HERITAGE REPORT
148 Ascot Vale Road, Flemington

Date: 16 March 2018
Prepared for: Moonee Valley City Council
Prepared by: Janet Beeston

FRONTIER HERITAGE P/L
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Address: 148 Ascot Vale Road, Flemington

Prepared by: Janet Beeston, Frontier Heritage Pty Ltd

Name: N/A

Survey Date: Jan/Feb 2018

Place Type: Residential

Architect: not known

Grading: Contributory

Builder: William Joseph Bird

Extent of Overlay: Title boundary

Construction Date: 1915/6

Recommended Heritage Protection: Inclusion in existing H079

Architectural Style:
Federation/Edwardian
Period (1902-c.1918)
Bungalow

1.0 INTRODUCTION

This heritage report concerning 148 Ascot Vale Road, Flemington, has been commissioned by Moonee Valley City Council. Janet Beeston, Frontier Heritage Pty Ltd has been engaged to provide an independent assessment of the heritage significance of the site.

Moonee Valley City Council received a planning application to demolish the building and construct five (5) dwellings.

Methodology

The aim of this report is to assess the heritage significance of the site. The process has included the following:

- Consideration of the development of Flemington,
- A physical survey of the place and the external building fabric,
- Research to ascertain historical material pertaining to the site,
- An assessment of the building style,
- A comparative analysis,
- An objective determination of the heritage significance of the site.

The methodology adopted in the assessment of the significance (or heritage values) of the site has been in accordance ‘Applying the Heritage Overlay - Planning Practice Note 1’ (prepared by DELWP, July 2015) and the key themes outlined in the Moonee Valley Thematic Environmental History (adopted 18 September 2012) by Living Histories.

In addition, the process outlined in the Burra Charter (or The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance) which includes key criteria for consideration such as aesthetic (or architectural), historic, scientific, social, and spiritual values have been followed. Where appropriate, the terminology used in the Burra Charter has been adopted.

Current Heritage Status

There is no heritage protection currently afforded the subject place.
In the 1985 *Flemington and Kensington Conservation Study*, (by Graeme Butler for Melbourne City Council) the place was identified as having some heritage significance with an Individual Building Value attribution of D(SC) and Streetscape Value of 3. The study definitions for the values are—

- **Building Value D**: Local Importance. Near to original but of a common type or one of the above categories [Values A, B, and C] but of limited integrity.
- **Building Value D(SC)**: Altered but contributes to a streetscape.
- **Streetscape Value 3**: Local Importance.

Individual citations for D(SC) buildings were not included in the study. Despite this identification of heritage value, the place was not included in the Heritage Overlay schedule of the Moonee Valley Planning Scheme.

The Moonee Valley City Council commissioned subsequent heritage assessments and reviews. A *Precinct Citations* report by Heritage Alliance was undertaken in 2004 and a *Precinct Review* by David Helms in 2009. Neither of these studies included any reference to the subject site.

A further broader study aimed at identifying all post-contact places of potential heritage significance not protected on the Heritage Overlay was undertaken by Context Pty Ltd in 2014/5. It is assumed that the subject site was considered for potential significance. However, the study did not identify the place as one with potential significance.

**Location**

The subject site is located approximately 5 kilometres north west of central Melbourne and 1.5 kilometres north east of the Flemington Racecourse track (figure 1).

![Map of the subject site](image)

*Figure 1 – The subject site, 148 Ascot Vale Road, Flemington (Source: Google Maps)*

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2.0 HISTORY

Brief History of the Development of Flemington

Flemington, an inner residential suburb of Melbourne, is situated between North Melbourne and Ascot Vale. Its eastern boundary is the Moonee Ponds Creek, with alluvial flats that were flood-prone until recent times, rising to the north-west towards Ascot Vale. To the south-west is the Flemington Racecourse, also situated on low alluvial flats, next to the Maribyrnong River.

The original crown allotments in Flemington consisted of large rectangular pastoral tracts ranging from 49 to 157 acres. These lots were sold during the period 1847-9 with the largest estate in the district consisting of Crown Allotments 14 and 15, Section 5 in the Parish of Douutta Galla, granted to Scottish immigrant James Watson in 1848. The estate, which he named ‘Flemington’, stretched from the Moonee Ponds Creek across Mt Alexander Road to Ascot Vale Road, is believed to be the origin for the naming of the suburb. Watson sold the property the following year to William Easby. The property was again sold in 1851 to Hugh Glass. Glass settled on the property two years later and erected a large home ‘Flemington House’ (later Travancore) which was completed in 1854.

During the 1850s, Flemington was an important location on the road from Melbourne to the goldfields of central Victoria providing one of the first camping grounds en route out of Melbourne. Services and facilities such as an unofficial post office, a boarding house, general store, tinsmith, and small pottery catered for the travellers. At the same time, industrial activity commenced in the area with the Moonee Ponds Creek attracting a brick works, flour mills, tanneries, soap and candle factories and a pottery and bone mill in operation by the mid-1850s. In January 1854, Flemington was officially gazetted as a suburb.

In 1859 the western part of Flemington was used for stockyards and two years later abattoirs were opened nearby. The move coincided with the opening of the railway line from North Melbourne to Essendon, which ran near the stockyard at Newmarket, Flemington's commercial centre.

Despite the growth in services and industry in Flemington during the 1850s and 60s, the subdivision of town lots by Surveyor Bagot didn’t occur until 1872. Previously, the premises were on land either leased or purchased in smaller allotments from Hugh Glass and other large land owners.

The Melbourne Cup at Flemington Racecourse, first run in 1861, 'and racing in general has been indelibly steeped into the history of Flemington, its buildings and the people who have lived there'. Today, Flemington remains best known for the racecourse.

On 25 January 1862 Flemington was incorporated in the Borough of Essendon, an association which lasted until 17 March 1882, when the separate Flemington and Kensington borough was created. By the turn of the twentieth century, the borough had 2,500 dwellings and 12,000 people. The sewerage system had been connected to most houses and electricity was introduced in the first decade of the century. In 1906 tramsines

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3 Victorian Places website
4 Graeme Butler, Flemington and Kensington Conservation Study, 1985, p5
5 Graeme Butler, Flemington and Kensington Conservation Study, 1985, p9
6 Victorian Places website
7 Graeme Butler, Flemington and Kensington Conservation Study, 1985, p12
were opened along Mt Alexander Road and Racecourse Road (Newmarket), a year after the borough was united with Melbourne city.

In 1910 the Glass property was sold, having been vacant for some time. (When Glass died in 1871 his widow had remained on the property). The owner, John Madden bred horses for export to India, and he renamed the house Travancore, after the Indian state. In 1924 the property was subdivided, creating the Travancore Estate (with Indian street names), and space for the new Flemington primary school.

Early twentieth century residents of Flemington were predominantly skilled tradesmen of working class origin employed on the wharf, in the abattoirs, saleyards and tanneries nearby. The racing industry continued its significant contribution to the suburbs history and future with numerous stables and associated businesses in the area. It is within this context that the subject site was purchased, and the house built in 1915-6.

**History of the Site**

The subject site is on the western boundary of Crown Allotment 14, purchased by James Watson in 1848\(^8\). The area has undergone several subdivisions since the 1872 Bagot Survey, when Ascot Vale Road was known as Mount Macedon Road (figure 2).

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\(^8\) Graeme Butler, *Flemington and Kensington Conservation Study*, 1985, p5

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* Figure 2 - Plan of the Flemington Estate (with detail section above), being subdivision of sections 14 & 15, Parish of Doutta Galla [cartographic material]. / R. C. Bagot, surveyor. 1872 (source – SLV Vale Collection)
Lots from the subdivision were sold progressively from the survey date through to the final lots being sold in 1881. When adjacent lots were auctioned in 1881, it was still known as Mount Macedon Road (figure 3). However, by 1902 the name had been changed to Ascot Vale Road.

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Figure 3 - Plan of land for sale - by auction - on the ground at Flemington, 1881 (source SLV Vale Collection)

The earliest record of ownership of land on the east side of Ascot Vale Road (between Canterbury and Kent Streets) is in the Sands and MacDougall directory of 1910 with J Amphlett (grocer) listed at 106 Ascot Vale Road and J Lynch listed at 124 Ascot Vale Road.

The subject site was initially numbered 110 Ascot Vale Road and sometime between 1925 and 1930 the numbers were changed, and it became 148 Ascot Vale Road.

The precise date of purchase of the land known as 110 Ascot Vale Road, Flemington by Robert John Collins is not known. However, it was sometime between 1910 and 1915 when construction of the house began. The Collins family remained owners and

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occupiers until it was sold to Edwin and Joy Booth in September 1967\textsuperscript{10}. The Booth family remained owners and occupiers until they sold to the current owner in 2003\textsuperscript{11}.

Figure 4 – Part Melbourne and Metropolitan Board of Works detail plan, 838, Borough of Flemington & Kensington showing the subject site vacant. (Source: SLV 1:480 scale plans (detail plans) 40 feet to 1 inch; 838)

**History of the Building**

The existing building was constructed in 1915/6 for Robert John Collins (figure 5). It is understood that there was no building on the site prior to this date.

The single storey with attic, detached weatherboard house has two bedrooms, dining room and sitting room off the central hall with kitchen, bathroom, toilet and stair to attic room and lookout at the rear. A separate wash house (laundry) building was built at the rear.

The building has remained substantially intact to the date of construction. There have been minor changes made at the rear of the building with the construction of an addition lean-to which enclosed the original external laundry. These alterations were undertaken by the Booth family in the 1970s\textsuperscript{12}.

There have been further minor changes to the building including the timber detailing of the entry porch, the front fence and the landscaping. Interestingly, the greatest changes made seem to be the front fence and the landscaping. The original drawings do not indicate any front fence. The earliest photographic record is the 1947 image (figure 6) which shows a decorative timber fence with top and bottom rails and posts.

\textsuperscript{10} Letter from Booth to Rob Collins (dated 20 Dec 1993) copy provided by Bob Collins.
\textsuperscript{11} Personal correspondence with Michelle Booth (daughter of Edwin and Joy Booth), 1 Feb 2018
\textsuperscript{12} Personal communication with Michelle Booth (1 February 2018). Michelle’s parents owned the house within which she spent her childhood.
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Figure 5 – Signed contract drawing (dated 23 Oct 1915) with title detail above and contract signing detail below (Source: Michelle Booth)
Figure 6 – 15 March 1947 outside 148 Ascot Vale Road. Wedding day of Raymond Collins (on left) with his mother Rose and father Robert (Source: Bob Collins)

Figure 7 – c1952 image of the rear yard of 148 Ascot Vale Road, Flemington. 4 yo Bob Collins (grandson of Robert Collins) is sitting on the boat. (Source: Bob Collins)

By the mid-1960s the symmetrical, cylindrical flat top cypress trees either side of the entrance path had been removed, a new low level painted fence was constructed, and the building was painted white at a time when ‘folks were trying to modernise some of the old houses a bit’\textsuperscript{13} (figure 8).

\textsuperscript{13} Email communication with Bob Collins (grandson of the original owner), 2 February 2018
Figure 8 – c1964 image of 148 Ascot Vale Road, Flemington (Source: Bob Collins)

Not long after the 'modernisation' by Collins, the Booth family purchased the property. Between 1968 and 1993 they made further changes with an extension at the rear and as Edwin Booth described ‘the front returned to how it was originally (or as near as possible)”14.

A contemporary photograph was included in the 1993 correspondence between current and former owners, a copy of which is below (figure 9). The changes noted to the façade include the timber porch posts and decorative timber frieze replaced, the terracotta finials had been removed from the gable ends and a contrasting two tone paint system applied to the timberwork.

Figure 9 – December 1993 photograph taken by Edwin Booth (Source: Bob Collins)

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14 Letter from Edwin Booth to Raymond Collins (dated 20 Dec 1993) (copy provided by Bob Collins). In the letter, Booth notes that he had hoped the picket fence would have been constructed by then, but it would be built in the new year (1994).
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It has been suggested that the subject house has significant connections with the racing industry, including associations with SP bookies. It is understood that Fred Tupper, a Melbourne radio personality and race caller, used the attic lookout at 148 Ascot Vale Road, Flemington to call races held at the pony track on the other side of Ascot Vale Road.\(^{15}\)

It has also been suggested that the subject building is referenced in the 1950 historical novel *Power without Glory* (Frank Hardy) as the site of SP bookies activities and related horse racing illegal activities.\(^{16}\)

Neither of these associations have been verified and further research and investigations would need to be undertaken to confirm them.

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\(^{15}\) Email and phone communication with Bob Collins (grandson of the original owner), 2 February 2018

\(^{16}\) Personal communication with Michelle Booth (daughter of Edwin and Joy Booth), 1 Feb 2018
3.0 PHYSICAL DESCRIPTION

The site at 148 Ascot Vale Road, Flemington was inspected from the street frontage and side laneway, by the author in January 2018. In early February 2018, a general inspection of the surrounding streets and existing heritage precincts in the vicinity was also undertaken by the author.

The Site
The site is rectangular with a street frontage to Ascot Vale Road of 11.90m (39ft) and northern side boundary of 36.60m (120ft) fronting the bluestone paved Morton Lane. The area is approximately 436m² (figure 10). The site slopes gently from a high point at the rear (east) falling to the street frontage (west).

There are two buildings on the site. The original house with rear extension and the second building a modern shed/garage in the south east corner of the site. The house has a front set back 7.60m (25ft) and side setbacks of approximately 1m on the south and less than a metre on the northern side.

The perimeter fence is timber paling to the adjoining properties and the northern boundary (Morton Lane) with a timber picket fence with central pedestrian gate fronting Ascot Vale Road. The north east corner of the site has metal double gates cutting the corner providing vehicle access to the rear yard. There is no crossover.

At the front of the house there is a lawn area divided by a central concrete path leading to the entrance porch. The lawn areas are bordered by bushes, shrubs and vines, all of which are overgrown. The rear yard, which is larger than the front area, is screened by the paling fence but would appear to be similarly planted with bushes, shrubs and vines and paved areas.

![Figure 10 – Part signed contract drawing (dated 23 Oct 1915) showing site plan (Source: Michelle Booth)](image-url)
The Building
The main building is detached weatherboard Californian Bungalow. It is a simple rectangle in plan form with two bay windows and a projecting porch to the main façade (west elevation). It is a timber framed single storey with attic building with terracotta tile clad roof. The external cladding is generally weatherboard with roughcast detailing above a weatherboard dado to the main façade.

Figure 11 – Part signed contract drawing (dated 23 Oct 1915) showing front elevation (Source: Michelle Booth)

The symmetrical façade has a bay window with hood over and gable roof above either side of the central entrance porch. Above the central porch and entrance door is the strapped gable attic balcony with room behind. In comparing the original contract drawings with the current images of the building, it is noted how substantially intact the place is (figures 11 & 12). Minor differences are evident including the turned timber posts and frieze of the front porch differing from that as originally constructed. Interestingly, it was initially constructed with double posts and an arched timber frieze (figure 6) yet the contract drawing indicates a simple single post form with timber bracket, not too dissimilar to what exists today. Other decorative timber details, including expressed rafter ends and decorative timber brackets remain intact.

Figure 13 – Entry porch and attic detail (author, 2018)

Figure 14 – decorative timber details (author 2018)
Most of the stylistic elements of the façade remain intact. These include the weatherboard cladding to dado height with roughcast finish to the walls above dado; the scalloped boards in the gable ends and the stranded roughcast panels in the attic gable end. The original doors and windows remain intact with the two bay windows with timber framed casements and smaller fixed panes above. The entrance panel door with side and high lights remains intact. Two of the original brick chimneys with rendered capping remain but the third original chimney on the rear wall appears to have been demolished.

The attic with gable over the balcony also remains intact to the original form. It also retains original decorative elements including scalloped weatherboards, roughcast gable end and Arts and Crafts style chunky timber brackets and posts. The wide eave of the main roof form and the attic roof have exposed rafter ends with eaves gutter and terracotta roof tiles above.

Figure 15 – Part signed contract drawing (dated 23 Oct 1915) showing north elevation (Source: Michelle Booth)

Figure 16 – North elevation (Morton Lane), (author, 2018)

Figure 17 – North elevation (Morton Lane), (author, 2018)

Figure 18 – Attic balcony detail (author, 2018)

The north elevation also remains substantially intact with the only changes being minor alterations to the windows and the addition of the lean-to at the rear.
The south elevation is not readily visible due to close proximity to the side fence and the location of the modern building adjacent. It is assumed to be largely intact to the original form similarly to the north elevation.

The current two-tone colour scheme of the building exterior is appropriate to the period although it is not known what the original colours were.

Figure 19 — view from south west (author, 2018)

Figure 20 — view from across Ascot Vale Road (author, 2018)

Figure 21 — view from north west (author, 2018)

Figure 22 — view of Morton Lane (author, 2018)

Thematic context
This place is associated with the following theme/s in the *Moonee Valley Thematic Environmental History* (MVTEH):

*Theme Six - Building towns, cities and the Garden State: 6.3 Shaping the suburbs*
4.0 BUILDING ANALYSIS

This section of the report provides an analysis of the design of the original house on the site at 148 Ascot Vale Road, Flemington. Firstly, there is a discussion of the building style followed by a comparison with houses of the same period in Flemington.

The house at 148 Ascot Vale Road, Flemington was constructed in 1915/6 and therefore fits within the period for architectural styles including Edwardian, Federation and Bungalow. More specifically, the construction date is at the later years of the Edwardian and Federation periods and relatively early in the Bungalow style period which is generally identified as 1910 – 1930. Heritage Victoria have adopted the definition for this style as Federation/Edwardian Period(1902-c.1918) Bungalow.

Although the original contract drawing for the subject site exists, there is no indication of who the building architect/designer was. There is no authorship identified on the drawings.

Building Style

Domestic architecture in first few decades of the twentieth century in Australia was going through considerable change with the Federation/Edwardian style gradually losing popularity while interest in the Bungalow style was rising. Consequently, many houses of this time are considered transitional with stylistic characteristics from both periods.

The suburban house of the early twentieth century was typically a detached building in a garden setting with a landscaped front garden. This ideal was a reaction to the Victorian era, inner city, overcrowded terraces which had come to be considered slums. The house at 148 Ascot Vale Road, Flemington was constructed at this time and is a typical example of these ideals.

The house fits broadly within the Bungalow style which includes many variants such as Californian, Arts and Crafts, Craftsman, Indian and British. ‘these cozy looking houses combine Arts and Crafts concepts with the ideal of the simple house in a natural setting. More rustic than preceding styles, most are single storey with a simple plan centred on the hallway and are set well back from the street’17.

Although the buildings are usually single storey, some have attics. Typically, they have exposed rafters under the verandah and wide eaves. Timber shingles or scalloped weatherboards were commonly employed in the gable ends and typical of the Californian bungalow there is structural carpentry employed.

Bay windows were a common feature as are casement windows. The upper part of windows was usually distinguished with smaller window panes or with some stained-glass decoration and lead lighting. This exact detail can be seen in the bay windows on the front façade of 148 Ascot Vale Road, Flemington.

The term bungalow developed in India during the British Raj. It was used to refer to single storey houses with commodious verandahs, however by the turn of the twentieth century it was being applied in the USA to various types of houses which were suited a causal style of living18. As such the term bungalow has come to mean a certain type of house, the definition of which is broad, as well as an architectural style. The Arts and

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17 Heritage Council of Victoria, What house is that? (3rd ed) p18-19
18 R Aperry et al, Identifying Australian Architecture, p144
Crafts type are varied but Craftsman type is usually a single-ridged, gabled house with attic rooms.\(^\text{19}\)

Bungalow style includes key design elements that can be seen at 148 Ascot Vale Road, Flemington including gabled roofs of terracotta tiling, shingled gables, roughcast and weatherboard walls, bay shaped window projections at the front with casement windows and Art Nouveau or Aris and Crafts detailing such as the attic, porch and bay window hood ornate timber brackets and stained-glass entry door panels.

**Comparative Analysis**

The City of Moonee Valley is well represented in most residential architectural periods from the nineteenth century through to mid twentieth century. Key development phases are Victorian, Edwardian, and Inter-war of which there are many examples of residential buildings from these periods afforded heritage protection under the Moonee Valley Planning Scheme.

The subject building was constructed 1915-6 at a time when residential development abated considerably because of the outbreak of World War 1(WW1). Consequently, buildings of this period are far less prolific, although no less significant, than the earlier and later periods.

The early bungalow buildings tend to be scattered throughout the local area, unlike the Victorian and Edwardian residential buildings, and Inter-war bungalows which are often grouped in precincts or areas.

The predominant bungalow style building in Moonee Valley is of brick. Timber bungalows, particularly of the inter-war period can be found in the suburbs but few have attics and therefore direct comparisons with the subject building are rare.

![Figure 23 - 8 Canterbury Street, Flemington](image)

Within the nearby Heritage Overlay precinct (HO79) there are bungalows interspersed within the more common Victorian and Edwardian style buildings. The bungalow at 8 Canterbury Street, Flemington (figure 23) has the cantilevered or curved wall with bay window and tuck pointed red brick in contrast to the weatherboard one at 2 Canterbury Street, Flemington (figure 24) with its shingled and half-timbered gable, bay window and prominent entrance porch.

In the same street is another interesting bungalow style building at number 33 (figure 25). This large attic brick bungalow has a simple, but prominent half-timbered gable end infilled with roughcast render and shingles.

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\(^{19}\) J Clare, "The Post-Federation House in Melbourne", p36

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Also, within the Canterbury/Dover Street Heritage Precinct (HO79) is a pair of identical brick bungalows at 8-10 Chatham Street, Flemington (figures 26 and 27). They have shingled gables, canted bay windows and a columned porch. The bungalow at number 8 Chatham Street, Flemington has been altered by the rebuilding of the porch and modified windows.

Of the timber bungalows beyond HO79, yet within the Moonee Valley City at 16 Leonard Crescent, Flemington (figure 28) is an interwar bungalow with a hipped tile roof and projecting twin gables on either side of a verandah continuous with the roof that is supported on chunky brick and render piers. The projecting gables have bow windows and half-timbering. There is a boxed pair of double-hung sash windows under the verandah and double entrance doors at one side.

In comparing the bungalow at 148 Ascot Vale Road, Flemington with these other bungalows there are similarities as well as significant differences. The subject bungalow is intact, has high integrity and is an early example of the style.
5.0 ASSESSMENT AGAINST CRITERIA

The DELWP Practice Note 1 provides guidance in applying the heritage overlay in the Planning Scheme. It includes a schedule of criteria upon which a place should be assessed. The specified criteria are listed below with a statement relating to 148 Ascot Vale Road, Flemington where applicable, added.

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

148 Ascot Vale Road, Flemington is of historical significance as an intact detached suburban timber bungalow constructed in 1915/16 at a time when residential building abated considerably with the outbreak of WW1.

Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

The bungalow at 148 Ascot Vale Road, Flemington is an early example of a competently designed Bungalow Style home and a rare example constructed during a period of building slump coinciding with WW1.

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

Not applicable

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The building demonstrates the twentieth century aspirations of healthy suburban living in deference to what was considered overcrowded and unhealthy living in Victorian terrace slums of the inner suburbs of Melbourne. It demonstrates the healthy ideals of the freestanding building, set well back from the street frontage within a landscaped setting.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

148 Ascot Vale Road, Flemington is of aesthetic significance as a timber bungalow style suburban house of high integrity and intactness. The key stylistic elements that can be seen at 148 Ascot Vale Road, Flemington include the gabled roof of terracotta tiling, shingled gables, roughcast and weatherboard walls, bay shaped window projections at the front with casement windows and Art Nouveau or Arts and Crafts detailing such as the attic, porch and bay window hood ornate timber brackets and stained-glass entry door panels.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
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Not applicable

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Not applicable

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Not applicable

Statement of Significance

What is significant?
The building at 148 Ascot Vale Road, Flemington is a single storey, with attic, timber bungalow style house constructed in 1915/6. It is a detached building in a landscaped setting with substantial front setback. The key elements of the place that contribute to the significance include the setting and the original form, materials and detailing of the building such as the tiled roof, weatherboard and roughcast walls, half-timbered and scalloped board detailing to gable ends, bay windows with casement sashes, exposed timber rafter ends and decorative timber brackets and central timber entry porch. The building has a high degree of intactness to the early twentieth century date of construction.

How is it significant?
148 Ascot Vale Road, Flemington is of local historic and aesthetic significance to the City of Moonee Valley.

Why is it significant?
The place is historically significant as an example of a residential phases of development in the early twentieth century when building abated considerably with the outbreak of WW1. The high degree of integrity and intactness of the place as a detached house in a landscaped setting demonstrates the early twentieth century suburban ideal for family living which was in reaction to the Victorian era, inner city, overcrowded terraces which had come to be considered slums. (Criteria A, B & D)

The building at 148 Ascot Vale Road, Flemington is aesthetically significant as an example of a competently designed timber bungalow style suburban house of high integrity and intactness. The key stylistic elements that can be seen at 148 Ascot Vale Road, Flemington include the gabled roof of terracotta tiling, shingled gables, roughcast and weatherboard walls, bay shaped window projections at the front with casement windows and Art Nouveau or Arts and Crafts detailing such as the attic, porch and bay window hood ornate timber brackets and stained-glass entry door panels. (Criteria E).
6.0 CONCLUSION AND RECOMMENDATIONS

The house at 148 Ascot Vale Road, Flemington, is of contributory cultural heritage significance to the residential precinct HO79 to which it currently abuts. It is distinctive; has been competently designed and is a relatively early example of the Bungalow Style which was a domestic building mode of the 1910s-1930s. Although the house has been added to and modified, the changes have generally been minor and have had very little impact on the intactness and integrity of the place. The attic with balcony, large gable roof and façade decorative treatment are distinctive features. Other noteworthy details are the arts and crafts inspired timber elements and the general massing of a freestanding building in a garden setting.

It is for these reasons, and the assessment against the relevant criteria, I conclude that the place does have cultural heritage significance that is worthy of protection by inclusion in a residential precinct in the Heritage Overlay schedule of the Moonee Valley Planning Scheme.

It is recommended that the subject site, and possibly the neighbouring sites at 150 to 154 Ascot Vale Road (subject to further investigations), be added to the existing heritage precinct HO79 Canterbury and Dover St.

The subject site, which abuts the residential precinct HO79, is an appropriate addition in representing a development period (1910-1930) and an architectural style, Bungalow Style, both of which are underrepresented in the precincts broad date range from the mid-1880s through to the late 1930s.

End of report.