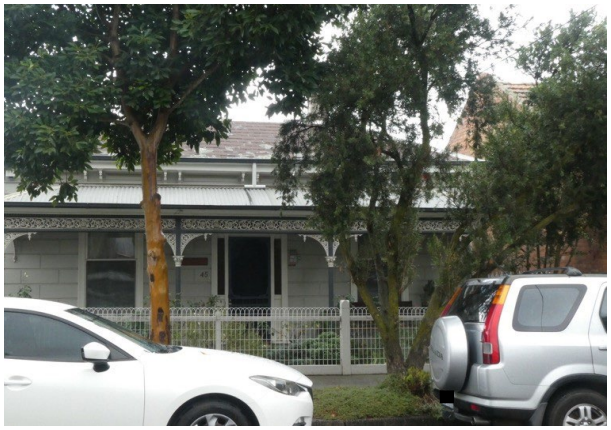
Precinct name:	North Street
Addresses:	36-60 and 39-59 North Street, Ascot Vale
Place Typology:	Residential
Construction date range:	Circa 1890-1915
Architectural style:	Late Victorian and Federation
Assessment:	heritage ALLIANCE, April 2021
Recommendation:	To be included in the heritage overlay schedule.

Photo of places:



43 North Street, Ascot Vale; Photographs by heritage ALLIANCE, April 2021



45 North Street, Ascot Vale; Photographs by heritage ALLIANCE, April 2021



51-53 North Street, Ascot Vale; Photographs by heritage ALLIANCE, April 2021



54 North Street, Ascot Vale; Photographs by heritage ALLIANCE, April 2021

Statement of Significance:

What is significant?

The residential precinct at the west end of North Street consists of pre-dominantly Late Victorian houses and four Federation duplexes at 36-60 and 39-59 North Street, Ascot Vale and the streetscape features of basalt kerb and channel and central median street trees. Contributory elements in the precinct include:

Late Victorian era (ca.1877-1900):

- Symmetrical single storey cottages and terrace houses, some single fronted and attached, some semi-detached, some free-standing and double fronted. (Second storey additions are not significant.)
- Front facades of ashlar timber boarding, weatherboard and dichromatic brickwork. Only a few parapet forms exist at 55, 57 and 59 North Street.
- Original roof forms of slate and corrugated iron, some replacement roofs of Marseille terracotta tile, pressed metal sheeting. Generally hipped roofs with separate front verandah in corrugated iron. Under eave brackets in timber, some with mouldings between. Chimneys mostly rendered and corbelled.
- Verandahs across the entire frontage in hipped, bullnose or convex forms with cast-iron frieze between timber or cast-iron posts; some have small gablets and extra posts in the centre.
- Timber windows mostly double hung sashes with sidelights or in pairs.
- Moulded timber doors with fanlights.
- Some rare original cast-iron picket fences at numbers 47,49 and 53; other fences of timber picket and woven wire; small front gardens, no crossovers.

Federation era (ca.1901 -1915):

- Four asymmetrical single fronted duplexes, at 41-43 and 38-40 North Street. (Second storey additions which are not significant.)
- Front facades of face brick some with rough cast render decoration.
- Roof forms of slate with terracotta cresting and finials or Marseille terracotta tile, hipped roofs with projecting gables to front or double hipped; face brick chimneys with render bands, strapping and terracotta pots; under eave brackets.
- Detailing to gable ends of rough cast plaster and timber strapping.
- Return bull nose verandahs of corrugated iron at numbers 3 and 40 with cast-iron frieze; small porch to front extending from main roof on tiled duplex at 41 and 43; tessellated tile floors.
- Timber window casements and multi-pane upper sashes; some coloured glass; some small decorative windows.
- Large timber and glass doors with sidelights and fanlights, some with coloured or leadlight glass.
- Intact front and side gardens, some with timber picket or original low brick fences; some crossovers.

Number	Street	Contributory/Non-contributory
36	North Street, Ascot Vale	Contributory
38	North Street, Ascot Vale	Contributory
39	North Street, Ascot Vale	Contributory
40	North Street, Ascot Vale	Contributory
41	North Street, Ascot Vale	Contributory
42	North Street, Ascot Vale	Non-Contributory
43	North Street, Ascot Vale	Contributory
44	North Street, Ascot Vale	Non-Contributory
45	North Street, Ascot Vale	Contributory
46	North Street, Ascot Vale	Contributory
47	North Street, Ascot Vale	Contributory
48	North Street, Ascot Vale	Contributory
49	North Street, Ascot Vale	Contributory
50	North Street, Ascot Vale	Contributory

51	North Street, Ascot Vale	Contributory
52	North Street, Ascot Vale	Contributory
53	North Street, Ascot Vale	Contributory
54	North Street, Ascot Vale	Contributory
55	North Street, Ascot Vale	Contributory
56	North Street, Ascot Vale	Contributory
57	North Street, Ascot Vale	Contributory
58	North Street, Ascot Vale	Contributory
59	North Street, Ascot Vale	Contributory
60	North Street, Ascot Vale	Non-Contributory

How is it significant?

The North Street precinct is of local historic and architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

The North Street precinct is historically significant as an intact precinct which demonstrates two distinct periods of residential development in Ascot Vale during the 1880s land boom era and then during the second wave of residential expansion at the turn of the century. Both of these residential expansions were associated with developments in local suburban transport networks (Criterion A).

Aesthetically, the precinct is significant as a good example of a residential area that contains a cohesive streetscape of predominately Late Victorian houses which are related in scale, form and detailing and four Federation brick duplexes. The housing is relatively intact and some are good representative examples of Late Victorian free-standing cottages and terraces (Criteria D and E).

Description:

This precinct at the west end of North Street, Ascot Vale is a residential area that comprises a mix of early housing predominately from the late Victorian and Federation periods. Only four of the houses were built after 1910. On the north side of North Street weatherboard and brick Victorian cottages in either double or single fronted styles predominate. On the south side of North Street is a long run of Victorian terraces from number 47 to 57. Four Federation face brick duplexes exist on both sides of the street. In general, the houses are intact with changes to the roofing material the most commonly observed alteration. The setbacks, setting and roof forms, chimneys, verandahs, cladding and windows are predominately intact.

The predominate form and style of house in the street is the freestanding symmetrical late Victorian cottage in both double and single- fronted forms, with a front verandah and small front garden. There are only a few houses with off street parking on the north side of the street.

The houses at 36, 39, 45, 46, 50 and 52 North Street are double-fronted, free-standing cottages with ashlar timber boarding or weatherboards to fronts with hipped roofs in either corrugated iron or slate. Number 39 has a replacement cement tile roof which is not original. Verandah forms vary between skillion and hipped, in corrugated iron with cast-iron freize decoration and timber posts to three sides. Verandahs cover the entire front of the house and is the primary form of embellishment. Some such as 36 and 46 include a small gablet over the front entry with additional decoration and finials. All these houses have under eave timber brackets, generally in pairs. Chimneys are in symmetrical pairs. The chimneys vary between polychrome brick work with corbelling or rendered with cornice moulds. Windows are generally timber double hung sashes with sidelights with a central door in moulded timber with fanlight and sidelights. Some windows are long pairs of sashes.

The freestanding asymmetrical, single fronted cottage at number 48 has a hipped roof in slate with hipped iron verandah across the narrow frontage with cast-iron frieze on timber posts. It has a central rendered chimney with cornice mould.

Number 54 has a corrugated iron roof, and no chimney with new verandah posts and oversized cast-iron frieze which is possibly not original, but retains the same general form.

The single fronted Victorian cottage at number 56 is very intact with dichromatic brickwork to the front and red face brickwork to the side. The façade has tuckpointing and ornate quoining around windows in contrast brickwork and high basalt foundations which are exposed below the raised tiled verandah floor and stone steps to the entry. Windows are timber double hung sashes with sidelights and the door to the side has a fanlight, sidelights and moulded timber.

Number 58 is one of a duplex, the adjoining house at number 60 has low integrity and so has been made non-contributory. Number 58 has similar single fronted, asymmetrical form as numbers 48 and 54, with ashlar timber boarding to the front and a skillion corrugated iron verandah across the front with a cast-iron freize. The shared, hipped roof has replacement cement tiles and the original dichromatic brick chimney with corbelling.

Numbers 47 to 53 are a group of four single fronted Victorian terraces in dichromatic brickwork in brown and cream similar to number 56. The single transverse gable roof is clad in Marseille tiles and there is no sign of chimneys. It is assumed that this is a later change to the terraces. There is also no sign of party walls protruding above the roofline. Party walls exist between premises and these are under the shared skillion verandah roof. This verandah roof has both corrugated iron and corrugated poly-carb in different colours and an ornate cast-iron frieze fixed to the party walls without posts. The under-eave roof brackets have ornate brickwork between them.

Number 53 has a modern replacement window, that should be a pair of timber double hung sashes with stone sills like the others in the row. Number 51 has a replacement door which should be a moulded timber door and a replacement timber picket fence which should be steel pickets to match the others. Number 47 has original tiling to the floor of verandah and a stone threshold.

Numbers 55 to 59 are a group of three dichromatic brick Victorian terraces which have integrated parapets and protruding party walls. The brickwork is similar to the adjoining terrace row and number 56, in brown and cream. The party walls extend above the skillion verandahs and have mouldings. There are acroteria on the raised, curved pediment and some urns are retained. There is a prominent cornice, all rendered and painted. The last property, at number 59, has lesser integrity than the others, with a stripped parapet and pediment which has retained its urns, but no ornamentation; a verandah which has incorrect convex form and introduced eave brackets and moulding to the front which is incorrect for the period. The cream brick quoining has been painted and the double hung sash windows with sidelights have been replaced with an Inter-war three pane window. Most of these details could be restored. All three have M-profile roofs behind the parapet and numbers 55 and 57 retain the rendered, central chimney with cornice mould. The moulded timber doors of each vary as do the fences.

The Federation face brick duplexes at 41-43 are face brick, quite ornate and largely intact. The transverse hipped roof extends over the front to create a verandah with a projecting gable above with timber and rough cast decoration in the ends. Number 41 has replacement roof tiles whilst number 43 appears to have the original Marseille tile with ridge capping and terracotta finials. The properties share a central face brick chimney with render bands and pots, above the protruding party wall. An unusual feature of both properties is the large arched timber window to the front, the timber brackets and posts of the verandah and original tiled floor. Number 43 retains a side entry with bracketed hood over.

The Federation face brick duplexes at 38-40 are later then those at 41-43. They have elements of Queen Anne styling in the double hipped slate roofs with terracotta ridging and tall face brick chimneys with cornice moulds, render bands and pots. Both houses are face brick with decorative render bands across the frontage and a shared party wall. A bullnose verandah runs along two sides in new Colorbond. Number 40 has had all its ornamentation removed including the cast-iron frieze and brackets. The raised stone steps and tiled floor to the verandahs remain intact. A large three pane casement window with small square panes above is the only feature to the front, whilst the door is recessed down the side of the verandah. Both properties have a side driveway, crossover and low brick fences.

There is a general uniformity of setback in the street with small garden spaces to the front and low fences in timber picket, steel picket or low brick for the Federation era properties. Some parts of the street has basalt pitchers as kerb and channel and in some parts it has been replaced with concrete. The middle median strip is planted with large paperbark trees which are themselves significant for their size and preservation, and the median also has basalt kerb and channel. Cross-overs only exist on the north side of the street. The properties on the south side are serviced from the rear with a basalt laneway.

The primary changes to the contributory buildings in this street are to roof and verandah material and some decorative elements. The use of Colorbond for roof, verandahs and gutters is not appropriate and impacts the integrity of the place. There is also issues with the replacement of original timber moulded doors and the use of metal security screen doors.

History:

Contextual History

City of Moonee Valley occupies part of the Traditional lands of the Wurundjeri-willam clan of the Woi-wurrung people. Many sites in the area now known as City of Moonee Valley show evidence of Woi-wurrung activities and spiritual connections. Fish were trapped in the rivers and creeks, stone was quarried from the river edges, murnong daisy was collected and kangaroos hunted across grassland areas, and bark was harvested from trees in the river valleys. This relationship between the Woi-wurrung and the land, water, animals and plants, continues to this day (Living Histories, *Thematic Environmental History*, 2012: p.29).

The first Europeans to explore the area known as Moonee Valley was a surveyor, Charles Grimes in 1803. In 1836, settlers moving from Van Diemen's Land crossed the area in the hope of finding empty, cheap and plentiful land for sheep. By 1842, surveyors had created the first map of the Parish of Doutta Galla and then Woi-wurrung lands were offered for sale by the British Crown to Europeans (noting that the land was never ceded). The Wurundjeri were moved off their land which had a profound impact on their culture, health and language. By 1860, the entire parish was sold (Living Histories, *Thematic Environmental History*, 2012: p.32-33).

Early development of the area began with the goldrush period of the 1850s which saw Mount Alexander Road used as a thoroughfare to the diggings with over 30,000 people estimated as moving along the dirt road each week. Businesses and shops sprang up providing sustenance, transport and accommodation to service the passing gold rush trade. Some very early wayside hotels and shops still survive from this period (Living Histories, *Thematic Environmental History*, 2012: p.51-54).

After the heady days of the goldrush, the 1860s saw Essendon, Ascot Vale, Moonee Ponds and Flemington develop into permanent townships. The development of railways by private companies gave huge impetus to suburban development of the area with the opening of the Essendon railway in 1860. The government purchased the line in 1868. Suburban trains terminated at Essendon and it wasn't until 1889 that Ascot Vale, Moonee Ponds and Newmarket stations were completed. By 1893 stations opened at Strathmore and Pascoe Vale and in 1922 Glenbervie Station opened. The railways provided an enormous boost to residential development along the line and those who had previously moved to areas without trains, now clamoured for them (Living Histories, *Thematic Environmental History*, 2012: p.59).

By the 1880s Essendon had become a Borough and by 1891 had a population of 14,411. Many subdivisions occurred during the land boom of the 1880s and many failed to eventuate due to the depression of the 1890s. In the interwar period a boom in subdivision and residential development occurred in Travancore, Essendon, Ascot Vale, Strathmore and Moonee Ponds, which was focused on new transport routes along the tram lines, first established to Essendon in 1905. In 1919 the Melbourne and Metropolitan Tramways Board was formed and lines were extended and improved. The tram lines saw development occur either side of Maribyrnong Road, further along Mt Alexander Road, Buckley Street and Keilor Road (Living Histories, *Thematic Environmental History*, 2012: p.65-68, p.115).

In the three decades after the Second World War, Melbourne's suburbs ballooned outward to cater for post-war migration, the baby boom, an increasing need for new housing, and a more car-centred economy. Areas to the north of Essendon had been open paddocks in 1945, but by 1950 the Shire of Keilor found themselves with a developing suburb with no name. It was later called Niddrie. Similarly, Airport West was developing quickly with houses being built before the roads. By 1964 it was claimed that Airport West had the cheapest cream brick veneers in Melbourne (Living Histories, *Thematic Environmental History*, 2012: p.120-121).

Many houses in these post-war areas were austere weatherboard or brick veneer bungalows, with a few scattered architect designed or project homes on new blocks, particularly along the Boulevard in Aberfeldie. These post-war housing areas were car-centred communities located close to industry along Keilor Road, Matthews Avenue around Essendon Airport and East Keilor. By 1960 Airport West had its first hotel, the famous Skyways Hotel and then in the 1970s the first shopping centre, owned by Westfield was begun (heritage ALLIANCE, *Gap Heritage Study*, 2005: p.28-30).

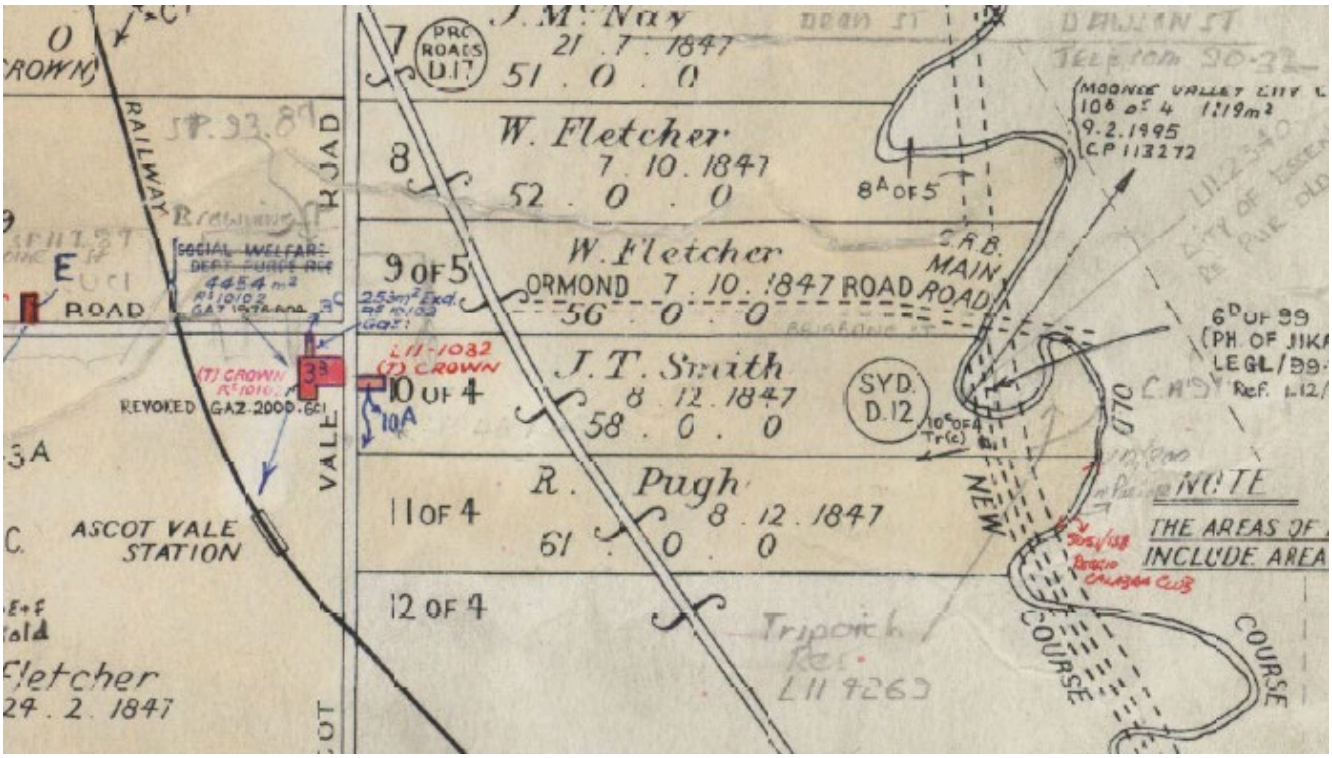
Post-war housing pressure also saw a huge investment by the Housing Commission of Victoria who developed 150 bungalows in concrete, weatherboard and brick in Aberfeldie. They then began an ambitious estate of houses and flats on a 77 acre site at Ascot Vale in 1949. These low-rise walk-up flats eventually gave rise to the high-rise flats of Flemington. The first 20 storey tower block at Debney Park was officially opened in June 1965. It was the tallest prefabricated concrete housing block in Australia at the time and accommodated 700 people (Living Histories, *Thematic Environmental History*, 2012: p.123).

Many post-war migrants bought or built houses in the outer areas of the municipality, close to employment and industry and where new, cheaper housing was readily available. These developments and public housing in Aberfeldie, Ascot Vale and Flemington have had a long lasting effect on the nature of the Moonee Valley community which today is one of the most diverse and vibrant in Melbourne (Living Histories, *Thematic Environmental History*, 2012: p.124).

Place history

Residential development of the Moonee Valley area in the nineteenth century hugged the railway line through Newmarket, Ascot Vale and Moonee Ponds. In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads adjacent to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next 3 years – the height of the land boom in Melbourne – Essendon's population grew by 50% peaking at 15,245 in 1892. However, the onset of the economic depression in the early 1890s brought development to a halt and the population actually declined to 13,000 and remained at that level until 1900.

The economic depression of the 1890s, after the collapse of the land boom, slowed the suburban development of Essendon. However, there was rapid growth in the number of houses in the second half of the first decade of the twentieth century, following the inauguration of the electric tramlines in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500 (Living Histories, *Thematic Environmental History*, 2012: p.113).

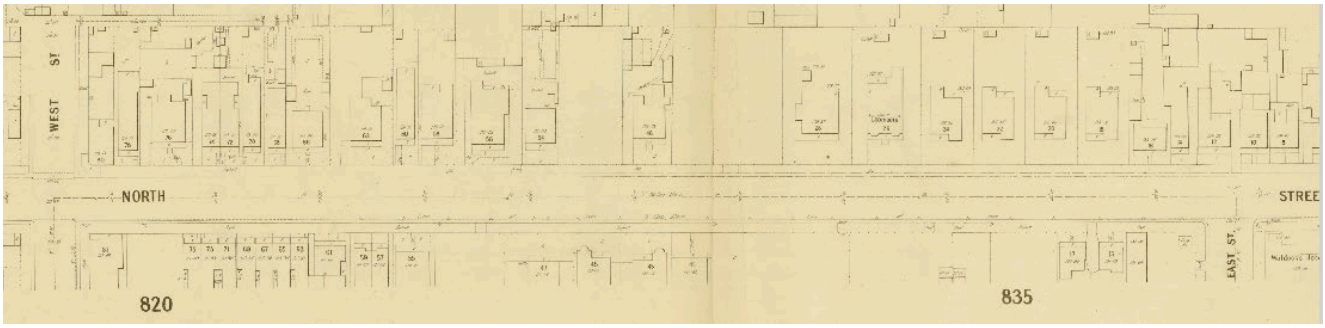


Extract from Doutta Galla Parish Plan (Public Records Office Victoria) showing Crown Allotment 11 of Section 4.

This precinct is situated upon the land granted to R. Pugh on 8 December 1847, as part of Crown Allotment 11 of section 4 (*Doutta Galla Parish Plan*, Public Records Office Victoria). This portion of land was situated between Ascot Vale Rd and the Moonee Ponds Creek. To the north was John Thomas Smith's Ascot House (ca.1855), to the southwest was Hugh Glass'

Flemington House (ca.1856), and to the southeast was Robert McCracken's Ailsa (ca.1850) (*The Fine Homes of Essendon and Flemington*, 2010: p.10; p.17; p.31).

North Street, along with the surrounding East, Middle and South Streets was formed as part of an early subdivision in the 1870s. The development of the street occurred in several phases with the earliest housing built shortly after subdivision. Prior to 1877*, Sands & McDougall Directories* did not list residents according to street, and at this time, there were already 12 residents listed including Samuel Waldock of Waldock's Hotel that remains extant on the southeast corner of North and East Streets (*Sands & McDougall*, 1877; Context, *Moonee Valley Thematic Places Heritage Study*, 2012-14: p.26). Classified advertisements show that residents were occupying the street a few years earlier in 1875 (*The Age*, 20 February 1875, p.8). Identifiable among these early residents included music professor Ernest Jager at 33 North Street, William Willerton at 16 North Street, and George Parsons at 12 North Street (*Sands & McDougall*, 1877). It appears that most of these earliest houses have been since redeveloped.



Extract from Melbourne and Metropolitan Board of Works Plan no. 834, 1904, State Library of Victoria.

In the mid-1880s, a second wave of development took place concentrating around the western end of the street near to the trainline. Between 1880 and 1890, the number of houses in North Street almost tripled from 12 to 34 *(Sands & McDougall*, 1880; 1890).

Constructed on smaller allotments, a number of these houses, such as 55-57 and 58-60, are reflective of the rampant speculation which occurred during the 1880s land boom. Number 58, for example, was constructed for Samuel Service between 1885 and 1890 as an investment property (Sands & McDougall, 1885; 1890; Probate, Public Records Office Victoria, VPRS 28/P3, 231/017). Service resided at 60, while renting 58 (Probate, Public Records Office Victoria, VPRS 28/P3, 231/017). Few of the properties developed in this period were owner occupied, and those which were, such as John Farbon at 45, often advertised rooms available for board (*The Age*, 18 March 1893, p.3). Electoral records from 1903 show that these residents were working class unlike those at the eastern end of the street, who were typically of "independent means (Australian Electoral Commission, 1903)."

To capitalize on this rapid suburban development, James Morton opened a timber merchants along North Street in 1882 (*The Age*, 18 Feb 1882, p.1; Sands & McDougall, 1885). Operating until at least 1888, it appears to have been taken over by Wakeham & Sons in 1890 who offered a convenience that "builders will no doubt appreciate (*North Melbourne Advertiser*, 28 Nov 1890, p.3; *North Melbourne Advertiser*, 25 Apr 1890, p.2)." By this time, however, the land boom was coming to an end and by 1891, the business was relinquished (*The Argus*, 14 Nov 1891, p.3).

With this rapid development came new improvements to North Street. During the 1887 elections, candidate W.T.C. Kelly pointed to North Street as an egregious example of the poor conditions along Mt Alexander Road, stating:

> *"Simply because Racecourse road was well looked after, by an energetic and far-seeing council, while North street has been grossly neglected […] But, perhaps the most serious loss was to the business people. The persons about here find it more convenient to take the train to North Melbourne, and walk up a well asphalted footpath to Errol street, or to take the bus to Elizabeth street than to flounder in the mud in and about Mount Alexander road."* (*North Melbourne Advertiser*, 6 Aug 1887, p.3)

Later that year, in November of 1887, residents raised funds to purchase the house of Mr. Parsons in order to create continuation to Ascot Vale Road, where Ascot Vale Station was located (*North Melbourne Advertiser*, 7 Aug 1885, p.4).

The end of this period of development in North Street came about in the early 1890s with the end of the land boom. Between 1890 and 1895, the terraces at 47-53 North Street were constructed and trees were planted along the asphalt sidewalks (*Sands & McDougall*, 1895; *North Melbourne Advertiser*, 4 Aug 1893, p.3).

A third wave of development took place in the early 1900s, spurred on by the opening of the tramline along Mt Alexander Road and a growing population (Context, *2017 Heritage Study, Vol. 1*, 2021: p.149). This later infill is more prevalent amongst the earlier, eastern portion of North Street, being less concentrated than the 1880s development along the street's western portion (*MMBW Plan no. 834,* State Library of Victoria; *Sands & McDougall*, 1900; 1905). An example of this later infill includes 38-40 North Street (ca. 1910-1915) (*Sands & McDougall*, 1915).

Notable residents of North Street included Mary B. Rendle, founder and first directress of the Coronation Free Kindergarten, Ernest A. Jager, first conductor of the North Suburban Choral Union, and Leslie Moore, owner of Paten Motors on Mt Alexander Road (*The Argus*, 16 Aug 1890, p.5; Bob Chalmers, *The Annals of Essendon*, 1998: p.38; p.189; Australian Electoral Commission, 1924).

Sources:

Primary Sources

The Age
The Argus
Australian Electoral Commission
Melbourne and Metropolitan Board of Works Plans, State Library of Victoria
North Melbourne Advertiser
Probates, Public Record Office of Victoria
Sands & McDougall

Secondary Sources

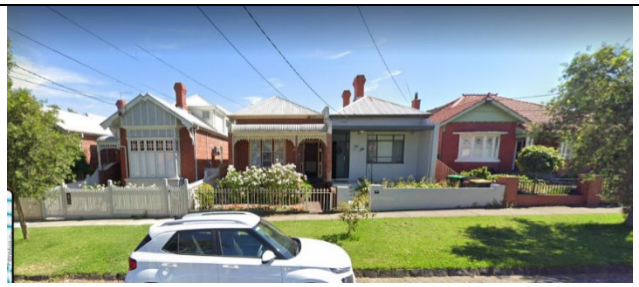
Bob Chalmers, The Annals of Essendon, 1998
Context, *2017 Heritage Study, Vol. 1*, 2021
Context, *Thematic Environmental History*, 2012
The Fine Homes of Essendon and Flemington, Essendon Historical Society, 2010

Thematic context:
City of Moonee Valley Thematic Environmental History, 2012

2. Peopling Victoria's places and landscape
   - 2.7 Promoting settlement
6. Building Towns, Cities, and the Garden State
   - 6.7 Making Homes for Victorians

Comparative Analysis:

North Street precinct is an area of housing which is pre-dominantly Late Victorian. The city has a large number of residential precincts with a mix of late Victorian housing, but North Street is highly intact and displays a high level of integrity in the streetscape as well as the architectural form. North Street has more similarities to Bank and Regent Street precinct than to Middle and South Streets (HO21) which adjoin it. The lack of new infill in the precinct and the integrity of the Late Victorian and Federation housing form means it stands out as unusual in this part of Ascot Vale and the pre-dominantly Victorian character is clearly articulated.

	All photos sourced from Google Streetview
HO21 which includes South, Middle, Harding and other streets, is located directly to the south of North Street. Consideration was made of extending the HO21 precinct to include parts of North Street but the pronounced Victorian architecture of the west end of North Street, the lack of Inter-war infill and only two Federation duplexes, creates a different character to HO21. The Victorian terrace row does not occur in HO21 and is similar to those found in the earlier areas of Ascot Vale such as Bank Street. The freestanding house forms are very similar in setback, roof forms and arrangement, but those in North Street have a higher level of integrity than many in South, Harding and Wigton Streets.	
42-64 Margaret Street, Moonee Ponds, (HO311) is comparable to North Street precinct as it contains a long row of attached late Victorian cottages. The terrace form shown here shares a single roof which has its intact slate covering and dichromatic chimneys. These are a very similar form to those at 47-53 North Street which also has a single hipped roof with no party walls. The precinct compares well in terms of intactness, but North Street has a slightly higher level of integrity	
Francis Street, Ascot Vale, (HO305) is a mixed precinct of late Victorian, Federation and Inter-war housing. The late Victorian cottages in the precinct both single and double fronted in ashlar timber boarding are very similar to those in North Street. The Francis Street precinct has a very mixed character unlike North Street. The level of integrity of the streetscape and the general intactness of the buildings is comparable to North Street.	
1-27 and 2-20 Grace Street, Moonee Ponds, (HO464) is comparable to the proposed precinct in North Street. The small Grace Street precinct of 24 houses has both semi-detached and free-standing houses with new infill and houses from the Victorian to Inter-war period. North Street has better streetscape qualities, greater uniformity of design and higher architectural values than HO464 and is therefore a good contender for the HO.	

Recommendation:

To be added to the Heritage Overlay Schedule to the extent of the mapping below.

Schedule:

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Solar Energy Controls	Yes
Fences and Outbuildings	Yes
Prohibited Uses	No
Aboriginal Heritage Place	No

Map:

