

**CITY OF PRAHRAN CONSERVATION STUDY
BUILDING IDENTIFICATION FORM**

BUILDING ADDRESS 21 ELGIN AVE. **MAP REF.** **PRECINCT** 16

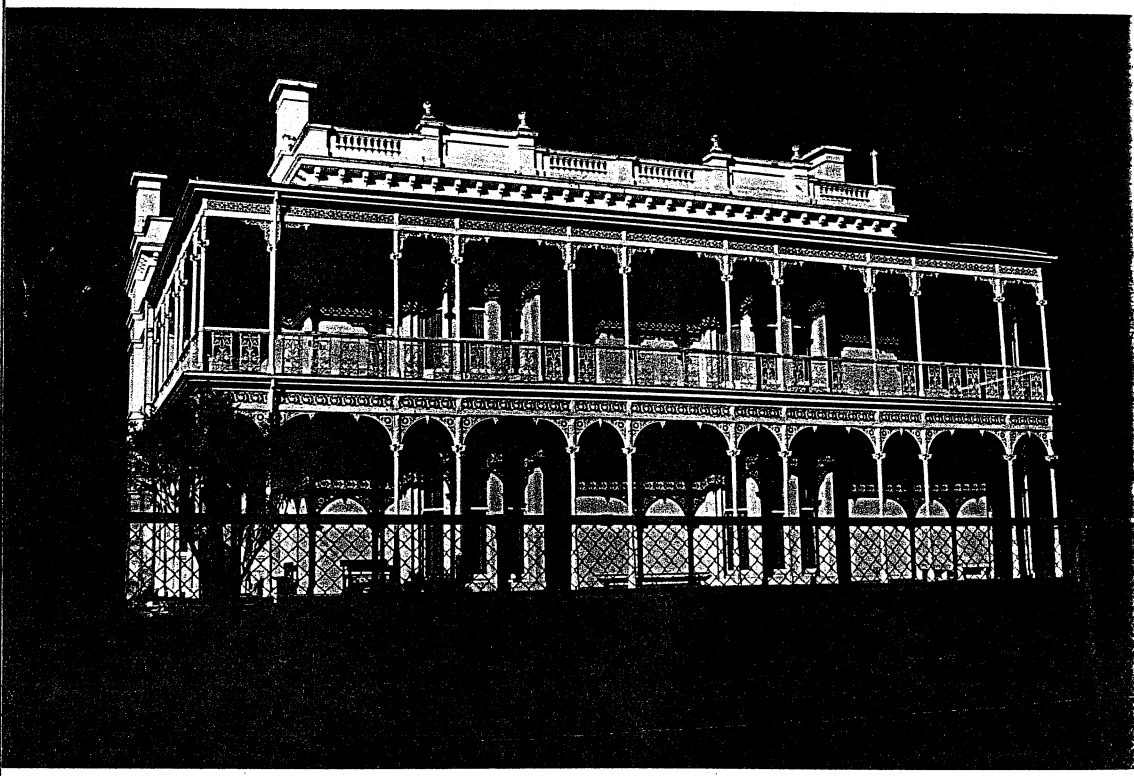
BUILDING NAME **TYPE** **IF NOT RESIDENCE** **TITLE DETAILS**
VOL. FOL.

EXISTING DESIGNATION **HBR No.** **AHC** **NTA**

GRADING A1 A2 B C Nil
SIGNIFICANCE Statewide Regional Local Amenity/ Streetscape Value only **SURVEY DATE** NEG. FILE

STREETSCAPE 1 2 3 **CONSERVATION AREA** Y N

STYLE	PERIOD
<input checked="" type="checkbox"/> Early Victorian	<input checked="" type="checkbox"/> 1850-75
<input checked="" type="checkbox"/> Victorian	<input type="checkbox"/> 1876-99
<input type="checkbox"/> Edwardian	<input type="checkbox"/> 1900-15
<input type="checkbox"/> Arts & Crafts	<input type="checkbox"/> 1916-25
<input type="checkbox"/> Inter War Neo Classical	<input type="checkbox"/> 1926-39
<input type="checkbox"/> Old English	<input type="checkbox"/> 1940 +
<input type="checkbox"/> International Style	
<input type="checkbox"/> Post War Modern	
<input type="checkbox"/> Other	



CONSTRUCTION DATE
(if known)
SOURCE

MATERIALS
(where not apparent)

NOTABLE FEATURES/SIGNIFICANCE

verandah decoration <input checked="" type="checkbox"/>	significant fence <input type="checkbox"/>	verandah roof and structure <input checked="" type="checkbox"/>	fenestration intact <input checked="" type="checkbox"/>	unpainted brickwork <input type="checkbox"/>	garden <input type="checkbox"/>
unpainted cement render <input type="checkbox"/>	intact roofing material <input type="checkbox"/>	retains evidence of early colours or finishes <input type="checkbox"/>	intact shop front <input type="checkbox"/>	post supported shop verandah <input type="checkbox"/>	elaborate/high standard design of cement rendered surface <input checked="" type="checkbox"/>

OTHER COMMENTS *Restrained combination of italeanate design with a light elegant verandah - more reminiscent of regional architecture of Ballarat and Bendigo **

INTEGRITY EXCELLENT GOOD FAIR POOR
** Refer to auction plan for sale of 87 Frome Road frontage.*

ALTERATIONS AND RECOMMENDATIONS

SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS

O = REINSTATE ORIGINAL DESIGN, S = REINSTATE SYMPATHETIC ALTERNATIVE, R = REMOVE, RAM = REMOVE BY APPROVED METHOD