Precinct name:	Bank and Regent Street, Ascot Vale
Addresses:	8-58 Bank Street and 1-21 & 2-24 Regent Street, Ascot Vale
Place Typology:	Residential
Construction date range:	Circa 1880 – 1889
Architectural style:	Late Victorian and early Federation
Assessment:	heritage ALLIANCE, April 2021
Recommendation:	To be included in the schedule to the heritage overlay

Photo of places:



1 Regent Street, Ascot Vale; Photograph by heritage ALLIANCE, April 2021



10-12 Regent Street, Ascot Vale; Photograph by heritage ALLIANCE, April 2021



10 and 12 Bank Street, Ascot Vale; Photograph by heritage ALLIANCE, April 2021



18 Regent Street, Ascot Vale; Photograph by heritage ALLIANCE, April 2021

Statement of Significance:

What is significant?

8-58 Bank Street and 1-22 & 2-24 Regent Street, Ascot Vale are a residential precinct with predominately small, late Victorian cottages in attached and semi-detached forms. Developed in response to the growth of the civic and commercial area of Mt Alexander Road, between ca.1880 -1890, Bank and Regent Streets had a number of local business-people and shopkeepers as residents. The precinct includes the houses and the streetscape features of basalt kerb and channel. Contributory elements in the precinct includes:

Late Victorian era (ca.1880-1890):

- Symmetrical single storey cottages and terrace houses, some single fronted and attached, some semi-detached, some free-standing and double fronted.
- Front facades of ashlar timber boarding, weatherboard and brickwork which has largely been overpainted.
- Parapeted terrace forms exist at 36-58 Bank Street. Many are semi-detached parapeted forms in pairs in both Bank and Regent Streets.
- Original roof forms of slate and corrugated iron, some replacement roofs of Marseille terracotta tile, Colorbond and cement tile. Generally hipped roofs with separate front verandah in corrugated iron. Under eave brackets in timber. 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 at the centre.
- Timber windows mostly double hung sashes with sidelights.
- Moulded timber doors with fanlights.
- Low fences; small front gardens with few crossovers in either street.
- Rear extensions and second storey additions are not significant.
- 9-11 Regent Street is individually listed on the heritage overlay as HO277.

Federation era (ca.1889):

- Two single fronted cottages at 19 and 21 Regent Street;
- Front facades of ashlar timber boarding which extends to the gable frontage.
- Roof forms of corrugated iron gables with finials; central, rendered and corbelled chimneys.
- Detailing to gable ends of air vents, finials and ashlar boarding; return gutter and eaves above verandah.
- Hipped verandahs of corrugated iron with timber fretwork and brackets on timber posts.
- Timber double hung sash window at number 19 Regent Street and Inter-war bay window at number 21 Regent Street which is a replacement.
- Half-timber and glass doors with fanlights.
- Intact front and side gardens, with timber picket fences.

Number	Street	Status
8	Bank Street, Ascot Vale	Contributory
10	Bank Street, Ascot Vale	Contributory
12	Bank Street, Ascot Vale	Contributory
14	Bank Street, Ascot Vale	Contributory
16	Bank Street, Ascot Vale	Contributory
18-18A	Bank Street, Ascot Vale	Non-Contributory
20	Bank Street, Ascot Vale	Contributory
22	Bank Street, Ascot Vale	Contributory
24	Bank Street, Ascot Vale	Contributory
26	Bank Street, Ascot Vale	Contributory
28	Bank Street, Ascot Vale	Contributory
30	Bank Street, Ascot Vale	Contributory

32	Bank Street, Ascot Vale	Contributory
34	Bank Street, Ascot Vale	Contributory
36	Bank Street, Ascot Vale	Contributory
38	Bank Street, Ascot Vale	Contributory
40	Bank Street, Ascot Vale	Contributory
42	Bank Street, Ascot Vale	Contributory
44	Bank Street, Ascot Vale	Contributory
46	Bank Street, Ascot Vale	Contributory
48	Bank Street, Ascot Vale	Contributory
50	Bank Street, Ascot Vale	Contributory
52	Bank Street, Ascot Vale	Contributory
54	Bank Street, Ascot Vale	Contributory
56	Bank Street, Ascot Vale	Contributory
58	Bank Street, Ascot Vale	Contributory
1	Regent Street, Ascot Vale	Contributory
2	Regent Street, Ascot Vale	Contributory
3	Regent Street, Ascot Vale	Contributory
4	Regent Street, Ascot Vale	Contributory
5	Regent Street, Ascot Vale	Non-Contributory
6	Regent Street, Ascot Vale	Contributory
7	Regent Street, Ascot Vale	Non-Contributory
8	Regent Street, Ascot Vale	Contributory
9	Regent Street, Ascot Vale	HO277
10	Regent Street, Ascot Vale	Contributory
11	Regent Street, Ascot Vale	HO277
12	Regent Street, Ascot Vale	Contributory
13	Regent Street, Ascot Vale	Non-Contributory
14	Regent Street, Ascot Vale	Non-Contributory
15	Regent Street, Ascot Vale	Contributory
16	Regent Street, Ascot Vale	Contributory
17	Regent Street, Ascot Vale	Contributory
18	Regent Street, Ascot Vale	Contributory
19	Regent Street, Ascot Vale	Contributory
20	Regent Street, Ascot Vale	Contributory
21	Regent Street, Ascot Vale	Contributory
22	Regent Street, Ascot Vale	Contributory
24	Regent Street, Ascot Vale	Contributory

How is it significant?

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

Why is it significant?

The Bank and Regent Street Precinct is significant as every house in the precinct was built prior to the depression of the 1890s and was part of the subdivision of the estate of John Thomas Smith in the early 1880s. It was an early housing development during the land boom era, which was formed in response to the development of the commercial and civic area of Mt Alexander Road, and construction of the Ascot Vale Primary school in 1885, in Bank Street. A number of early business-people and shopkeepers were known to live in the precinct to be close to their businesses in Mt Alexander Road. (Criterion A)

The precinct demonstrates an early subdivision and a predominately Victorian terrace form which is not common in Ascot Vale. The repetitive forms of the housing, common setbacks and streetscape demonstrate an early, appealing residential area in Ascot Vale. The housing in the precinct is representative of early worker housing in Moonee Valley and is largely intact. (Criterion D)

Description:

The precinct runs along the north side of Bank Street and both sides of Regent Street at the Mt Alexander Road end. It is a concentrated section of early housing. There is basalt kerb and channel in both streets. A number of non-contributory places exist in the middle of the precinct (5-7, 13 and 14 Regent Street and 18-18A Bank Street) either side of the individually significant houses (9-11 Regent Street (HO277)). These non-contributory places are Inter-war, Post-war and contemporary houses which do not fit with the precinct.

The housing within Bank and Regent Streets is predominately Late Victorian free-standing and semi-detached or attached cottages. Most are symmetrical in arrangement and slate and iron roofs predominate except where tile or Colorbond roofs have been introduced at a later date. The replacement of these new tile and Colorbond roofs would greatly improve the values of the precinct. The setbacks, setting and roof forms, chimneys, verandahs, cladding and windows are predominately intact. There are only a few houses with off street parking.

The free-standing Late Victorian cottages at numbers 8, 26 and 28 in Bank Street and 1, 3,16 and 22 Regent Street are all double fronted weatherboard cottages most with ashlar timber boarding to the front facades with hipped roofs in either corrugated iron or slate. Number 1 Regent, ca. 1890 is a highly ornate form with fish-scale patterned slate, a gablet in the front verandah and ornate cast-iron decoration to the entrance. Number 3 Regent ca. 1883 has been altered in the Federation period with a new protruding bay to one side, a new corrugated iron roof and is missing its original cast iron decoration to the verandah. Number 22 Regent and 8 and 28 Bank Streets have replacement roofs in cement tile and Colorbond which is not original. Verandah forms vary between skillion and hipped, in corrugated iron with cast-iron freize decoration and timber posts. Verandahs cover the entire frontage of the house and is the primary form of embellishment. All these houses have under eave timber brackets. Chimneys where retained are in symmetrical pairs, rendered with cornice moulds. Windows are timber double hung sashes with sidelights with a central door in moulded timber with fanlight and sidelights. They all have small setbacks and no crossovers except number 8 Bank Street.

Single fronted free-standing Victorian cottages are not as common in this precinct as in other parts of the municipality. There are only four examples in this precinct, where semi-detached residences predominate. Numbers 30 and 32 Bank Street are two unusual free-standing bichrome brick cottages with an unusual recessed entry arrangement and integrated parapets. Number 32 Bank Street has a verandah which is not original and each has two tall arched windows in the front. Number 15 Regent Street is a painted brick single fronted cottage with a slate roof. Number 17 Regent Street is a single fronted ashlar timber cottage with a corrugated iron hipped roof and central chimney. Both have verandahs with a cast-iron frieze.

The most common form of housing in the precinct is single fronted Victorian brick cottages that are semi-detached and attached. Numbers 10-12 and 14-16 Bank are pairs of semi-detached cottages with parapeted fronts. Identical forms exist at 6-8 and 10-12 Regent Street. 9-11 Regent Street, ca.1885, has an individual heritage overlay HO277 which recognises the unusual level of integrity and intactness. 10-12 Regent Street demonstrates the original fabric and decorative detail for future restoration of the other pairs of semi-detached cottages. Most of these have now had their bichrome brickwork and parapets overpainted. Some such as 10 and 14 Bank Street have lost the original verandah form, however this could be easily restored. The most intact parapets have a prominent cornice with brackets, a shelf pediment with acroteria and scrollwork and urns are missing from all. They all have a similar setback and small front gardens but vary in the use of the side gardens. 10-12 Regent Street have crossovers and driveways to the side, number 10 Regent Street has an intrusive brick garage attached to the side of the house. The other variation of these forms is the party walls. Some have party walls at both ends of the verandah and projecting from the parapet, others such as 10-12 and 9-11 Regent and 10 Bank Street do not have party walls at both ends of the verandah. 18 and 20 Regent Street are a semi-detached pair in weatherboard with a shared hipped roof (no party walls) in painted corrugated iron. Number 20 has its original cast-iron frieze, and number 18 has timber fretwork which isn't original.

At numbers 36-58 Bank Street, ca.1884 is a substantial terrace row of twelve brick cottages with integrated parapets, party walls and verandahs. A central nameplate above the parapet has acroteria and scrolls to each side, above moulded chain link decoration and a deep cornice with dentils. The protruding party walls have moulding and urns. Verandahs vary between skillion and convex, but it is thought that the original form would have been convex in unpainted corrugated iron like number 42 Bank Street. A simple cast-iron frieze which runs between the party walls is the only decoration to the verandah. Each house has a single timber double hung sash window with sidelights and a moulded timber door with fanlight and sidelights. Some doors have been replaced. The small front garden has a low picket fence, except at numbers 56 and 58 Bank Street. 42 Bank Street appears to be the most intact, and it shows that the brick walls were face brick, maybe with some tuck pointing and the parapet was rendered.

At numbers 20,22, 24 Bank Street are three attached Victorian single fronted cottages in brick. Each has a hipped roof with no parapet, under eaves brackets and number 22, ca. 1890 has its original slate roof. Presumably the others would have had slate roofs in the past as well. Only number 24 Bank Street has retained the central rendered chimney. Each has a convex verandah with a simple cast-iron frieze between projecting party walls. They have a single large timber double hung sash window with sidelights and a moulded timber door with fanlight and sidelights.

There are only two Italianate style villas in the precinct at number 34 Bank and 24 Regent Street. This is quite unusual as Italianate villa forms are very popular in other parts of the suburb. The form has ornate bichrome or polychrome brickwork, with patterning across frontages, around windows and doors. Number 34 Bank Street has three arched windows in a protruding hipped bay and a verandah to one side. Its original roof has been replaced with Marseille tile. Number 24 Regent Street has an intact slate roof and rear extensions also in polychrome brickwork. Cast-iron frieze across the verandahs and bichrome brick chimneys.

19 and 21 Regent Street are the only Federation houses in the precinct. The two early freestanding Federation style cottages date from ca.1889. They have gable roofs with finials and ashlar timber boarding which extends all the way up the gable front. The hipped verandah has a timber fretwork decoration and brackets. The window at the front is a timber double hung sash with sidelights but at number 21 Regent Street it has been replaced with an Inter-war bay window. The half-timber door has a fanlight. The setback and front fence match the Victorian cottages of the precinct.

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 (Thematic 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

The development of Regent and Bank Streets is representative of late 19th century development and demonstrates the influence of the business district along Mt Alexander Road on residential development.

The portion of land containing Bank and Regent Streets was originally part of Crown Allotment 10, Section 4 held by John Thomas Smith (*Doutta Galla Parish Plan*, Public Records Office Victoria). Smith served seven terms as Lord Mayor of Melbourne before retiring to his farmhouse along the Moonee Ponds creek, east of Mt Alexander Road, known as "Ascot House (Bragiola, "Ascot House," in the *Fine Homes of Essendon and Flemington*: p. 17-18)." Following Smith's death in 1879, his estate was divided, with the residence and grounds passing to his son, John Thomas Thorold Smith, while the western portion of land was subdivided into residential and business sites (Bragiola, "Ascot House," in the *Fine Homes of Essendon and Flemington*: p. 17-18; *The Age*, 11 Oct 1879, p.2). Ads for the subdivision, directed at "capitalists, speculators and gentleman," list frontages to Flemington, Ascot Vale Road and Maribyrnong Road, amounting to approximately 12 acres of land (*The Age*, 11 Oct 1879, p.2).

The earliest development occurred in the early 1880s continuing into the 1890s, by which time, the northern portion of Bank Street and the majority of Regent Street were developed. Some of this was speculative, such as the terraces at 6 and 8 Regent Street, which were constructed for Eliza Fitzsimmons who lived at 8 Regent Street and rented out 6 Regent Street (*Sands & McDougall*, 1890; Probate: Eliza Fitzsimmons, Ancestry, 1897). Newspapers also show Samuel Yandell, who lived at 21 Regent Street, constructed houses in Bank Street, which were also likely speculative (*The Herald*, 25 March 1890, p.3).

Bank Street was named for the English, Scottish and Australian Bank (HO83) constructed at the corner of Mt Alexander Road (Essendon Historical Society, *Street Names of Essendon*). Along the western portion of the street, development was concentrated to the north due to the extensive grounds of "Meethinna (now demolished)," which fronted Ascot Vale Road (*Melbourne and Metropolitan Board of Works Plan no. 833*, State Library of Victoria, 1904; *Sands & McDougall*). 3-13 Bank Street are the earliest houses on this side of the street situated to the east of Ascot Vale Primary School.

The terraces at 5-13 Bank Street (HO157, 158, 159, 160, 161) were built in 1890-91 as rentals, while number 3, known as "Nuremburg," was constructed for butcher Ferdinand Paul c.1892 (*Wise*, 1888; *Sands & McDougall*, 1892). Paul operated a butcher shop at 413-415 Mt Alexander Road (*North Melbourne Advertiser*, 2 July 1886, p.2).

The location next to the school lent to its operation as a confectionary shop, run by Mrs. M. Salter, before it was demolished for the school's extension in 1912 (Australian Electoral Commission, 1903; *Sands & McDougall*, 1912). The Sands & McDougall directory of 1890 shows that the northern portion of the street was almost fully developed with the exception of 30 Bank Street, which appears to have been constructed c1893 (*Sands & McDougall*, 1893).

Like 3 and 29 Bank Street, several of the houses along Bank and Regent Streets were constructed for or occupied by business-people. Most notably among these was 1 Regent Street, "Jasmine Cottage," owned and occupied by John Coulahan (*Sands & McDougall*, 1895; *The Age*, 16 Sept 1889, p.7). Coulahan the licensee of the Ascot Vale Hotel, moved to Regent Street in 1881 (Context, *Moonee Valley Thematic Places Study*, 2012-14: p.65-66).

Richard Bastian, who owned a fishmongers at 387 Mt Alexander Road, lived at 45 Regent Street (c1890) (*Sands & McDougall*, 1890; 1895).

Painter Henry Davenport of Davenport Bros lived and operated his business from 16 Regent Street (c1886) (*Sands & McDougall*, 1890; *The Age*, 18 Oct 1886, p.8).

The development of Regent Street appears to have preceded that of Bank Street. John Coulahan was likely the earliest resident of the street, constructing his house c.1881 (Context, *Moonee Valley Thematic Heritage Study*, 2012-14: p.66). Followed by John Robertson at 3 Regent Street, with advertisements listing his house for sale in 1884 (*The Age*, 23 Jan 1884, p.3). In 1885, a total of five residents, including Charles Pitman at 22 Regent Street and John McNish at 13 Regent Street, were listed and by 1890, this number grew to 27 residents (Sands & McDougall, 1885; 1890). Some of the undeveloped allotments, seen in the *Melbourne and Metropolitan Board of Works* (*MMBW*) plan of 1904, were extensions to properties fronting Maribyrnong Road (*MMBW Plan no. 833*, State Library of Victoria, 1904). These were later subdivided, creating later infill such as 14 Regent Street which was constructed in 1916 or no. 28 Regent Street, constructed in the post-war period (*MMBW Plan no. 833*, State Library of Victoria, 1904; *Sands & McDougall*, 1916).

Sources:

Primary Sources

The Age
Australian Electoral Commission
Doutta Galla Parish Plan, Public Records Office Victoria
The Herald
Melbourne and Metropolitan Board of Works plans, State Library of Victoria
North Melbourne Advertiser
Probates, Ancestry.com

Sands & McDougall Directories
Wise Directory

Secondary Sources

Context, *Moonee Valley Thematic Heritage Study,* 2012-14
Fine Homes of Essendon and Flemington, Essendon Historical Society
Street Names of Essendon, Essendon Historical Society

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:

The Bank and Regent Street Precinct is an early precinct of residential housing that was developed in the land boom era of the 1880s. In this it is comparative to other precincts with largely Late Victorian housing close to commercial areas in Ascot Vale, Flemington and Moonee Ponds.

The predominately Late Victorian housing of the precinct is made up of small workers cottages, semi-detached or in terrace forms, small weatherboard free-standing cottages and the odd larger Italianate villa, but not as ornate or elegant as those on Ascot Vale Road for example. The repetitive use of the same or similar form has created a very cohesive streetscape.

In this, the precinct compares well to Browning Street, Ascot Vale, (HO16) parts of Winchester Street, Moonee Ponds (HO309), Wellington Street, Flemington (HO24) and Francis Street, Ascot Vale (HO305). All these areas being developed in the same land boom era subdivisions of small workers' housing, much of which was speculative.

	All photos sourced from Google Streetview
Winchester Street, Moonee Ponds, (HO309) is an area of housing developed in the second half of the 1880s in response to the development of commercial areas of Union Road and Puckle Street and the Essendon Railway. The form of the housing- small workers' cottages interspersed with free-standing double fronted cottages is very similar to Bank and Regent Streets. The integrity of the housing stock is also comparative to Bank and Regent Street with a number of changes to roof forms, verandahs and fencing evident.	

Browning Street, Ascot Vale part of Ascot Vale Estate precinct (HO16) consists of an area developed at the same time as Bank and Regent Streets and with a similar mix of housing. Browning Street has a number of cottages similar to those in Bank and Regent as well as free-standing cottages. The area developed close to a commercial centre and transport. The levels of integrity and intactness for the precinct are comparable to Bank and Regent Streets, with an overall intact streetscape.	
Wellington Street, Flemington, (HO24) is an area of small workers' cottages and row houses, on small allotments that developed around the civic and commercial area of Flemington at the end of the nineteenth century. It is predominately workers' cottages with some later infill and has a degree of intactness similar to Bank and Regent Streets.	
Francis Street, Ascot Vale, (HO305) is an area of mixed residential development that began in the 1880s and continued until the Inter-war period. Developed close to Union Road shopping strip the area was mainly workers' cottages with some good examples of speculative buildings in brick. A number of local builders made their home in the street and built better quality housing. The streetscape integrity is high, but far more mixed than Bank and Regent Streets.	

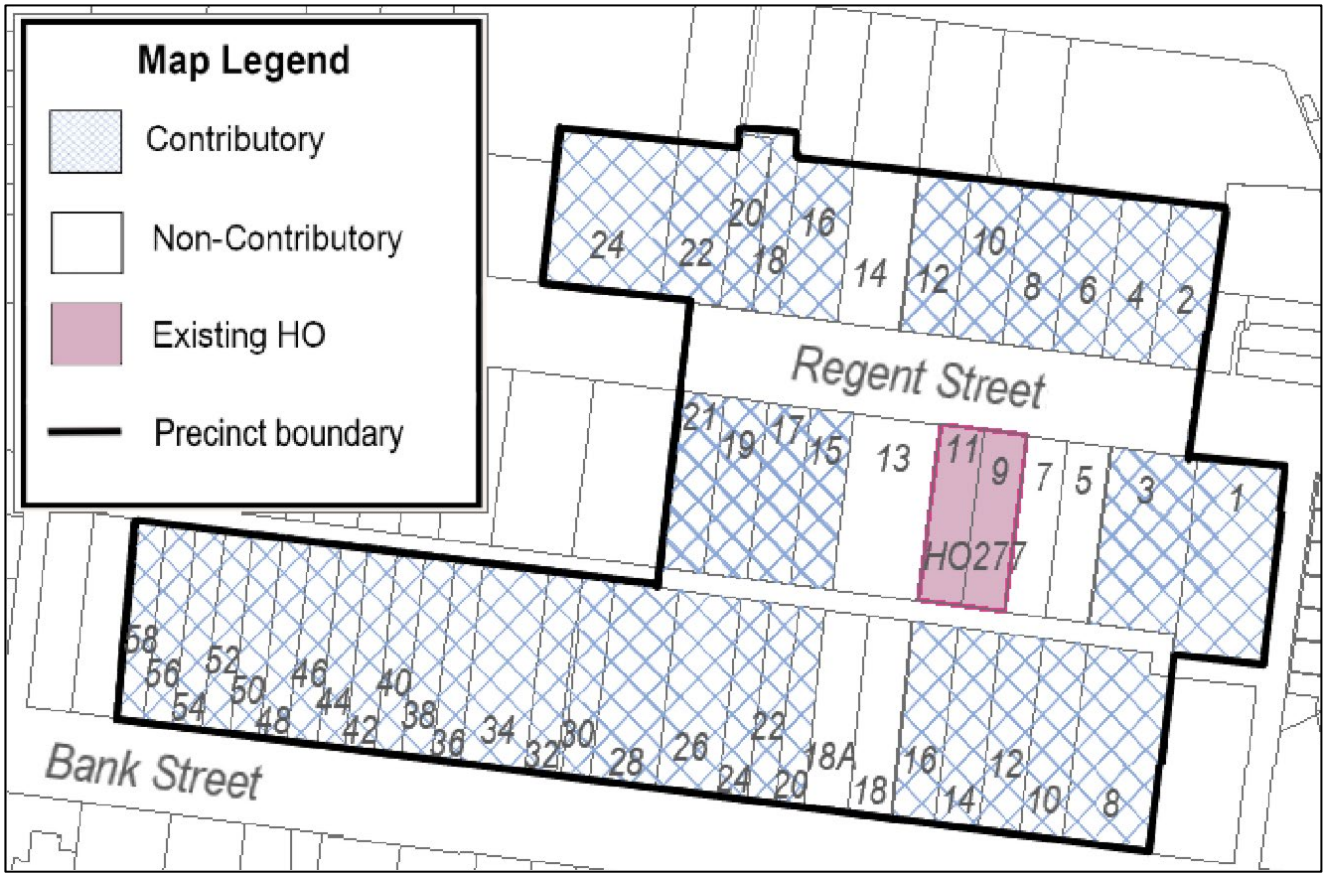
Recommendation:

That the precinct be included in 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	No
Prohibited Uses	No
Aboriginal Heritage Place	No

Map:


Map Legend
Contributory
Non-Contributory
Existing HO
Precinct boundary
Regent Street
Bank Street
HO277
24 22 20 18 16 14 12 10 8 6 4 2
21 19 17 15 13 11 9 7 5 3 1
58 56 54 52 50 48 46 44 42 40 38 36 34 32 30 28 26 24 22 20 18A 18 16 14 12 10 8