILDING TITLE \_\_\_\_\_  
LOCAL GOVERNMENT AREA \_\_\_\_\_

/ /

## BUILDING CITATION

*see attached sheet*

INTEGRITY/PRESENT CONDITION \_\_\_\_\_

RELATED BUILDINGS/STREETSCAPES \_\_\_\_\_

## SIGNIFICANCE

LOCAL ☐ REGIONAL ☐ STATE ☐ NATIONAL ☐ WORLD ☐

## REGISTRATION

CORRECT ☐ REVIEW ☐ FURTHER INVESTIGATION ☐



78-82 Carlton Street

BUILDING TITLE \_\_\_\_\_  
LOCAL GOVERNMENT AREA \_\_\_\_\_ / /

ARCHITECTURAL HISTORY

STYLE OR PERIOD \_\_\_\_\_

ARCHITECT(S)/DESIGN ORIGIN \_\_\_\_\_

BUILDER \_\_\_\_\_

PRINCIPAL ARTISANS/ARTISTS/TRADES \_\_\_\_\_

TENDER NOTICE \_\_\_\_\_

DATE(S) OF CONSTRUCTION \_\_\_\_\_

ESTIMATE/CONTRACT VALUE \_\_\_\_\_

SUBSEQUENT WORKS/ADDITIONS/ALTERATIONS \_\_\_\_\_

ARCHITECTURAL DRAWINGS/ILLUSTRATIONS \_\_\_\_\_

ORIGINAL OWNERS/OCCUPANT(S) \_\_\_\_\_

SUBSEQUENT SIGNIFICANT OWNERS/OCCUPANTS \_\_\_\_\_

SIGNIFICANT EVENTS/ASSOCIATIONS \_\_\_\_\_

BIOGRAPHICAL AND OTHER NOTES  
(concerning architects, owners, occupants, builders)

ARCHITECTURAL DATA

HISTORICAL DATA

BIOGRAPHICAL DATA



SIGNATURE

RESEARCH/COORDINATION

ADDRESS

ORGANISATION

DOCUMENTATION

DATE

22 ORAN STREET, SOUTH AFRICA 214  
NIGEL LEWIS AND ASSOCIATES

LIST OF ATTACHMENTS

Information / references by Alan Williams from the file.

DOCUMENTATION REFERENCES

LOCAL GOVERNMENT AREA

BUILDING TITLE

BIBLIOGRAPHY: RECORDS AND DATA SOURCES