

INDIVIDUAL HERITAGE PLACE – CITATION

HO175

NAME OF PLACE: Woodside

OTHER NAMES OF PLACE: Bowen house, Skinner house.

ADDRESS / LOCATION: 19 Woodside Crescent, Toorak

PROPERTY INFORMATION:

LEVEL OF SIGNIFICANCE: Local.

ASSESSED BY: Graeme Butler, Francine Gilfedder.

ASSESSMENT DATE: March 2002

REVISED ASSESSMENT April 2004

STATEMENT OF SIGNIFICANCE

(as visible from the street)

Woodside, house, at 19 Woodside Crescent, Toorak, is locally significant historically:

- as in part (the cellar and some external parts of the East wing) one of four known houses from the 1850s in the Toorak locality, that represent the first era of development in the area (Criterion A4); and
- for valuable and uncommon surviving external fabric from the late 19th century, specifically the west wing with its bayed plan, window joinery and shutters (specifically the shutters attached to the arched top-lights in the north bay), and the south elevation of the east wing (Criterion B2).

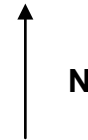
PLAN

NAME: Woodside

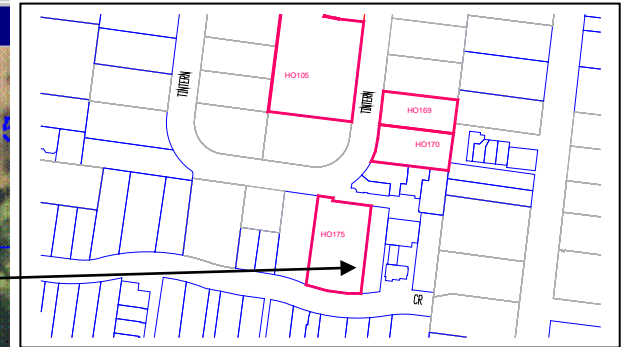
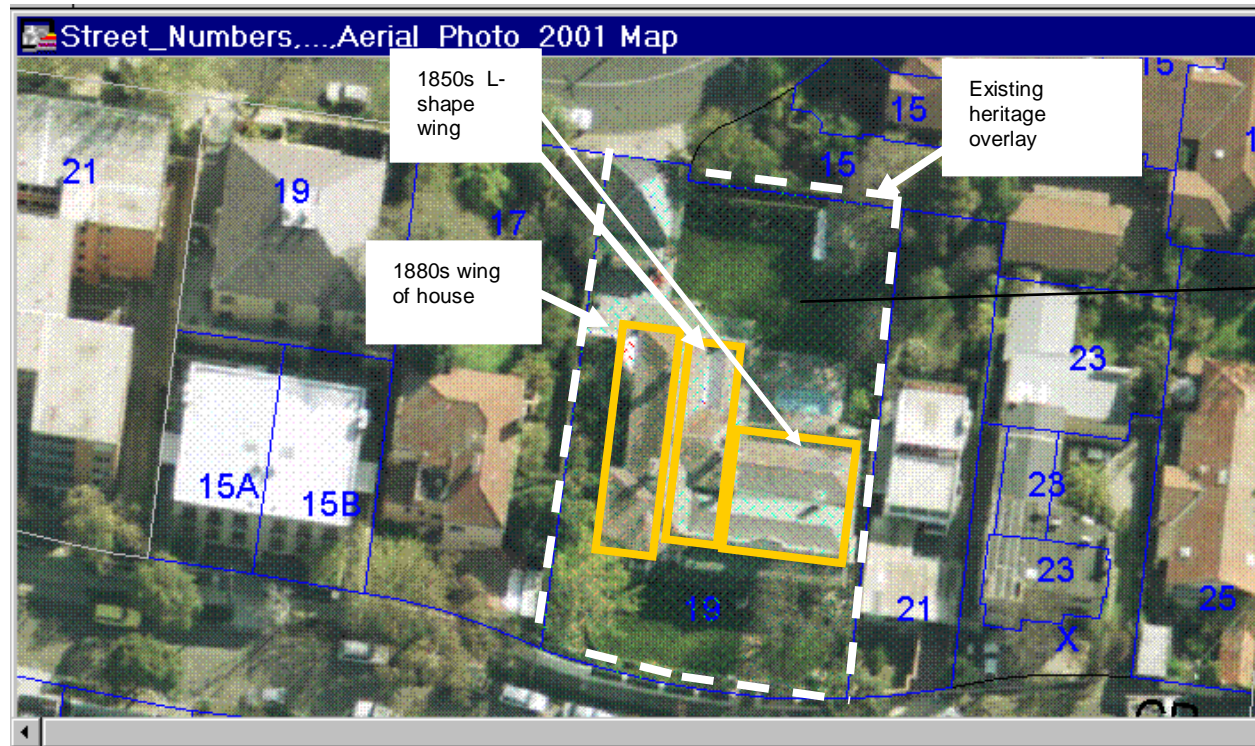
OTHER NAMES: Bowen house, Skinner house

ADDRESS / LOCATION: 19 Woodside Crescent, Toorak

Not to Scale¹



19 WOODSIDE CRES, TOORAK



¹ Cadastral plan and aerial photograph supplied by the City of Stonnington

Heritage Overlay Review - Amendment C5, C6
Woodside 19 Woodside Crescent, Toorak heritage assessment

PHOTO:

(Source: Graeme Butler & Associates) March 2002



DESCRIPTION:

The south façade of this one storey stuccoed villa is in two Italianate style sections. The eastern section (façade added probably 1880s) is parapeted with a new bullnose profile (former ogee profile) verandah extending across the front. The verandah has paired spiralled cast-iron posts, panelled cast-iron frieze and brackets. The parapet of this wing has piers surmounted with urns and a centrally placed, raised gabled entablature. Double-hung sash windows are arranged either side of a 4-panel front door, with its panelled side lights painted with portraits of women assumed to be female members of one of the occupying Victorian-era families. An impost moulding links each opening, rising over the windows in a label mould form. The verandah floor is tiled with encaustic mosaics and curving garden walls extend either side of the verandah entry steps, with Italianate cement garden urns on each terminating pier. The early east wing (1850s), formerly in an L-configuration prior to the west wing addition, has a lower ceiling and wall line than the 1880s west wing, as well as thicker walls. The two stages are clearly evident seen from the north. At the north end of the former L-plan are stone steps leading to a generous cellar with rubble stone walls.

The façade at the western end of the building (built in c1881-2) is also stuccoed but instead of a parapet, has expressed eaves. A central three-sided window bay is flanked by wide wall bays with associated openings in an unusual configuration for the era. Like the east wing, an impost mould links the segmenta-arched windows, rising to form an architrave with central keystone over each window. The bayed and faceted slate roof of this wing follows the complex plan form. Facing west are two projecting room bays, each with early fitted shutters to windows: this façade once faced the driveway entry to the house.

Both wings have similar cemented chimney mouldings. The façade treatment of both parts of the street elevation is from the late Victorian-era.

Interior

(Not assessed.)

The first description of the 1850s refers to brick and slate house of 8 rooms, increasing to 9 by 1859 and 10 by 1869: the present house has 10 rooms. By 1882 there were 14 rooms, an increase: this appears to have been the main redevelopment stage of the house that added the west wing, possibly in place of some existing rooms. The 1899 plan shows the cellar (first mentioned in the sale notice of 1885) as internal but this is now external at the north end of the house: evidently at least one room has been lost.

Now the interior is uniformly treated in a late Victorian-era manner, with typical timber and plaster mouldings from this era. Marble fireplaces with grates survive in some rooms. Most floors have been replaced with replacement huon pine boards, similar to the original, but one floor remains in the south-west corner room.

Some 5 rooms on the west have higher ceilings than those of the surviving three rooms of the east wing but two of these rooms have low ceilings corresponding with the lower roof line on the exterior: this appears to have been part of an L-shape early wing that linked the main house, as a bedroom or servants wing, with the cellar.

Condition & integrity

(as assessed from the street)

The recent front fence and hedge are related to the house period, with steel railings and rendered piers but partially obscure the house. The front verandah roof has been replaced in a bullnose form but the former ogee profile is visible in the wall plate attached to the house.

Context

Number 19 Woodside Avenue is on a large block on the northern side of this narrow curving street. A number of modest Victorian-era houses survive along the street but many have been redeveloped with recent visually unrelated designs. To the east there are some well preserved early 20th century houses (38) that mark the Edwardian stage of the subdivision. To the north is the similarly aged Tintern, once part of the same holding.

HISTORY

Historical background

(from History of the Development of Prahran by George Tibbits, for Nigel Lewis and Associates, Architects and Conservation Planners, 1983)

The overall area bounded by the Yarra River, Kooyong Road., Dandenong Road, Wellington Street and St Kilda Road, was early divided by the line of Punt Road with 'the western portion becoming part of the Town of Melbourne and the eastern portion becoming the Municipality of Prahran. This division still separates South Yarra into two municipal sections, one part in the City of Melbourne, and the other in the (former) City of Prahran. In the earliest days of the white settlement at Melbourne the line of this division was nothing more than a surveyor's section line indicated by marks on trees. With the extension of the Melbourne township reserve to the south side of the river in 1844 the section line became a municipal boundary.

The topography of the area also played a part in establishing and determining the general character of development. The more elevated, well drained and wooded areas of South Yarra and Toorak were occupied by people of a higher social status than those who moved onto the lower lying areas of Prahran. Permanent settlement began on the high land closest to the river to the north of Toorak Road. Parts of this area were not liable to flooding as were parts of the lower lying flatter land to the south towards Commercial Road and High Street. The area of central Prahran where the Town Hall now stands was referred to as a swamp in the early days and has always been a working class area. The slightly higher ground to the south-west became the suburban area of Windsor. From its earliest days its inhabitants held Windsor to be somewhat superior to Prahran.

The nature of the early survey of the area by the Crown (1837-) and the sale (1840-) of the land in large agricultural allotments, ranging from about 9 acres in parts of South Yarra to some 60 acres in parts of central Prahran, created a framework for speculative subdivision by numerous landowners. The legacy of the government survey in Prahran is the rectangular grid of north-south and east-west roads which divide or bound the area: Toorak Road, Commercial Road/Malvern Road, High Street, and Wellington Street/Dandenong Road running east-west, and Punt Road, Chapel Street, Williams Road, Orrong Road and Kooyong Road running north-south. The original survey and sale by the Crown made no other contribution to the character of the area. There were no reserves for parks, churches, civic buildings within the Prahran area and all such features of present day Prahran are fortuitous in their location and came into being by private initiatives. The complexity and variety of the street pattern across the whole of Prahran is entirely the result of speculative subdivision within the broad framework of the major government roads. Even the land originally in the hands of those settlers who created large estates has been gradually broken up by piecemeal subdivision. The process of subdivision started early in some areas but in others it is only quite recently that larger areas have been subdivided. The result of this process is that very old buildings will stand among quite

recent buildings and a variety of building styles and dates are found within the whole area of Prahran.

...

The long process of urban development has also seen many transformations of particular parts of South Yarra and Prahran. By the 1860s the Prahran of the late 1830s was disappearing. By the early decades of this century (20th) the Prahran of the 1860s around the Town Hall had virtually disappeared as redevelopment changed the face of Chapel Street...

PRAHRAN: THE FIRST SALE (SOUTH YARRA AND TOORAK EAST OF PUNT ROAD)

Late in 1839 the extensive area of land eastwards from Punt Road in South Yarra and Toorak was considered for sale. Robert Hoddle forwarded the plans for these "suburban allotments on the south side of the Yarra Yarra River" to Sydney on 1st February 1840. Twenty-two large allotments were provided for, bounded by the River Yarra, Punt Road, Toorak Road and Kooyong Road (and included the 6 allotments shown on Hoddle's 1837 map of the area). The long narrow allotments ran from the proposed Government Road following the stock route from Gardiner's Creek, now Toorak Road, to the Yarra with allotment numbers commencing at Punt Road.- A large ti-tree swamp extended over parts of lots 5-8, but the major part of the land was on high ground and had steep banks down to the river, so it rarely suffered severely from the effects of heavy floods.

The sale, held on 6th June, 1840, created great excitement in the settlement, and intending purchasers came from all over the district and also from Sydney and Hobart. The competition for the land was keen, and the twenty-two allotments, totalling 911 acres 3 roads, realised over 17,600 pounds. A description of the auction is given by Richard Howitt: "Immense was the crowd of people; a goodly and respectable assemblage ... All was excitement and eagerness; vigorous was the competition; ... they bought up land at enormous prices"...

THE LAND BOOM

By 1855 when Prahran was first incorporated and the present municipal boundary adopted the population was about 6,000. The population continued to grow at a rapid rate fuelled firstly by the gold rush prosperity and then the land boom of the 1880s. Between 1881 and 1891 the population of Prahran almost doubled from 21,000 to 40,000. However, the net gain over the next ten years to the turn of the century was less than 1,000.

Land in the Prahran east of Chapel Street and more especially Williams Road was intensively developed in the 1880s and 90s, continuing until the First World War...

The railway line through this Hawksburn and Armadale area dates from 1879 when the section from South Yarra to Oakleigh was constructed. The extension was of great importance as it completed the link between Melbourne and Gippsland.

Specific History

1847

Crown land sale, Crown Portions 31 and 32, bounded by the present Toorak, Williams, Malvern and Canterbury Roads, an area of about 105 acres were purchased by Thomas Colclough then of the Sydney Rd. Colclough subdivided the allotment into estates, erected a comfortable home and named the property Tintern, after Tintern Abbey, Ireland.

1852

Joseph Hall purchases the property from Colclough's mortgager, and resides at Tintern

1853

Hall sells to James and John Ainslie gentlemen of the City of Melbourne for a massive £4000, reflecting the improvements at Tintern.

They subdivide and sell the Tintern holding, then including today's Woodside property, to Charles CB Skinner (father of a later owner of Woodside, George Skinner) for £4000.

1855

A prefabricated iron ten-roomed house, manufactured in Glasgow, was erected at Tintern on twelve acres of land in Toorak Road, for William Westgarth, eminent pioneer colonist, author, merchant and radical politician. Westgarth and his English bride lived there for only a few years, returning to Britain in 1857.

James Kearney's map of 1855 shows Tintern's treed allotment at the corner of Gardiners Creek Road (Toorak Rd) and Williams Road, with two structures located to the south at the site of Woodside: one aligns with the west wing of Tintern and is rectangular, the other is L-shaped and set to the east aligned with the future Tintern Avenue and Woodside house. This L-shape plan parallels with the L-shape of the identified early east wing of Woodside.

1856

The villa (later Woodside) is listed in the earliest Prahran rate book as 'Williams Rd House 7 rooms &c' owned by Ainslie and occupied by Thomas Dickson.

1857

The villa is listed in the Prahran rate book as a brick house of 8 rooms with outbuildings, on 7 acres of land, with a gross annual value (GAV) of £300. The house, with its address given as Williams Road, was leased by William Henry Dodd and listed as owned by John Ainsley.

1859

The house was described in rate books as brick and slate with 9 rooms.

1860

James Ainslie (& Andrew Murray) sells to John McDonnell for £2235. This sale marked separation of the house and 7 acres from the original Tintern property.

Merchant John McDonnell is rated as the owner-occupier of 'Williams Rd 9 rooms Brick & slate with a GAV of £300: he remained there into the 1870s, with rated land size varying from 7 to 8 acres and 'garden' sometimes listed in rate book descriptions.

1869

The property was described in rate books as a brick house, now with 10 rooms, cottage and stabling and valued (net annual value) at £216, compared to the £200 of 1868.

1871

Sale notice in *The Argus* (25 February) for Woodside, Williams Rd, as instructed by John McDonnell: 'The beautiful suburban property known as Woodside', with nearly 8 acres laid out with gardens, lawn, orchards and grass paddocks with carriage drive from Williams Rd. The house was substantial, brick on stone foundations, slate roof, and had a wide verandah.

- Large and elegant dining and drawing rooms with 'massive' marble mantelpieces
- Spacious entrance hall with tessellated pavement
- 2 very large bedrooms
- 3 moderate sized bedrooms
- storeroom and wine closet
- butler's pantry 'completely shelved'
- servant's room
- kitchen with Leamington range
- timber stables, coach house, harness and groom's rooms, and other out buildings
- large brick and cement tank
- Yan Yean water laid out thro the house and grounds.

1872

Collins Street chemist, William Bowen purchased the property and the title was brought under the Torrens system. Bowen, a Prahran Councillor from 1876-1888 and Mayor 1877-78, supported the beautification of the City by tree planting and the creation of public gardens. Bowen's house was named Woodside.

1879

The rate description has the land at 5 acres, increasing again to 7.5 acres in 1884-5.

1881-2

The size of Woodside house has increased to **14 rooms**, with the rated net annual value (NAV) increasing from £180 to £200, with a further increase to £250 in the next 2 years. This is the likely date of the completion of the existing Victorian-era elevations, and the plan as described in the 1885 auction description.

1885

William Bowen subdivided the Woodside Estate into 19 allotments, apparently to the plans of surveyors Muntz & Bage, and created the west end of Woodside Crescent. The house Woodside was retained at the end of the 'crescent' on 2 acres of land and offered for sale.

Gemmell, Tuckett & Company 3 October 1885 auction description (*The Argus*) for the Woodside property:

'..charming villa residence, known as WOODSIDE, substantially built of brick on cement and stone foundations, with slate roof, with wide verandah laid down with Minton's tessellated tiles, containing drawing room 24x18, dining room 22x16, breakfast room 18x14, billiard room 22x16, best bedroom 20x18, also five other bedrooms, all of good size, kitchen, scullery, servants room, three pantries, cellar, laundry, wood and coal shed, dairy.

The outbuildings are of a complete character.'

Land about 7½ acres.

'This grand property is admirable adapted for subdivisional purposes as about five acres can be cut out from the house without interfering in the slightest, as the avenue leading up to the house, which is all gravelled and planted, would form a splendid road, and building allotments would be sold off fronting this avenue..'. Muntz & Bage were to survey the property to show how this would be done.

'The grounds have been carefully laid out into flower garden, kitchen garden, shrubberies, lawn, tennis grounds, cow paddock...camellias, daphnes, rose trees, etc.

1886

Rate books show that the new suburban estate, including the house on 2 acres and its new entrance from the east end of the first stage of Woodside Crescent, was sold to solicitor George Skinner. Most of the allotments in Woodside Crescent (today's 7-15, 2-24) were immediately sold: Skinner remained the owner of one vacant lot on the south side of Woodside Crescent.

1889

Rate net annual valuation of Woodside increases from £200 to £250 (25% increase), indicating added value by Skinner

1890-2

George Lindsay Skinner of Bank Place, Melbourne Solicitor 7/3/1890 transfer of title to Emmie Georgina Skinner 23/9/1892. Rate books continue to list George as owner-occupier

1895

MMBW plan shows Woodside at the time of Skinner's ownership, with its formal garden, summer houses, gravelled carriage drive, fernery and fruit garden, at the end of Woodside Crescent. Houses lined both sides of the street and the creek running along Woodside's southern boundary had been barrel-drained. Shows house with added projecting room

bay on west end of verandah and a plan outline similar to the existing, as drawn in the 1998 permit application.

1897-8

Rated owner of vacant lot on the south side of Woodside Crescent changes from George Skinner to Emmie G Skinner, his wife.

1902

Tintern's grounds were subdivided into building allotments and Tintern Avenue was created, with Tintern located on lot 12 (later 10-12 Tintern Ave).

1900s

Rate books show George and Emmie Skinner alternating as owner of the 14 roomed house.

1907-8

Rate listings of new suburban lots created from Woodside's grounds fronting the extended Woodside Crescent (today's 17-25, 28-38), with Emmie listed as owner. Title data shows further sales into the 1920s.

1920

Woodside was listed as three flats which were occupied by George (& Emmie) Skinner, Charles Storey and Corrie Gardner. Two years later the house was divided into four flats, with Caroline Rose, George Skinner, Ethel Godfrey and Elizabeth Flemming as tenants. Emmie Skinner was the rated owner of Woodside until 1936.

1924

George Skinner died

1925

The house has a rear boundary to Tintern Avenue and in 1925 the address of the house was given as 15a Tintern Avenue.

1935-6

Rate descriptions have the property owned by Miss Margaret Skinner, who also occupied Emmie's flat.

1939

Emmie Georgina Skinner died on 6 March 1939 - probate of her will granted to Evelyn Bruce Skinner of Yarram Solicitor dated 19 October 1939

1940

Property transferred to Haidee Victoria Hamilton of Hopetoun Rd and then to Margaret Emily Brook of "Moore Abbey Marne Street, South Yarra, married woman

1946

Margaret Emily Brook (nee Gibson) died 11 August 1946 with probate to The Perpetual Executors & Trustees Association of Australia Limited.

1949

Edward George Brook of Moore Abbey 56 Marne Street South Yarra as owner.

1963

Haidee Victoria Hamilton (nee Roughton) died 15 May 1963 probate granted to Edward Lambert a'beckett of 244 Queen Street Melbourne & William Hutchinson Roughton & Richard James Bottcher

1972

Edward Lambert a'beckett & Richard James Bottcher owners

1984

The house was identified in the Prahran Conservation Study Building Identification Form (N Lewis & Assoc) as of State significance (A1).

1997

Building permit application for alterations and additions valued at \$70,000: plan shows 10 main rooms, with projecting bowed bay on north west corner of house, and a cellar on the north end. Minor changes to some rear window openings and an internal door opening, bathroom, kitchen refit

1999

Planning application for garage at rear of property: permit issued.

George Skinner

George Skinner was the third of five sons of Judge Charles Bruce Graeme Skinner, one of the first County Court judges appointed in Victoria. George was born in 1852 the year before his father purchased land in Malvern. Charles Skinner subdivided the Malvern Hill Estate where he built the Malvern Hill Hotel. The Skinner family lived at Brookville, located to the east of Woodside, where Charles Skinner established a brick, tile and pipe manufacturers. For a short time he also owned nearby Tintern, which was sold to Alfred Ross for his friend William Westgarth. George Skinner was a Prahran Councillor from 1890-96 and again from 1898-1908 and Mayor in 1892-3.

ANALYSIS

Thematic context

The Principal Australian Historic Themes (PAHT) have been developed by the Australian Heritage Commission to allow assessment of historical significance within a national historical thematic framework.

PAHT	Subtheme	Category
Building settlements, towns and cities	Making suburbs	house, urban

Comparative analysis

Summary

Only four houses survive from the 1850s (part or wholly) in the Toorak locality. The early section of the house is parts of the east wing and part of the north wing (L-form), with attached cellar.

Although commenced in the 1850s, the public view of the house (existing south façade) is typical of houses built in the 1880s-90s, the west wing and south elevation having been built c1882 for Bowen with possible minor additions built c1885-90 for Skinner: both locally important historical figures. Otherwise, the stuccoed Italianate design is typical, in general character, of many later villas but the elevation is longer than most and the evident staged development is distinctive and expressive of the two major periods of construction, the 1850s and 1880s.

House examples from the 1850s-c1880

The following house examples from the 1850s-c1880 were identified in heritage survey as potentially significant in the City and number around 34:

House at 641 Orrong Road, Toorak built 1850s, 1908
House at 30 Macfarlan Street, South Yarra built 1850s, late
House at 13 Chambers Street, South Yarra built 1855
House at 10 Tintern Avenue, Toorak built 1855
House at 5 George Street, Prahran built 1855
House at 64 Avoca Street, South Yarra built 1855-56c
House at 75 Caroline Street, South Yarra built 1855c
House at 458-460 Punt Road and 460 Ballroom, South Yarra built 1855c
House at 74 Caroline street, South Yarra built 1857
House at 56 Avoca Street, South Yarra built 1858-9
House at 172-178 Burke Road, Malvern built 1859-
House at 1225 Malvern Road, Malvern built 1860s
House at 30 Wilson Street, South Yarra built 1860s
House at 1215 Malvern Road, Malvern built 1860s -1870s (demolished)
House at 24 Murphy Street, South Yarra built 1860s/70s
House at 372 & 374 Malvern Road, Prahran built 1863-1864
House at 22 Lascelles Avenue, Toorak built 1868-85
House at 75-79 Irving Road, Toorak built 1870c
House at 15 Darling Street, South Yarra built 1870s

House at 1219-25 Dandenong Road, Malvern East built 1873
 House at 603 Toorak Road, Toorak built 1875
 House at 117 Kooyong Road, Armadale built 1876
 House at 2a Whernside Avenue, Toorak built 1876-
 House at 21 St. Georges Road, Toorak built 1877
 House at 218 Toorak Road, Toorak built 1877
 House at 543 Orrong Road, Prahran built 1877
 House at 36 Green Street, Windsor built 1877c
 House at 10 Mandeville Crescent, Toorak built 1878
 House at 4 Acre Place, Malvern built 1879 (demolished)
 House at 2 Acre Place, Malvern built 1879
 House at 7-9 Carmyle Avenue, Toorak built 1879-

Assessment against the criteria adopted by the Australian Heritage Commission

Summary of Australian Heritage Commission criteria

Code	Summary	Assessment at local significance	Assessment as contributory significance
A.4	Association with important events or historical themes	The 1850s section (part east wing, part west wing and cellar) represents the first era of development in the area.	As the home of a Bowen, major supporter of the beautification of the City by tree planting and the creation of public gardens in the 1870s, the house and its owner association marks this phase of the area's history
B.2	Rarity or distinction among a comparable group	For valuable and uncommon surviving external fabric from the late 19 th century in the form of window bays and joinery, specifically the west wing with associated bayed plan.	As (in part) one of four known houses from the 1850s in the Toorak locality
H1	Association with important person or group		The home of prominent local identify and Prahran Mayor, William Bowen; long association with and George Skinner, also a Prahran mayor, whose family made an important contribution to the early history and development of both Malvern and Prahran ²

² The panel found no significant association with the two long-term owners and developers of this property, Bowen and Skinner: Graeme Butler & Associates maintain that the association with these men is of local significance

RECOMMENDATIONS:

The building and existing mapped land should remain in the heritage overlay of the Stonnington Planning Scheme.

Proposed extent of heritage place for the heritage overlay

The house and title land, specifically the limited external fabric from the 1850s and the 1880s-90s.

Planning Scheme Protection in a heritage overlay: Recommended

Other heritage registers

Heritage Victoria Register: No

Register of the National Estate: No

REFERENCES

Raworth & Foster, 1998 cite:

`The Argus', 25 February 1871, p. 2: sale notice: Auction notice. Instructed by John McDonnell to sell 'Woodside' on nearly 8 acres in Williams Rd, Toorak. Rooms listed.

`The Argus', 3 October 1885, p. 3: sale notice: Auction notice. Instructed by William Bowen on his intended departure for Europe to sell 'Woodside' on 7.5 acres in Williams Rd, Hawksburn. Short description with dimensions of major rooms given.

Borough of Prahran rate book: 1869. no. 501.

City of Prahran rate book, South Yarra ward, 1934-5.

Context Pty Ltd, City of Prahran Conservation Review, 1993

John Butler Cooper, `The History of Prahran 1836-1924', Modern Printing Co. Pty. Ltd., Melbourne 1924.

`Liber Melburniensis' Centenary Edition, Melbourne Grammar School, 1965.

MMBW drainage plan, 19 Woodside Crescent.

National Trust of Australia (Victoria) file Tintern, Toorak.

Power family history file, Malvern Archives.

`Sands & McDougall Directory of Victoria', 1911-1960.

Shire of Prahran rate books:

1857, no. 305.

1859, no. 414.

1860, no. 400.

`Tintern Estate' subdivision plan, 1902, Prahran Archives

Town of Prahran rate book, 1874/5, no. 579.

Further references

Lewis, M. Melbourne Mansions Database: Subdivision plan [c1885?] creating Woodside Cres lots shows plan of house, MMBW plan shows added bay windows.

Malone 2002 *Discovering Prahran Area 5*

Refer title and rate searches as Appendices 1&2

Appendix 1 General Law & Torrens search

General Law

1847 Grantee Thomas Colclough of Sydney Rd, purchased Portion 31 Lot 98 Prahran parish, 53a 1r 12 perches for £162/12/10d and portion 32 Lot 99, 52a 13 perches for £172/9/6d- both proclaimed in May 1849 (Land Purchases 24064, 24065).

Search Note 3113

Colclough's subdivision

1851	June 1851 Thomas Colclough mortgage to Chas Payne	£233 – 22 acres at the SE cnr Toorak Rd (then Gardiners Creek Rd) and Williams Rd and NW corner of CP32 (includes land to line of east boundary of 11 Tintern Ave and Tintern itself)
1852	11 Feb 1852 Conveyance of equity of redemption Thomas Colclough to Joseph Hale (later corrected to Hall)	As above
1852	11 Feb 1852 Conveyance of equity of redemption Thomas Colclough to Joseph Hall (correction Hale to Hall)	As above
	30 Dec 1852 26 Feb 1853 Reconveyance of mortgage Chas Payne to Joseph Hall,	£233 As above
1853	7 May 1853 2 April 1853 Conveyance Joseph Hall of Tintern South Yarra (and Thomas Colclough then of New Zealand) to James and John Ainslie gentlemen of the City of Melbourne	£4000 As above 'Together with etc.' (includes Tintern)
1853	14 Mar 1853 - 14 April 1853 Mortgage James and John Ainslie to Joseph Hall £3000	As above

Ainslie subdivision

1853	Mar 1853 - 14 April 1853 conveyance in fee by the Ainslies and Hall to Joseph Plummer	£100 of lot at the NW corner of CP 32 (SE cnr Toorak & Williams Rd) with 70' to Toorak Rd and 280' to Williams.
1853	Mar 1853 - 14 April 1853 J&S Ainslie to Charles B G Skinner	large dog-leg shaped lot at the same corner, (minus the above lot) starting 70' east from the corner, 756' to Toorak Rd and 390' to Williams Rd for a total of £4000 , payed to Hall and the Ainslies (includes Tintern)
1857	27 Oct 1857 28 oct 1857 Conveyance James Ainslie to Sophie Esther Westgarth	£1250 -lot with a 95' Williams Rd frontage, set 746' south of the CP's NW corner, and 210' deep (lot above west end of

		today's Woodside Crescent including numbers 1-5 and numbers 250-254 Williams Rd)
1860	11 Jan 1860- 6 Feb. 1861 James Ainslie & Andrew Murray to John Mc Donnell, (see search 5154)	£2235 large T-shape block (Woodside) 829'/837' deep from Williams Rd, with 191' Williams Rd frontage (841' from Toorak Rd corner) and 542' rear (east) boundary (see search 4842). This block encompasses the length of Woodside Crescent, the central part of Gordon St on the south and is bound by the line of Tintern Avenue on the north, reducing at Williams Rd to the north side of Woodside Crescent (omitting today's 1-5 Woodside Crescent), with the west boundary being 234-248 Williams Rd and the south boundary running on the back of the lots facing Woodside Crescent (2-24), stepping down to the rear boundaries of lots facing Gordon St on the south. (excludes Tintern, forms the basis of the Woodside property)

Torrens

date	Volume & Folio	Name	transaction	Parent Title
1872	542/286	William Bowen 3/12/1872 Transfer of land Statue	Transfer to V672/297	Application 5154
1874	672/297	Edmund Gerald Fitzgibbon, Swanston Street, Melbourne; Peter John Martin, Flinders lane, Henry Joseph Langton, Elizabeth street, 16/4/1874	Transfer to William Bowen 2/2/1880	542/286
1880	1157/383	William Bowen 2/2/1880	No chain done	672/297
1886	1821/031	William Bowen	Land is subdivided	1157/383

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date	Volume & Folio	Name	transaction	Parent Title
		Collins Street. West Melbourne Chemist & Druggist 18/5/1886	LP1289. created Lot 9 is Woodside	
1890	2241/079	William Bowen Collins Street. West Melbourne Chemist & Druggist	Transfer as to part and creation of Easement to George Lindsay Skinner 7 March 1890, numbered 274802, see certificate of title 2241/079	
1890	2241/079	George Lindsay Skinner of Bank Place, Melbourne Solicitor 7/3/1890	Transfer to George Gordon creation of Easement 30/8/1892	
1890		George Lindsay Skinner of Bank Place, Melbourne Solicitor 7/3/1890	Transfer to Emmie Georgina Skinner 23/9/1892	1821/031
1892	2247/211	Emmie Georgina Skinner of Woodside Toorak the wife of George Skinner of Bank Place Melbourne , Solicitor 23/9/1892	No chain of transfer done	2241/079
1903	2952/302	Emmie Georgina Skinner 12/6/1903	“	2247/211
1907	3228/480	Emmie Georgina Skinner of “Woodside” Toorak the wife of George Lindsay Skinner of no. 285 Collins Street Melbourne Solicitor, 20/7/1907	Land has been subdivided	
1907		Emmie G Skinner	Transfer by Emmie Skinner of	557657

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date	Volume & Folio	Name	transaction	Parent Title
			lot in Woodside Crescent to Olivia AM Green	
1908		Emmie G Skinner	Mortgage National Bank of Australia Ltd (discharged 1909)	
1908		Emmie G Skinner	Transfer by Emmie Skinner of lot in Woodside Crescent to Bertie Stillwell	579545
1909		Emmie G Skinner	Mortgage (discharged 1909) Australasian Temperance & General Life Assurance Society Ltd	
1909		Emmie G Skinner	Transfer by Emmie Skinner of lot in Woodside Crescent Joseph Finlay	595226
1909		Emmie G Skinner	Transfer by Emmie Skinner of lot in Woodside Crescent Sarah Davies	595227
1912		Emmie G Skinner	Transfer by Emmie Skinner of lot in Woodside Crescent to Walter R Brooks	690461
1919		Emmie G Skinner	Transfer by Emmie Skinner of lot in Woodside Crescent to Archie Jackson	907100
1920		Emmie G Skinner	Transfer by Emmie Skinner of lot in Woodside Crescent to Olivia AM Green	952113
1920		Emmie G Skinner	Transfer by Emmie Skinner of lot in Woodside Crescent to Bessie	952112

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date	Volume & Folio	Name	transaction	Parent Title
			Kennedy	
1927		Emmie G Skinner	Transfer of part Woodside property to Dorothy H Alsop (cancelled)	
1939		Emmie Georgina Skinner died on 6 March 1939 probate of her will has been granted to Evelyn Bruce Skinner of Yarram Solicitor dated 19 October 1939	Transfer as to part of Haidee Victoria Hamilton 28 February 1940 numbered 1763973 see title see certificate of title 6377/286 (cancelled)	2952/302 & 2207/0017
1940	6377/286	Haidee Victoria Hamilton of 49 Hopetouen Road Married woman 28/2/1940	Transfer to Margaret Emily Brook of "Moore Abbey Marne Street South Yarra married woman 28/5/1940	
1946		Margaret Emily Brook died 11 August 1946 probate to The Perpetual Executors & Trustees Association of Australia Limited		
1949		Edward George Brook of "Moore Abbey 56 Maine Street South Yarra 2/11/1949		
1963-4		Haidee Victoria Hamilton died 15 May 1963 probate granted to Edward Lambert a'beckett of 244 Queen Street Melbourne & William Hutchinson		

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date	Volume & Folio	Name	transaction	Parent Title
		Roughton & Richard James Bottcher 10/2/1964		
1972		Edward Lambert a'beckett & Richard James Bottcher 2/5/1972		3228/480

Appendix 2 Rate Search

Municipal Rates

VPRO: VPRS 7244; South Yarra Ward 1939/40 to 1888/89, Volume 1
between 1866 to 1887/88

Rate year	Rate No	Occupier	Owner	Description	NAV (£)	GAV (£)
1856	236	Thomas Dickson	Ainslie	Williams Rd House 7 rooms &c (amount of assessment 6)	-	
1857	305	Wm Henry Dodd	John Ainsley	Williams Rd 8 rooms 7 1/4 acres of land	£250	300
1858	370	Mrs? Henry Dodd	John Ainsley	Williams Rd 9 rooms land house 7 acres	260	300
1859	414	W Henry Dodd	James Ainsley	"	260	300
1860	400	John McDonald	John McDonald (sic)	Williams Rd 9 rooms Brick & slate	260 reduced to 200	300
1861	421	"	"	"	220	235
1862	428	John McDonnell	o/o	8 rooms B&S (brick & slate) 7 acres land	180	200
1863	456	"	McDonnell John	9 rooms B & S & 8 acres	180	204
1864	406	"	McDonnell John Melbourne	Williams Rd Dwelling house and garden	160	180
1865	406	"	J McDonnell	9 rooms Williams Rd Land	200	220
1866	458	"	"	9 rooms Williams Rd Brick House	200	220
1867	453	"	"	Williams Rd 9 rooms brick house	200	230
1868	462	"	"	Williams rd 7 rooms Brick & slate	200	240
1869	501	"	"	William Rd !0 rooms Brick Cottage and stables	216	240
1870	505	McDonnell John Merchant	o/o	10rooms B & Land Williams Rd	140	-
1871	538	McDonnell John Merchant	o/o	Williams Rd 10 rooms B & land	210	
1872	552	McDonnell John Merchant to Bowen, William	J McDonnell to W Bowen	10 Rooms b & land Williams rd	210	
1873	553	Bowen William chemist	o/o	Williams rd land & Brick 10 rooms	210	
1874	579	Bowen William	Bowen, William	Brick house and	210	

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Rate year	Rate No	Occupier	Owner	Description	NAV (£)	GAV (£)
		chemist		land 7 acres 10 rooms		
1875	663	Bowen William chemist crossed out 6/3/75	"	Williams Rd 7aces + b10 rooms	210	
1876	639	"	"	Williams Rd Land 7 acres b 10 rooms	210	
1877	642	"	"	Williams Rd land 7 acres B 8 rooms	160	
1878	623	"	"	"	180	
1879	621	Bowen William chemist	"	Williams Road House & Land 5 acres 10 rooms	180	
1880-81	603	"	"	Williams Rd land 5 acres B 10 rooms	180	
1881-82	702	"	"	Williams Rd B	200	
1882-83	673	"	"	Williams Rd B 14 rooms	200	
1883-84	737	"	"	Williams Rd B 14 rms and land 5 acres	250	
1884-85	765	"	"	Williams Road B 14 rms and 5 acres ; 7 1/2 acres written in pencil in description	"	
1885-86	806	Bowen William Chemist	Bowen William	Williams Road + land 7 aces B 14 rooms	200	
1886-87	928	Bowen William Chemist changed to Skinner George Solicitor	Bowen William to Geo L Skinner	"	200	
1887-88	1017	"	"	"	200	
1888-89	212	"	"	"	250	
1889-90	1229	Skinner George L Solicitor	O/O	Woodside Crescent land 2a Or 25p B 14 rooms	250	
1890-91	1262	Skinner George L solicitor	"	Woodside Cres, land 2ac Or 25p B 14 rooms	250	
1890-91	1263	V/L	"	Woodside Cres, land 55' x 172'	20	
1891-92	1275	Skinner George L solicitor	"		250	
1891-	1276	V/L	"	S side Woodside	20	

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Rate year	Rate No	Occupier	Owner	Description	NAV (£)	GAV (£)
92				Cres, Land 55' x 172'		
1892 - 93	1276	Skinner George L solicitor	"	Woodside Cres, 14 rooms Land 2ac 25p	250	
1892 - 93	1277	V/L	"	Woodside Cres, Land 55' x 172'	20	
1893-94	1280	Skinner George L solicitor	"	Woodside Cres, 14 rooms Land 2ac 25p	20 changed to 190	
1893-94	1281	V/L	"	S side Woodside Cres, Land 55' x 172'	12	
1894-95	1280	Skinner George L solicitor	Skinner George L	Woodside Cres, B 14 Rooms, Land 2ac 25p	190	
1894-95	1281	V/L	Skinner George L	S side Woodside Cres, Land 55' x 172'	12	
1895-96	1279	Skinner George L Solicitor	Skinner George L Solicitor, Bank Place Melbourne	Woodside Cres, Land, 2ac 25p, B 14 rooms,	160	
1895-96	1280	V/L	"	S Side Woodside Cres Land 55' x 172'	12	
1896-97	1280	Skinner George L Solicitor	Skinner George L Solicitor, Bank Place Melbourne	Woodside Cres, Land 2ac 25p, B 14 rooms,	160	
1896-97	1281	V/L	Skinner George L	S Side Woodside Cres Land 55' x 172'	12	
1897-98	1281	Morris George , wine merchant to Skinner George L Solicitor	Skinner George L Solicitor, Bank Place Melbourne	Woodside Cres, Land 2ac 25p, B 14 rooms,	160	
1897-98	1282	V/L	Skinner George L to Emma G	S Side Woodside Cres Land 55' x 172'	10	
1898-99	1284	Skinner George L Solicitor	Skinner George L Solicitor, Bank Place Melbourne	Woodside Cres, Land 2ac 25p, B 14 rooms,	160	
1898-99	1285	V/L	Skinner Emma G, Bank Place Melbourne	S Side Woodside Cres Land 55' x 172'	10	
1899-1900	1307	Skinner George L Solicitor	Skinner George L Solicitor, Bank Place Melbourne	Woodside Cres, Land 2ac 25p, B 14 rooms, sewerred	160	
1899-1900	1306	V/L	Skinner Emma G, Bank Place Melbourne	S Side Woodside Cres Land 55' x 172'	10	
1900-1901	1326	Skinner George L Solicitor	Skinner George L Solicitor, Bank	Woodside Cres, Land 2ac 25p, B	160	

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Rate year	Rate No	Occupier	Owner	Description	NAV (£)	GAV (£)
			Place Melbourne	14 rooms, sewerred		
1900-1901	1327	V/L	Skinner Emma G	S side Woodside Cres Land 55' x 172'	10	
1901-02	1323	Skinner George L Solicitor	Skinner George L Solicitor, Bank Place Melbourne	Woodside Cres, Land 2ac 25p, B 14 rooms	160	
1901-02	1324	V/L	Skinner Emma G	S side Woodside Cres Land 55' x 172'	10	
1902-03	1454	Skinner George crossed out, Altherton Thomas crossed out	Skinner George L Citizens Building 285 Collins St Melbourne	Woodside Cres, Land 2ac 25p, B 14 rooms	160	
1902-03	1456	V/L	Skinner Emmie G	S side, Woodside Cres, Land 55' x 172'	10	
1903-04	1458	Skinner George L. Solicitor	Skinner George L. City Buildings 285 Collins street Melbourne	Woodside Cres, Land 2ac 25p, B 14 rooms	160	
1903-04	1459	V/L	Skinner Emmie G	S side, Woodside Cres, Land, 55' x 172'	10	
1904-05	1391	Skinner George L. Solicitor	Skinner George L. City Buildings 285 Collins street Melbourne	Woodside Cres, Land 2ac 25p, B 14 rooms	160	
1904-05	1392	V/L	Skinner Emmie G Woodside Cres	Woodside Cres, Land, 55 x 172'	10	
1905-06	1447	Skinner George L Solicitor	O/O	Woodside Cres, B 14 rooms	160	
1905-06	1448	V/L	Skinner Emmie G Woodside Cres	S side Woodside Cres, Land, 55' x 172'	40 to 38	
1906-07	1449	Skinner George I solicitor	O/O changed to Skinner Emmie	Woodside Cres, Land, 2ac crossed out to read 187' x 147', 14B rooms	86	
1906-07	1450	V/L	Skinner Emmie to Skinner George L Woodside Cres	Woodside Cres, Land, 55' x 172' to Lot 20 100' x 140 # see end of SY rate Book for lots subdivided	18	
1907-08	1465	Skinner George L , Solicitor	Skinner Emmie G, Woodside Cres, G.L Skinner in pencil	Woodside Cres, Land, 187' x 147' B14 rooms	86	
1907-	1466	V/L	Skinner George	Woodside Cres,	22	

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Rate year	Rate No	Occupier	Owner	Description	NAV (£)	GAV (£)
08			L Woodside Cres	Land, Lot 20, 100' x 140'		
1907-08	1467	"	Skinner Emmie G Woodside Cres	Woodside Cres, Land, Lot 19 50' x 127'	11	
1907-08	1468	"	"	Woodside Cres, Land, Lot 18 50' x 120'	11	
1907-08	1469	"	"	Woodside Cres, Land, Lot 17 50' x 103'	11	
1907-08	1471	"	"	Woodside Cres, Land, Lot 15 50' x 103'	11	
1908-09	1685	Skinner George Lindsay, Solicitor	Skinner Emmie, Woodside Cres	Woodside Cres, 187' x 147' B14 rooms	86	
1908-09	1686	V/L	Skinner, George Lindsay, Woodside Cres	Woodside Cres, Land 100' x 140' Lot 20	22	
1908-09	1687	"	Skinner George changed to Stillwell Bertie gentleman	South side Woodside Cres Land Lot 19 50' x 127'	12	
1908-09	1688	"	Skinner, George Lindsay, Woodside Cres	S side Woodside Cres, Land Lot 18 50' x 120'	12	
1908-09	1689	"	Skinner Emmie g Woodside Cres, G.L. Skinner in pencil	Woodside Cres Land, 50' x 109	12	
1909-1910	1768	Skinner George Lindsay, Solicitor	Skinner Emmie, Woodside Cres	Woodside Cres, 187' x 147' B14 rooms	86	
1909-1910	1769	V/L	Skinner George Lindsay, Solicitor 281 Collins St, Melbourne	Woodside Cres, Land 100' x 140' Lot 20	22	
1909-1910	1771	"	Skinner Emmie G, G.L. Skinner in pencil	Woodside Cres land part lot 18 25' x 10'	8 changed to 6	
1909-1910	1772	"	"	Woodside Cres, Land 50' x 109', lot 17	12	
1909-1910	1774	"	Skinner, Emmie G, Woodside Cres	Woodside Cres Land 50' x 103' Lot 15	10	
1910-11	1785	Stuart Leslie gentleman	Skinner Emmie , G Lindsay Skinner Solicitor, 281 Collins St Melbourne	Woodside Cres 187' x 147' B 14 rooms	86	
1910-11	1786	V/L Stuart Leslie, gentleman	G. Lindsay Skinner Solicitor 281 Collins St,	Woodside Cres Land 100' x 140' Lot 20	22	

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Rate year	Rate No	Occupier	Owner	Description	NAV (£)	GAV (£)
			Melb			
1910-11	1788	V/L	G Lindsay Skinner Solicitor, 281 Collins St Melb changed to Brooks William	South side, Woodside Cres, land part lot 18 25' x 120'	6	
1910-11	1789	"	"	Land lot 17 50' x 109'	12	
1910-11	1791	"	Emmie Skinner, Woodside Cres	Woodside Cres Land 50 x 103', Lot 15	10	
1911-12	1887	Stuart Leslie solicitor	"	Woodside Cres 14B, 187' x 147'	130	
1911-12	1888	V/L Stuart Leslie solicitor crossed out to read 14 August 1912 Skinner Emmie G (Mrs)	"	Woodside Cres Land Lot 20 100' x 140'	22	
1911-12	1893	V/L	Skinner Emmie G Woodside Cres, fmc 5 Aug 1912 - 16/8 6/171 2 G Lindsay Skinner ,G Lindsay Skinner Solicitor 281 Collins Street Melbourne	carte 30 May 1912 Woodside Cres Land Lot 15, 50' x 103'	10	
1912-13	2094	Stuart Leslie solicitor	Skinner Emmie G, G Lindsay Skinner Solicitor, 281 Collins St, Melbourne	Woodside Cres 14B, 187 x 147	130	
1912-13	2095	V/L Skinner Emmie G Mrs	"	Woodside Cres Land Lot 20 100' x 140'	22	
1912-13	2100	V/L	"	Woodside Cres Land Lot 15 50' x 103'	10	
1913-14	2090	Stuart Leslie, solicitor	Skinner Emmie G , G Lindsay Skinner, G Lindsay Skinner & Company Solicitor, 230a Collins Street , to Skinner Emmie G , Percy B Stuart , Stuart & Stuart Solicitors, 375 Collins St	17 Woodside Cres 14B, 187 x 147	130	
1913-	2091	V/L Skinner	Skinner Emmie	Woodside Cres	22	

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Rate year	Rate No	Occupier	Owner	Description	NAV (£)	GAV (£)
14		Emmie G	G, Percy B Stuart, Stuart & Stuart Solicitors (tenant Leslie Stuart)	Land lot 20		
1913-14	2096	V/L	Skinner Emmie G. G Lindsay Skinner Solicitor, 230a Collins St	Woodside Cres Land Lot 15, 50 x 103	10	
1914-15	2096	Stuart Leslie, solicitor	Skinner Emmie G , Leslie Stuart , Stuart & Stuart Solicitors, 375 Collins St	17 Woodside Cres 14B, 187 x 147	130	
1914-15	2097	V/L Skinner Emmie G	"	Woodside Cres Land Lot 20	22	
1914-15	2102	V/L	Skinner Emmie G, G Lindsay Skinner, G Lindsay Skinner & Company Solicitor, 230a Collins Street	Woodside Cres Land Lot 15 50 ft	10	
1915-16	2097	Stuart Leslie, solicitor	Skinner Emmie G , Leslie Stuart , Stuart & Stuart Solicitors, 375 Collins St	17 Woodside Cres 14B, 187 x 147	130	
1915-16	2098	V/L Skinner Emmie g	"	Woodside Cres land lot 20	22	
1915-16	2103	V/L Skinner George Lindsay, solicitor	Skinner Emmie G, G Lindsay Skinner, G Lindsay Skinner & Company Solicitor, 230a Collins Street (crossed out to read O/O)	Woodside Cres Land lot 15	10	
1916-17	2098	Stuart Leslie, solicitor (crossed out)	Skinner Emmie G (word tenant crossed out)	17 Woodside Cres 14B, 187 x 147	130	
1916-17	2099	V/L	"	Woodside Cres land lot 20	22	
1916-17	2104	V/L	Skinner George L 230 Collins St	Woodside Cres land lot 15 50 ft	10	
1917-18	2098	Skinner George L solicitor	Skinner Emmie	17 Woodside Cres 14B	130	
1917-18	2099	V/L	"	V/L Woodside Cres lot 10	22	
1917-18	2104	V/L	Skinner George L to Skinner Emmie G, Woodside Cres	V/L Woodside Cres lot 15, 50 ft	10	
1918-19	2108	Skinner George L solicitor;	"	17 Woodside Cres 14B	180	

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Rate year	Rate No	Occupier	Owner	Description	NAV (£)	GAV (£)
		Welleulall A L solicitor (crossed out) Tucker Caroline Mrs (crossed out)				
1918-19	2114	VL	Skinner Emmie G 17	V/L Woodside Cres lot 15	10	
1919-20	2121	Skinner George L. solicitor	Skinner Emmie G	17 Woodside Cres 14B	180	
1920-21	2126	Skinner George L solicitor	"	17 Woodside Cres 4B	60	
1920-21	2127	Story Chas, Clerk to Godfrey Ethel	"	17 Woodside Cres 3B	60	
1920-21	2128	Gardiner Corrie, merchant	"	17 Woodside Cres 5B	60	
1921-22	2129	Jones David B, stock agent changed to Fleming Elizabeth	"	17 Woodside Cres 4W Flat	100	
1921-22	2130	Skinner George L solicitor	"	17 Woodside Cres 3B Flat	60	
1921-22	2131	Godfrey Elthel to Gardiner Corrie to Rose Caroline	"	17 Woodside Cres 4B Flat	100	
1921-22	2132	Godfrey Ethel	"	17 Woodside Cres 5B	60	
1922-23	2244	Rose Caroline j Mrs	"	17 Woodside Cres 4B Flat 2	100	
1922-23	2245	Skinner George L solicitor	"	17 Woodside Cres 3B Flat 1	60	
1922-23	2246	Godfrey Elthel	"	17 Woodside Cres 3B Flat 3	60	
1922-23	2247	Fleming Elizabeth	"	17 Woodside Cres 4W Flat 4	100	
1923-24	2345	Rose Caroline J	"	17 Woodside Cres 4B Flat 2	100	
1923-24	2346	Skinner George L solicitor changed to Skinner Emmie G	Skinner Emmie G	17 Woodside Cres 3B Flat 1	60	
1923-24	2347	Godfrey Elthel	"	17 Woodside Cres 3B Flat 3	60	
1923-24	2348	Flemming Elizabeth		17 Woodside Cres 4W Flat 4	100 changed to 70	
1924-25				Between 2490 and 2491 15a Mrs Skinner has been pencilled in		
1924-	2549	Rose Caroline	Skinner Emmie	17 Woodside	100	

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Rate year	Rate No	Occupier	Owner	Description	NAV (£)	GAV (£)
25		J changed to Massey Barnet builder	G	Cres 4W Flat 2		
1924-25	2550	Skinner Emmie G	"	17 Woodside Cres 3B Flat 1	60	
1924-25	2551	Godfrey Elthel	"	17 Woodside Cres 3B Flat 3	60	
1924-25	2552	Fleming Elizabeth	"	17 Woodside Cres 4W Flat 4	70	
1925-26	2499	Massey Garnet, builder	"	15a Tintern Avenue 4B Flat 2	100	
1925-26	2500	Skinner Emmie G	"	15a Tintern Avenue 3B Flat 1	60	
1925-26	2501	Godfrey Elthel	"	15a Tintern Avenue 3B Flat 3	60	
1925-26	2502	Fleming Elizabeth	"	15a Tintern Avenue 4W Flat 4	70	
1926-27	2504	Massey garnet builder changed to Cuscaden William G surgeon	"	15a Tintern Avenue 4B Flat 2 changed to Flat 1	100	
1927-28	2507	Cuscaden William G , surgeon changed to Besby Justice to Skinner Margaret Miss	"	15a Tintern Avenue 4B Flat 1	85	
1927-28	2508	Skinner Emmie G	"	15a Tintern Avenue 3B Flat 2	60	
1927-28	2509	Godfrey Ethel changed to Ingram Nina	"	15a Tintern Avenue 3B Flat 3	60	
1927-28	2510	Hurley Lionel J c. servant	"	15a Tintern Avenue 4W Flat 4	120 changed to 85	
1927-28	2505	Skinner Emmie G	"	15a Tintern Avenue 3B Flat 1 changed to Flat 2	60	
1927-28	2506	Godfrey Ethel	"	15a Tintern Avenue 3B Flat 3	60	
1927-28	2507	Fleming Elizabeth changed to Hurley Lionel J, Col? Deputy director Myiation?	"	15a Tintern Avenue 4W Flat 4	70	
1928-29	2736	Skinner Margaret changed to Altmann Lillias E	"	15a Tintern Avenue 4B	85	
1928-29	2737	Skinner Emmie G	"	15a Tintern Avenue 3B	60	

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Rate year	Rate No	Occupier	Owner	Description	NAV (£)	GAV (£)
1928-29	2738	Ingram Nina changed to Drought Mary L	"	15a Tintern Avenue 3B	60	
1928-29	2739	Hurley Lionel J, civil servant changed to Godfrey Ethel	"	15a Tintern Avenue 4W	85	
1929-30	2767	Altmann Lillias E	Skinner Emmie G	15a Tintern Avenue 4W Flat 1	100	
1929-30	2768	Drought Mary L	"	15a Tintern Avenue 4B Flat 2	100	
1929-30	2769	Godfrey Ethel	"	15a Tintern Avenue 4B Flat 3	90	
1929-30	2770	Skinner Emmie G	"	15a Tintern Avenue 3B Flat 4	60	
1930-31	2762	Altmann Lillias E	"	15a Tintern Avenue 4W	90	
1930-31	2763	Drought Mary L to Thompson Marion	"	15a Tintern Avenue 4B	90	
1930-31	2765	Godfrey Ethel to Anderson Claude gentleman	"	15a Tintern Avenue 4B	90	
1930-31	2766	Skinner Emmie G	"	15a Tintern Avenue 3B	60	
1931-32	2764	Altmann Lillias E to Gibson Fanny M	"	15a Tintern Avenue 4W	70	
1931-32	2765	Thompson Marin to Reinback Hans P	"	15a Tintern Avenue 4B	70	
1931-32	2766	Anderson Claude A gentleman	"	15a Tintern Avenue 4B	60	
1931-32	2767	Skinner Emmie G	"	15a Tintern Avenue 3B	50	
1932-33	2771	Gibson Fanny M	"	15a Tintern Avenue 4W	60	
1932-33	2772	Reinback Hans P engineer	"	15a Tintern Avenue 4B	60	
1932-33	2773	Anderson Claude A gentleman	"	15a Tintern Avenue 4B	58	
1932-33	2774	Skinner Emmie G	"	15a Tintern Avenue 3B	50	
1933-34	2965	Gibson Fanny M	Skinner Emmie G	15a Tintern Avenue 4W	60	
1933-34	2966	Reinback Hans P engineer	"	15a Tintern Avenue 4B	60	
1933-34	2967	Anderson Claude A gentleman	"	15a Tintern Avenue 4B	58	
1933-34	2968	McBean crossed out to	"	15a Tintern Avenue 3B	50	

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Rate year	Rate No	Occupier	Owner	Description	NAV (£)	GAV (£)
		read Skinner Emmie G				
1934-35	3165	Gibson Fanny M	Skinner Emmie G	15a Tintern Avenue 4W	60	
1934-35	3166	Reinback Hans P engineer	"	15a Tintern Avenue 4B	60	
1934-35	3167	Anderson Claude A gentleman	"	15a Tintern Avenue 4B	58	
1934-35	3168	Skinner Emmie G	"	15a Tintern Avenue 3B	50	
1935-6	3374	Gibson Fanny M	Skinner Emmie G crossed out to read Skinner Miss Mgt M 16/9/36	15a Tintern Avenue 4W	60	
1935-6	3375	Reinback Hans P cons engineer	"	15a Tintern Avenue 4B	60	
1935-6	3376	Anderson Claude A gentleman	"	15a Tintern Avenue 4B	58	
1935-6	3377	Skinner Emmie G crossed out to read Margaret M miss	"	15a Tintern Avenue 3B	50	
1936-7	3586	Gibson Fanny M	Skinner Miss Mgt M crossed to read Skinner Mrs Emmie G crossed out to read Miss M M Skinner	15a Tintern Avenue 4W	60	
1936-7	3587	Reinban Hans P Cons engineer	"	15a Tintern Avenue 4B	60	
1936-7	3588	Anderson Claude A, gentleman	"	15a Tintern Avenue 4B	58	
1936-7	3589	Skinner Emmie G crossed out to read Margaret M miss	"	15a Tintern Avenue 3B	50	
1937-38	3594	Gibson Fanny M	Skinner Mrs Emmie G (Miss MM Skinner) written in Rate Book	15a Tintern Avenue 4W	60	
1937-38	3595	Cuthbertson George, Commercial traveller	"	15a Tintern Avenue 4B	60	
1937-38	3596	Anderson Claude A, gentleman	"	15a Tintern Avenue 4B	58	

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Rate year	Rate No	Occupier	Owner	Description	NAV (£)	GAV (£)
1937-38	3597	Skinner Margaret m Miss	"	15a Tintern Avenue 3B	50	
1939-40	3606	Gibson Fanny Maude	Skinner Emmie G changed to Hamilton Mrs Haidee Victoria 28/8/40 changed to Brook, Margaret Emily "Moore Abbey" Marne Street South Yarra, # Also note 18/4/40 6'x 145' fronting Woodside Cres sold to Parbury, William Charles 1 Wallace Annual valuation Toorak (This was also crossed out)	15a Tintern Avenue 4W	60	
1939-40	3607	Manning Geoffrey, salesman	"	15a Tintern Avenue 4B	60	
1939-40	3608	Stone Morton P, gentleman	"	15a Tintern Avenue 4B	58	
1939-40	3609	Skinner Margaret M Miss	"	15a Tintern Avenue 3B	50	