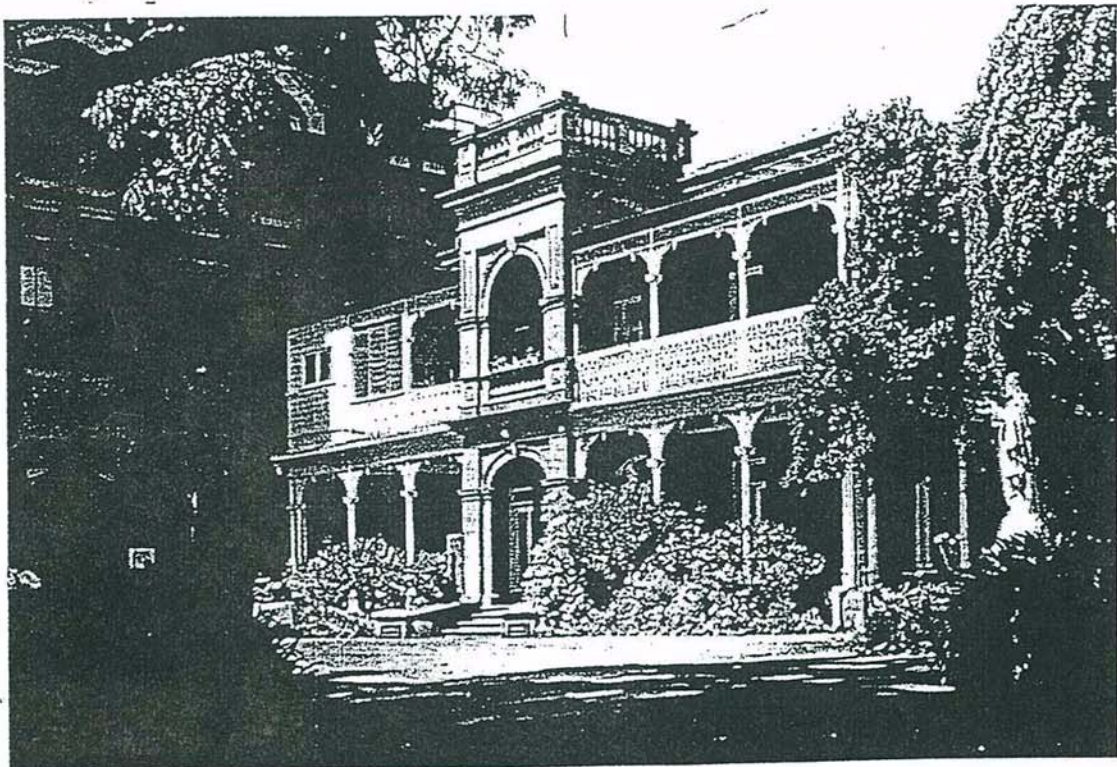


# Dorrington Avenue Proposed Conservation Area



October 1997

# EXTENT OF PROPOSED URBAN CONSERVATION AREA

The proposed Urban Conservation Area comprises the following: all addresses in Ranfurly Crescent, Grandview Road, Dorrington Avenue, Harold Avenue, Willoby Avenue, Fairview Grove, Valley View Road, Viewbank Road, Boyanda Road, Wandeen Road, and adjoining sections of High Street, Burke Road, Malvern Road and Wattletree Roads.

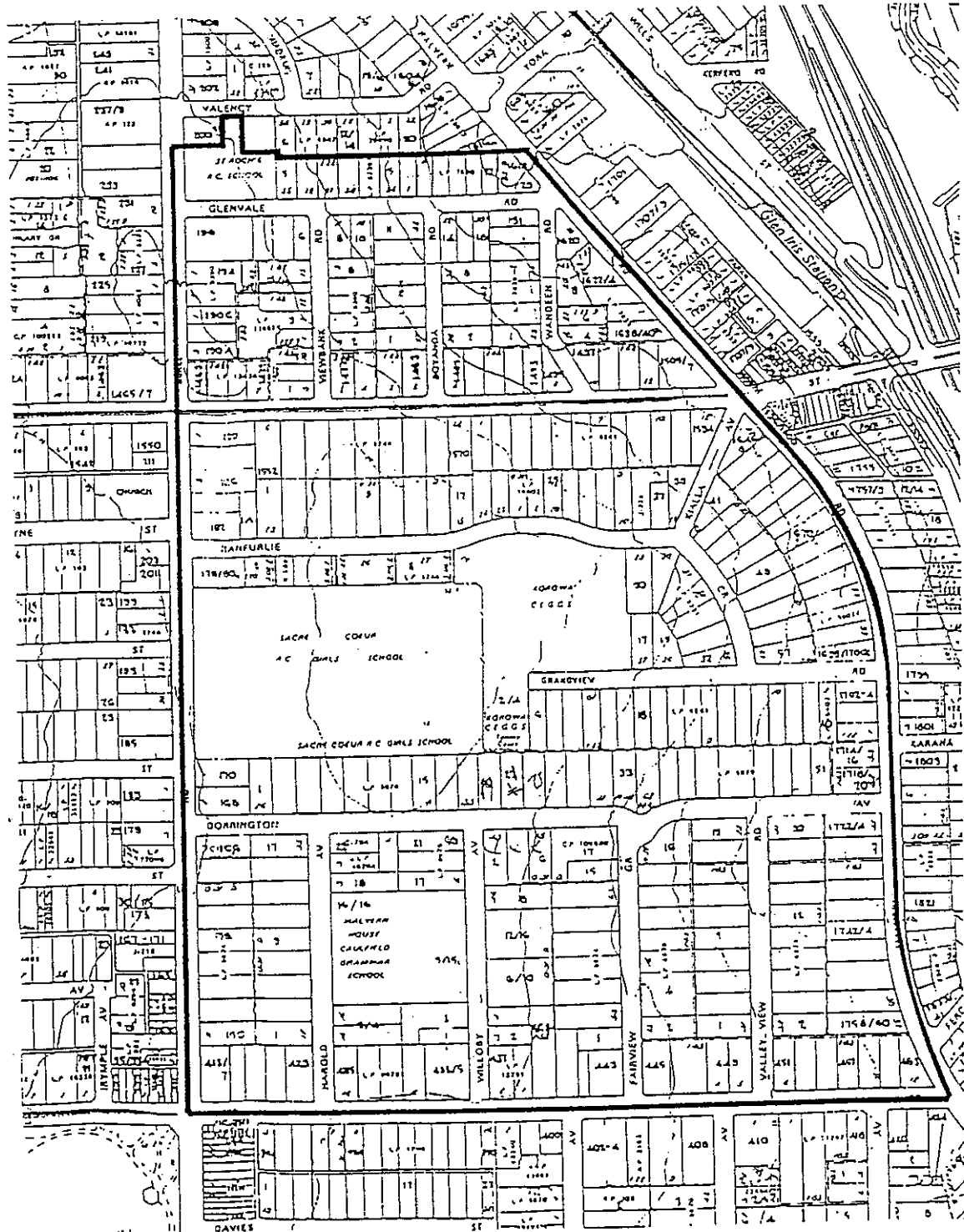


Illustration 1 Extent of proposed Conservation Area.

# **D**ORRINGTON AVENUE AREA, GLEN IRIS

(Area bounded by Glenvale, Burke, Malvern and Wattletree Roads)

## INTRODUCTION

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This report has been prepared by Bryce Raworth Pty Ltd in association with Di Foster, historian, in order to investigate the significance of the area bounded by Glenvale Road, Burke Road, Malvern Road and Wattletree Road, Glen Iris, and to determine the appropriateness of urban conservation controls for the precinct.

The analysis builds on the relevant findings of Seamus O'Hanlon, *Melbourne's Interwar Housing Survey*, prepared on behalf of the National Trust of Australia (Victoria), 1989.

## SUMMARY OF RECOMMENDATIONS

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The initial study area comprised the allotments bounded by High Street, Burke Road, Malvern Road and Wattletree Road, Glen Iris. Over the course of a number of visits to the site the consultant team determined that the general character, quality and intactness of an additional area located to the north of High Street was of sufficiently high standard to warrant its inclusion in the proposed conservation area.

Consequently, this report recommends that the area bounded by Glenvale Road, Burke Road, Malvern Road and Wattletree Road, be protected as an Urban Conservation Area under the Stonnington Planning Scheme, and should also be nominated to the Register of the National Estate.

## HISTORY

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The area bounded by Burke Road, High Street, Malvern Road and Wattletree Road includes three prominent schools; the Malvern Campus of Caulfield Grammar School, Korowa Anglican Girls School and Sacre Coeur Catholic Girls School. The development of this area is directly linked to the history of these schools and the associated mansion estates.

### EARLY SETTLEMENT

The first sales of Crown Land in the area that was to become the City of Malvern, took place on the 10th June 1840. The area had previously been surveyed and divided into large allotments within a framework of main roads. Pastoralists had previously moved into the area, but the first sales of land in the north west of the district, initiated the beginnings of permanent settlement.

Allotments were quickly sold and by 1856, land east of Burke Road overlooking Gardiners Creek Valley, had attracted purchasers. High Street, Malvern Road, Wattletree Road and Burke Road had been surveyed in 1854 but Burke Road, originally named Charleville Road, was re-named to commemorate the explorer Burke, of Burke and Wills.

The area bounded by Burke Road, High Street, Malvern Road and Wattletree Road includes Crown Allotments 117 - 124. Lot 118, at the south east corner of Burke Road and High Street was sold to Henry Lynch in 1856. The same year, the four allotments north of Wattletree Road were sold to solicitor and land speculator Peter Andrew Charles O'Farrell. In 1857 William Fawcett purchased lots 117 and 120 at the intersection of High Street and Malvern Road.<sup>1</sup>

### BRYNMAWR

In September 1857, Michael Keeley purchased Crown Allotment 119,<sup>2</sup> consisting of more than nine acres of uncleared bushland on high ground. Within two years Keeley had built a two storied eight-roomed house facing Burke Road. From 1860 to 1865, during the time he lived at Gardiner, Keeley kept a diary detailing the work required to clear and farm the land.<sup>3</sup> According to his diary, the plans for the house were provided by architect George Wharton.<sup>4</sup>

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1 P.A.C. O'Farrell was the brother of Henry James O'Farrell who was hanged for the attempted assassination of Prince Alfred. P.A.C. O'Farrell was later expelled from the Law Institute following a libel case associated with St Patricks College. He was later charged with the attempted murder of Archbishop Goold. Joan Kenny *Prologue to the future, Christ College*, (Melbourne, 1996), p.168.

2 Rob Bower, 'Malvern 1840-1989, A history of the subdivision, plan 8, unpublished manuscript, held in Malvern Archives.

3 Clare Percy-Dove, 'Brynmawr the high hill'. (Melb. 1976), p.20.

4 Brynmawr - The 'high hill' history notes - undated.

Keeley, was born in Ireland in 1831 and became the licensee of the Parliamentary Hotel. He was a member of the Gardiner Road Board and an Alderman for Gipps Ward.<sup>5</sup>

In 1867, two years after Keeley's death, the property was sold to Waldron Johnston. Johnston also held the adjoining allotments with frontages to Wattletree Road and Malvern Road. The following year Robert Morgan became the owner of lot 119 and lots 121 -124.<sup>6</sup> It has been suggested that Morgan, who came from a Welsh family, gave the house its name, Brynmawr, meaning the 'high hill'.<sup>7</sup>

In 1881 Frederick Roberts, a partner in a firm of ironmongers, purchased lot 119 which included Brynmawr.<sup>8</sup> Various additions were made to the house before it was sold to Frederick Throssell in 1887.<sup>9</sup> Six months later the property was purchased by Frederick Illingworth. Illingworth was a Member of the Legislative Council and a founding partner of the Centennial Land Bank, one of the many banks and land companies that collapsed following the land boom of the 1880s.<sup>10</sup>



*Illustration 2*      *Brynmawr, Convent of the Sacred Heart, c. 1970.*

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5      Clare Percy-Dove, 'Brynmawr the high hill'. Melb. 1976, p.21.  
6      R.Bower, loc cit.  
7      Percy-Dove, p.41.  
8      Shire of Malvern Rate Books 1882, No. 601.  
9      Percy-Dove, p.44.  
10     Ibid.

Brynmawr changed ownership almost immediately. In 1888, the Sisters of the Sacred Heart are listed in the Malvern Rate Book as the owners of allotment 119 'with house etc.' on ten acres of land.<sup>11</sup> The school, having moved from Balaclava, opened at Burke Road on the 9th August 1888. J. B. Cooper writes that,

*The property the nuns bought in Burke Road was a very costly one, consisting of several acres of well laid out grounds and a commodious house. The house after two years' occupation, was found by the nuns to be too small for their requirements, and it was decided to build a large convent.*<sup>12</sup>

In 1890 workman began digging foundations for the main convent building. The red brick, L-shaped complex, comprises the three storey with attic wing (1890) and the chapel wing (1904), built to the designs of Tappin Gilbert and Dennehy. The National Trust citation describes the convent buildings as a local landmark, typifying late 19th century convent school buildings.<sup>13</sup>

In 1988 Sacre Coeur School celebrated its centenary.

## VALENTINES

Land titles show that Robert Morgan purchased lots 121 to 124 in 1868 and held the title to this land until 1911.<sup>14</sup> In 1892, however, the Hon. John Mark Davies, was rated as the owner of allotments 121-124, where he built a 40 roomed mansion with a frontage to Burke Road.<sup>15</sup>

The site for Davies' new home was carefully selected, consisting of 25 acres at the corner of Burke and Wattleree Roads. The mansion was built in 1891-2 to the design of Thomas Watts and is described by the National Trust as 'an ornate two storey stucco rendered brick mansion.'<sup>16</sup> Davies named the house Valentines, the name of his former home in Toorak.

John Mark Davies was a Member of the Legislative Council and served as Minister of Justice in 1890, and Solicitor General and Attorney General in 1891. Davies was mainly responsible for the Voluntary Liquidation Act 1891, which became significant in the depression.<sup>17</sup>

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11 Shire of Malvern Rate Book, 1888, no. 3052.

12 J. B. Cooper, *The history of Malvern*, (Melb. 1935), p.178.

13 School buildings, Sacred Heart, National Trust building citation.

14 R.Bower, loc cit.

15 Shire of Malvern Rate Books, Eastern Riding, 1892, No. 5521. Building in progress.

16 National Trust Building citation Valentines 5-15 Willoby Ave.

17 John Mark Davies, *Australian dictionary of biography* 1851-1890.

The Davies family were badly effected by the collapse of the land boom and in 1892, John Mark Davies resigned and resumed private practice as a solicitor. He was re-elected in 1899 and became Attorney General from 1903-1919 and President of the Legislative Council 1910-1919.<sup>18</sup> During this period, Davies received a knighthood.



*Illustration 3 Valentines, west elevation, c. 1920.*

In 1911-12, Valentines Estate was subdivided by its owner, Robert Morgan<sup>19</sup> and Willoby Avenue, Fairview Grove, Harold Avenue and the western end of Dorrington Avenue were created.<sup>20</sup> Harold and Dorrington were Morgan family names<sup>21</sup> and the sale notice shows Morgan Street, running off Fairview Grove. Morgan Street however, was never created. Valentines Estate was described as,

*Pre-eminent always amongst the best in the district, [and] stands on one of the highest hills, commanding charming far-extending views, and is undoubtedly one of the finest residential areas around Melbourne. The subdivision provides large well-proportioned allotments, with depths of 165 and 200 feet, and was most carefully made with every regard to perfect drainage and all requirements of the first class residential settlement, for which the locality is now famous.<sup>22</sup>*

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18 'The history of Malvern House' in *The Malvernian*, 1974, p.3.  
 19 Sale notice and subdivision Valentines Estate, 1912, Malvern Archives.  
 20 Rob Bower, op cit, p. 67.  
 21 Percy-Dove, p.43.  
 22 Sale notice and subdivision Valentines Estate, 1912, Malvern Archives.

The first house to be built on the Estate was a new home in Wattletree Road for John Mark Davies. Erected in 1912, the brick house of 10 rooms on the east corner of Willoby Avenue, (now 437 Wattletree Road), was also named Valentines.<sup>23</sup>



*Illustration 4 View from Valentines showing Harold Avenue in the foreground and Central Park Shops beyond, c. 1925.*

A second subdivision of the Valentine Heights Estate created Valley View Road in 1916. Sixty-two 'charming building allotments' were created in 'Malvern's most glorious subdivision'<sup>24</sup> from Fairview Grove extending east to Malvern Road.

*[The Estate was] surrounded by beautiful mansion villas, and [was] practically encircled by electric tramways and railways. Owing to its commanding situation, the panoramic views can never be effaced.'*<sup>25</sup>

Meanwhile at the first subdivision, the sale of Davies' mansion, 'one of the finest residences in Victoria',<sup>26</sup> had been unsuccessful. The following year, under instructions from Robert Morgan, the building and grounds were once again put up for sale.

*[This] truly magnificent residence, unsurpassed, if equalled, in architectural taste and finish by any of the fine homes in Victoria.'*<sup>27</sup>

23 City of Malvern Rate Books, East Ward, 1912-13. No. 7675.

24 Valentine Heights Estate, Sale notice, c. 1916 Malvern Archives.

25 Ibid.

26 Sale notice and subdivision Valentines Estate, 1912.

27 Valentines Mansion Sale notice 13th November, 1913, State Library of Victoria.



Valentines was eventually sold on an allotment of seven acres, with frontages to Harold and Willoby Avenues.

Ownership of the mansion changed several times before 1919, when new owners H. N. Fink and W. N. Timmins, of the Lion Rolling Mills used the building as a boarding house known as Valentines Mansion.<sup>28</sup>

In 1924 Malvern Grammar School purchased Valentines and moved their school from Kerferd Street. The school had been founded in 1891 by Charles McLean. In 1960 an affiliation was made with Caulfield Grammar School and Valentines is now known as the Malvern Campus of Caulfield Grammar School. Valentines is now registered with Heritage Victoria.

#### RANFURLIE (FORMERLY EVERTON)

In 1853 the lure of the goldfields brought George Briscoe Kerferd to Victoria. Kerferd eventually settled in the district of Beechworth, where he worked as a miner before becoming a successful wine merchant. In 1864 he was elected to the Legislative Assembly, and soon after commenced a law course.

According to land titles, in 1870 Kerferd purchased lots 117 and 120,<sup>29</sup> 25 acres of land on a hill overlooking the Glen Iris Valley. It appears that Kerferd did not move to the property until 1875 as the previous owner, Dr Frederick William Towle, was still rated as the owner and occupier of the property in 1874.<sup>30</sup> On the site was a 6 roomed weatherboard house with kitchen, servants room, store, stone dairy, stables, shed, fruit trees vineyard and pasture.<sup>31</sup> Kerferd paid £2100<sup>32</sup> for the property and named the house Everton after the village in England where his forebears had lived.

Kerferd was Premier of Victoria in 1874. In 1886, the year following his elevation to the Supreme Court, he commenced building a new brick mansion of 13 rooms, to the design of architects Dalton & Gibbins.<sup>33</sup> Photographs show the new two storey mansion under construction, adjacent to the earlier weatherboard house, which was subsequently relocated to Malvern Road.

Once again Kerferd named the house Everton, but he was not to live long in his new home, as he died at the end of 1889. The property was sold to the Hon. William Knox who renamed the mansion Ranfurlie. (Ranfurlie was the family title, relating to the Earl of Ranfurly of Northern Ireland.)<sup>34</sup>

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28 City of Malvern Rate Books. 1920-21 No. 8114, as cited in Valentines, Building citation, National Trust of Australia (Vic.).  
29 Rob Bower, loc cit.  
30 Shire of Gardiner valuation book, Eastern Riding, 1874 Lots 117 & 120.  
31 Ibid.  
32 Rob Bower, loc cit.  
33 Dalton & Gibbins call tenders for family residence of Hon. G.B. Kerferd. *Argus*, 24 November 1885, p.10. Miles Lewis Architects Index.  
34 P. Chessell, *And as we journey, A history of Korowa Anglican Girls School*, (Melb. 1990), p.60.

William Knox was the founding secretary of Broken Hill Proprietary Company before becoming a partner in Knox, Schlapp & Co., mine owners and engineers. Knox was a director of a number of companies and in 1898 he was elected to the Legislative Council. At Federation he was elected to the first Parliament of the Commonwealth as the Member for Kooyong.<sup>35</sup> Knox was a Councillor for the Shire of Malvern from 1892-5 and 1902-10 and Shire President 1893-5.<sup>36</sup>

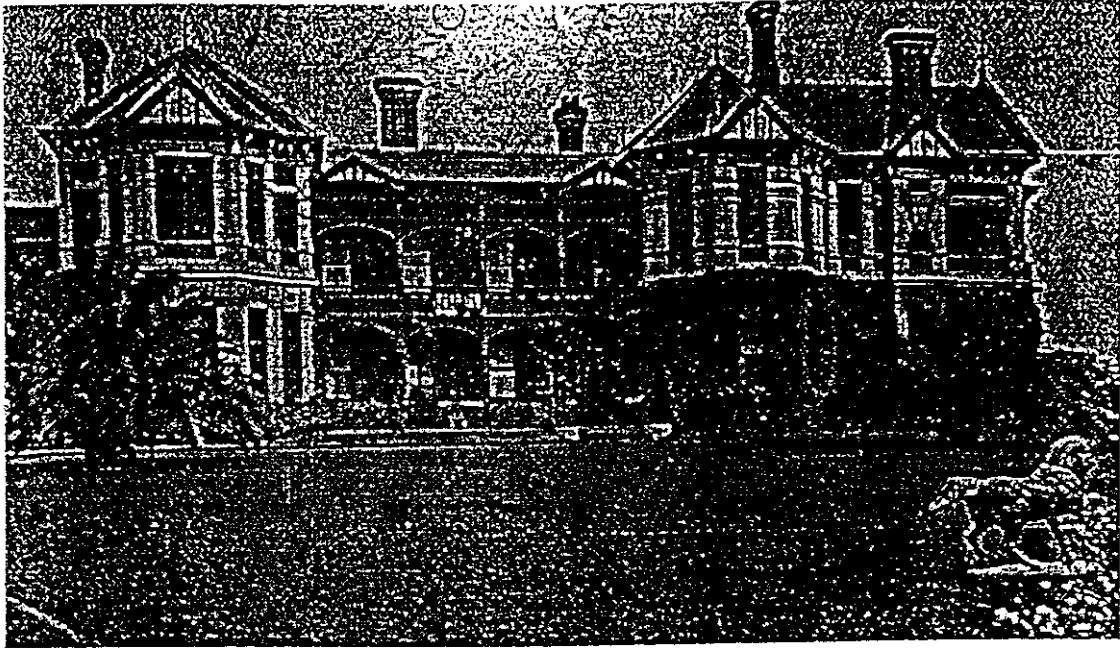
After Kerferd's estate was sold, Mrs Ann Kerferd moved to Little Everton in Malvern Road, where she lived until 1915. The allotment, containing the relocated weatherboard house, had been reserved from the sale of the estate.

The Knox family added another wing and a ballroom to Ranfurlie, and the Melbourne Hunt Club met at the Knox property from 1897. *Victoria's representative men at home* features Knox at Ranfurlie in 1904. Lauderdale describes the Knox residence as 'most picturesquely situated on the top of a hill overlooking the Glen Iris Valley, ... surrounded by large, well-trimmed and well-kept grounds.'<sup>37</sup>

William Knox died in England in 1913 and soon afterwards the property was bought by developers for subdivision. Miss Akehurst, the principal of Korowa Girls School, negotiated through the agency of Prahran Hodges, for the purchase of Ranfurlie, and the school moved from Wattletree Road in 1914.<sup>38</sup> Classrooms designed in 1926 by architect Louis Williams,<sup>39</sup> stand at the present entrance to the school, in Ranfurlie Crescent. For 60 years the mansion Ranfurlie, which was re-named Knox House, was used as a boarding school and classrooms for Korowa Girls School, until its demolition in 1974.

Grandview Grove, Kialla Avenue and Ranfurlie Crescent were created in 1913 with the subdivision of the Ranfurlie Estate.<sup>40</sup> Board of Works Plans show Ranfurlie Crescent curving round the old mansion.<sup>41</sup> The formation of Kialla Avenue and the eastern end of Ranfurlie Crescent may be explained by the former entrance and carriage drive to Everton, being at the corner of High Street and Malvern Road. Grandview Grove may have been the rear entrance to Kerferd's mansion, which would also explain the location chosen for Old Everton, at the entrance to this former driveway.

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- 35 William Knox obituary, *Stock Exchange Journal*, 10th September, 1913, William Knox Collection R.H.S.V.  
36 J.B. Cooper, *History of Malvern* (Melb. 1935).  
37 Michael Cannon, ed. *Punch's illustrated interviews with Victoria's representative at home*. Facsimile, (Melb. 1977).  
38 Chessell, p.57.  
39 Korowa classrooms, Malvern building plan, no. 8262.  
40 Ranfurlie Heights sale notice, 1913, Malvern Archives.  
41 MMBW Plans c.1914.



*Illustration 5 Ranfurlie (formerly Everton), following its purchase by Korowa Girls School, c. 1920.*

As the sale notices for both Valentines and Ranfurlie Estates pointed out, the area had many attractions. The estates were located on high land with impressive views to the east and the area was well served by public transport, schools and parks. The Convent of the Sacred Heart and Korowa Girls School were adjacent to the new estates. Glen Iris Station was close by and in 1910, Malvern's first tram ran to the Burke Road terminus at Central Park. The land for Central Park had been purchased by the Council in 1906 and the development of this park associated with the tram terminus, initiated development of the Central Park shopping centre. In 1911 Council had also purchased land for the proposed Hedgeley Dene Gardens and the tram in High Street was extended to the terminus at Glen Iris in 1914.

New houses were soon erected on the estates. Davies home in Wattletree Road was the first to be erected in 1912, and by 1914 two houses had been erected in Dorrington Avenue. Building was slow during the War years and by 1915, three houses had been built in Ranfurlie Crescent.

The first house in Harold Avenue, number 11, was built in 1917 for H. C. Morgan, possibly a relation of Robert Morgan. The house was designed by architect S. Nelson.<sup>42</sup> In 1918 prominent architects Oakden & Ballantyne designed 19 Ranfurlie Crescent for J. Murray Moore and the same year, architect Howard Lawson designed 5 Dorrington Avenue for Brewster.

Although architects appear to have been commissioned mainly for the prominent properties on the main roads, Sloan & Goss were responsible for number 13 Fairview Gve in 1917.<sup>43</sup> Building escalated after the First World War and in 1922 Schreiber and Jorgensen designed the distinctive house at 1578 High Street for Rooke. The same year Henderson, Alsop & Martin were responsible for the design of 429 Wattletree Road for S. J. Bartlett.<sup>44</sup>

In the 1920s, building activity was intense throughout the estates, when most of the present buildings were designed and built by builders. A Board of Works plan shows that most of the allotments had been developed by the 1930s.<sup>45</sup>

Later constructions of note include 1710 Malvern Road, designed by Peter and Dione McIntyre for the Tope family in 1959.<sup>46</sup> The land had been part of the allotment which included Old Everton and 40 Grandview Grove, presently located on the site of Old Everton, was also designed by Peter McIntyre for the same family, thirty years later.<sup>47</sup>

#### VIEWBANK ESTATE

Edward Scott and William Easey purchased lots 115 and 116 in High Street, between Burke Road and Malvern Road, in 1857 and 1858.<sup>48</sup> Both lots consisting of more than 15 acres were soon sold to Benoni Salway. Salway erected a weatherboard house of 2 rooms. A tent and brick grounds were also rated and it appears that Benoni's intention was to build a brick house on the site. By 1859 a brick house of 7 rooms with a stable, coach-house and conveniences had been erected<sup>49</sup> on the corner of High Street and Charleville Road (Burke Road). The house was later named Viewbank.

Pioneer bookseller and publisher, George Robertson of Angus & Robertson owned Viewbank in 1863 followed by pastoralist George Hebden. When William Martin owned the property in 1874, it was described as a brick house of seven rooms, with kitchen, offices, stable and coach house, with shrubbery, garden and pasture with a total vale of 400.<sup>50</sup>

William MacMurtie owned Viewbank in 1887. The house had increased in size to twelve rooms plus a conservatory.<sup>51</sup> In 1904 Sydney Scott purchased the property from Mrs Priscilla Nicholas.<sup>52</sup>

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| 43 | Ibid, Plan no. 947.                                  |
| 44 | Ibid, Plan no. 3358.                                 |
| 45 | MMBW plan, c.1933.                                   |
| 46 | 1710 Malvern Road, Malvern Building Plan Collection. |
| 47 | Ibid, 40 Grandview Road.                             |
| 48 | Bower, plan 8.                                       |
| 49 | Gardiner Rate Book 1859.                             |
| 50 | Gardiner Rate Book 1874.                             |
| 51 | Shire of Malvern Rate Book, 1887.                    |
| 52 | Town of Malvern Rate Book, 1904.                     |

Glenvale Road was created from the subdivision of the Highfield Estate in 1913,<sup>53</sup> when allotments on both sides of Glenvale Road were made available for sale.<sup>54</sup> The early home Highfield, now located in Burke Road on the south corner of Glenvale Road, dates back to 1857. In that year Henry Harrison built a brick house of two rooms on eight acres of land on Crown allotment 114.<sup>55</sup>

Boyanda and Wandeen Road were created in 1919<sup>56</sup> when the Viewbank Estate was subdivided. The estate of thirty-nine allotments, was put up for auction in October 1919.<sup>57</sup> The sale notice described the land as 'one of the highest and best positions in the district [with] extensive views over the Glen Iris Valley and Ranges.'<sup>58</sup> A second subdivision in 1923 created Viewbank Road.<sup>59</sup>

By 1928 the house Viewbank consisted of 16 rooms and the land had been reduced to 370 feet by 350 feet with a frontage to High Street and Burke Road.<sup>60</sup> Annie Scott sold the property in 1930 to Maud, Alexander and Younger and the house became a nursing home. The remaining land was subdivided, creating twelve allotments in Viewbank Road, High Street and Burke Road and Viewbank remained on a much reduced irregular allotment with a frontage to Viewbank Road.<sup>61</sup> The house stands today at number 9 Viewbank Road.

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- 53 Bower, plan 8.  
54 Subdivision and sale notice, Highfield Estate, undated, Alway collection, Malvern Archives.  
55 Gardiner Rate Book, 1857,  
56 Bower, plan 8.  
57 Sale notice and subdivision plan Viewbank Estate, 1919, Alway collection, Malvern Archives.  
58 Ibid.  
59 Bower, plan 8.  
60 City of Malvern Rate Book, 1928.  
61 Subdivision and sale notice, Viewbank Estate, undated, Alway collection, Malvern Archives.

## DESCRIPTION

The proposed Dorrington conservation area is bounded by Glenvale Road to the north, Wattletree Road to the south, Malvern Road to the east and Burke Road to the west. With the exception of Glenvale Road, each of these roads is a major suburban artery and the associated streetscapes are typified by high front walls and heavy screens of trees and shrubs. However, within this busy perimeter, lies a quiet suburb of substantial residences dominated by three prestigious schools in expansive grounds.

The perimeter roads are all constructed of bitumen with concrete footpaths and crossovers. The process of road widening to accommodate increasing traffic densities has seen original bluestone kerbs and gutters replaced in concrete in most locations, nature strips reduced to little more than a metre and mature trees replaced with young native species.

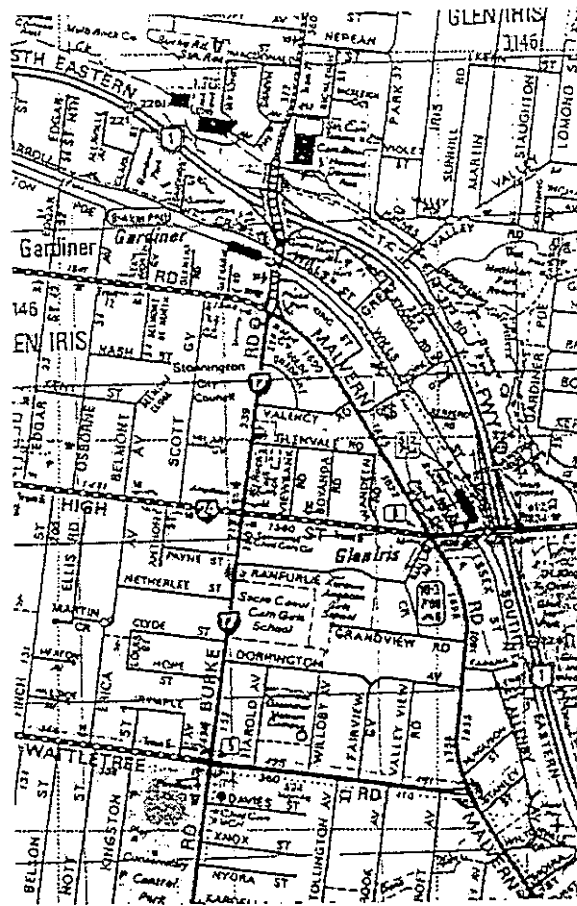


Illustration 6      Locality Plan, Melways Map 59, (H9).

Within the boundary the character of the area is dominated by the three schools. On the western side of the area, Sacre Coeur Catholic Girls School addresses Burke Road from lofty red brick buildings drawing inspiration from Gothic sources. In the centre of the block, Korowa Anglican Girls School occupies a

suite of buildings based around the site of the mansion, *Ranfurlie*. To the south, the Malvern Campus of Caulfield Grammar School operates from an impressive Italianate mansion dating from 1891.

Residential areas within the block are more serene than their counterparts on the perimeter. Roads are paved in bitumen but efforts have been made to conserve the original bluestone kerbs and gutters in most locations. Footpaths and crossovers are of concrete but nature strips are generous and well maintained with a mix of older trees and more recent native plantings. Fences are generally low and are constructed in a variety of materials including face and rendered brick, timber and hedges.



*Illustration 7*      *San Jose, constructed c. 1930.*

Individual houses are set in generous blocks with gardens that tend towards informality. Architecturally, they draw from the full range of stylistic influences available to the interwar builder and architect. Federation villas with complex Marseilles tiled roofs sit alongside the pointed Tudor and Old English styles and low, hovering bungalows. The influence of Arts and Crafts ideas reverberate throughout the area in hung shingles, roughcast render and leadlight windows. A strong northern European influence is realised through Germanic helm roofs and habitable attic spaces that recall the Swiss Chalet style. The result is a liberated architecture in which details combine and recombine to create the lively eclectic hybrids which came to characterise the local building industry between the wars.

With the expansion of Korowa and Sacre Coeur through the post-war years, the character of these schools has become increasingly Modern. However, the residential portions of the block have generally retained their interwar flavour. New houses are rare and generally respect the scale and massing of their neighbours, although exceptions such as the large, Modern house at 6-10 Wiloby Avenue have a significant, detrimental effect on the surrounding streetscape. Similarly, extensions to existing

dwellings generally work to reinforce the established character of the street, but again occasional unsympathetic first floor additions such as those at 8 Valley View Road, work to undermine the character of the area.



*Illustration 8*      *168 Burke Road, constructed c. 1925.*

## COMPARATIVE ANALYSIS

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The Dorrington Avenue area is extraordinary for both its residential and its institutional building stock. The housing stock is of a high quality, and although few individual houses are exceptional, the consistency of their period of construction, scale, setbacks and integrity to an original appearance is most unusual in Melbourne's inner suburbs. In most respects the subdivision retains its appearance from the late 1920s, although in a mature form. As such, it occupies a position between middle class housing estates such as the War Service Homes Commission Estate in East Malvern and exclusive areas of Toorak such as Montalto Avenue. However, unlike the former, which was largely based on State Bank pattern book designs and the latter, which was the product of the architectural profession, this area developed largely through the work of speculative builders and developers.

The character of the area is also enhanced by the presence of three schools, each of which through the quality of its building stock and a desire to preserve large, open spaces, tend to moderate forces for change in the area.



The proposed area has been extended to the north to include the properties found in Glenvale Road, Viewbank Road, Boyanda Road, Wandeen Road, and adjoining sections of High Street, Burke Road, Malvern Road and High Street. These streets exhibit a character and integrity similar to that found in the block to their south. They are significant on that basis and also because they contain a number of buildings of individual merit.



*Illustration 9*      *4 Ranfurlie Avenue, constructed c. 1925.*

#### STATEMENT OF SIGNIFICANCE

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The Dorrington Avenue area developed as the result of the subdivision of three significant, nineteenth century properties, Brynmawr, and Valentines, in Burke Road and Ranfurlie in Malvern Road. Today, the area comprises high quality interwar building stock punctuated by these nineteenth century, landmark buildings.

The subdivision was unusual in that it did not result in the demolition of these former grand homes but saw them redeveloped as educational institutions servicing the newly created residential areas. Two of the mansions remain as buildings of high historical and architectural significance. Valentines encapsulates the excesses and unrealised expectations of the property boom of the 1880s, while Brynmawr is a fine example of an outer suburban homestead. These houses were associated with high profile politicians and businessmen, in particular Mr Justice Kerferd, Sir John Mark Davies and the Hon. William Knox. These former owners and occupiers left a significant mark on Victorian politics and business. Locally, Davies, Knox and Kerferd Streets were named for these prominent and influential identities.

The area is also of significance for the quality and consistency of its residential housing stock and its integrity to its interwar state, the mature character of its street trees and gardens, and for its street layouts which reflect, in part, the landholdings of the earlier estates.

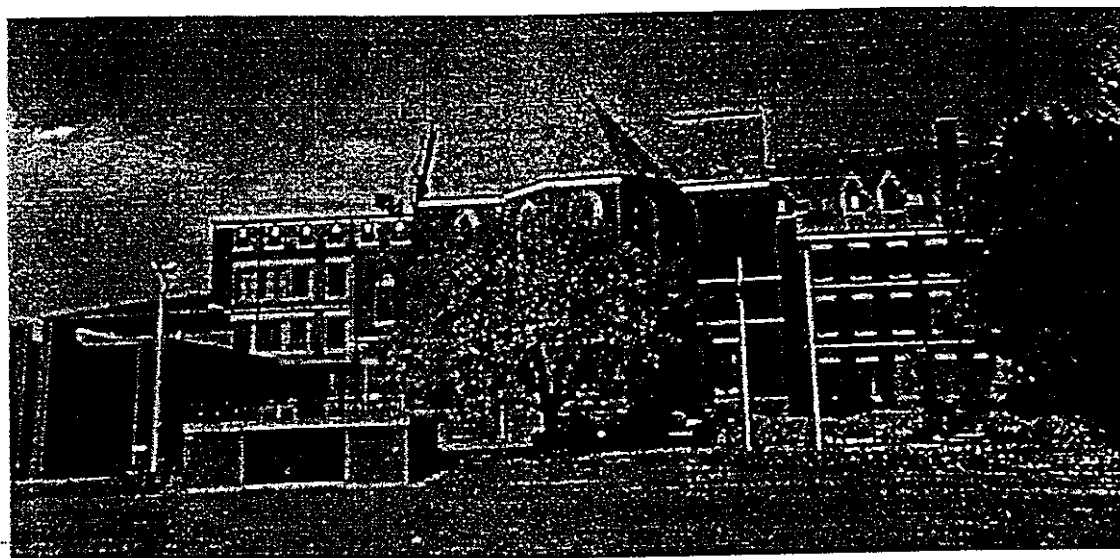


Illustration 10 School buildings, Convent of the Sacred Heart, 1997.

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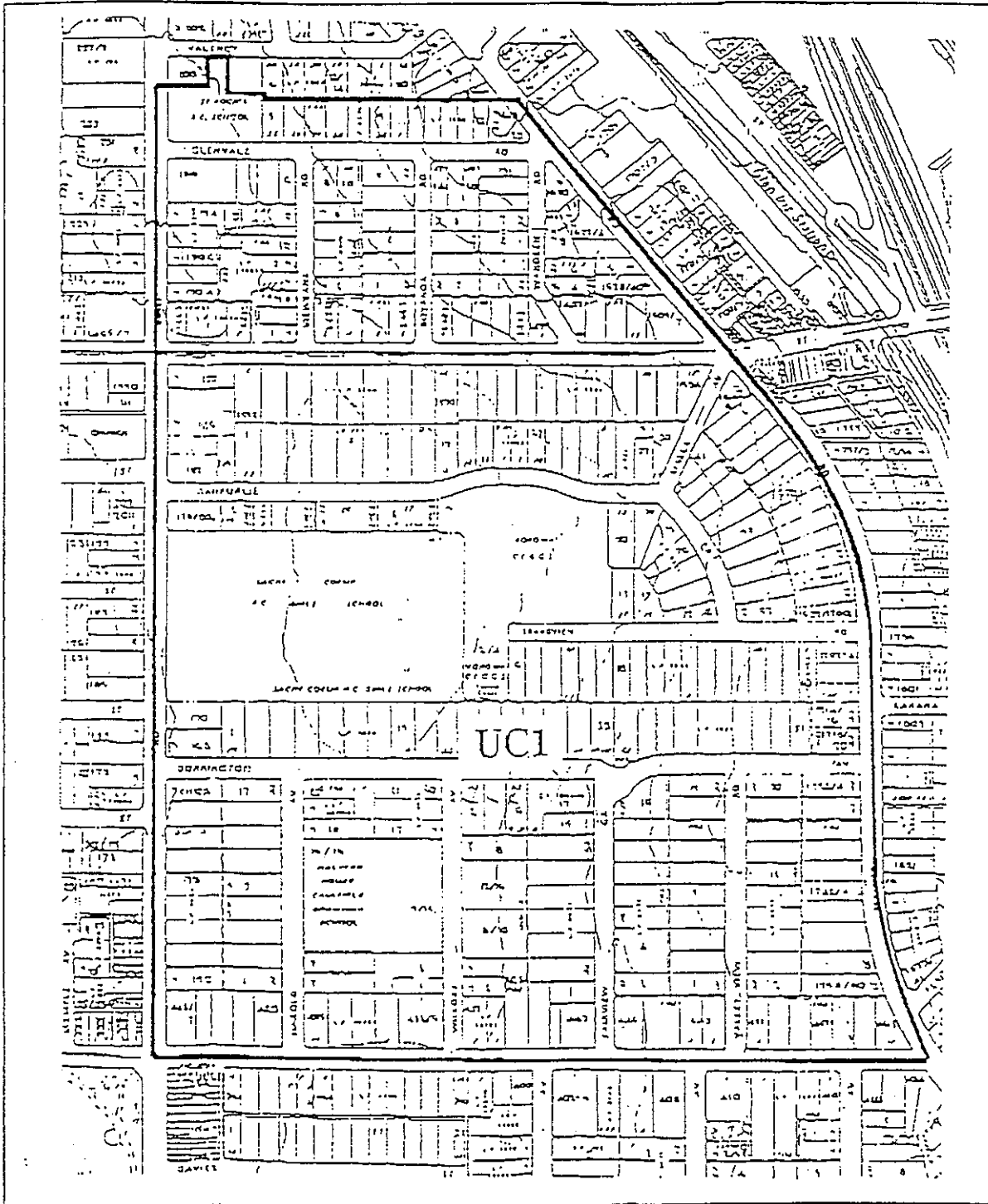
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- Valentines Mansion Sale Notice 13th November 1913, State Library of Victoria.
- William Knox collection, R.H.S.V.

STONNINGTON PLANNING SCHEME

LOCAL SECTION

AMENDMENT L48



SCALE 1:5000

REFER PLANNING SCHEME MAP NO. 7UC

LEGEND:

UC1

URBAN CONSERVATION AREA

*Stonnington / Roubin  
Estate*

This Map forms part of Amendment L48  
exhibited on 21 May 1998.

APPENDIX 1

SCHEDULE OF BUILDINGS, DESCRIPTIONS AND  
RECOMMENDED GRADINGS

## BOYANDA ROAD

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### Street No. Grading

#### East Side

2	A2	Single storey interwar villa. A simple and elegant house by Oakley & Parkes
4	B	Single storey interwar villa.
6	B	Single storey interwar villa.
8	B	Dalmuir. Single storey villa.
10	B	Single storey villa. c. 1985.
12	B	Single storey villa. c. 1985.

#### West Side

1	B	Balgowan. Double storey interwar villa with first floor and carport additions.
3	B	Single storey interwar bungalow.
5	B	Double storey interwar bungalow with first floor additions.
7	B	Double storey interwar bungalow.
9	B	Single storey interwar villa.
11	A2	Single storey interwar villa with basement storey. Georgian Revival residence designed by R Le Poer-Terry.

## BURKE ROAD

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### Street No. Grading

#### East Side

150	B	Red brick bungalow. c. 1925.
152	B	Red brick bungalow. 1926.
154	B	Cream brick villa with striking Moderne corner window. Designed by AK Lines for C Reynolds in 1941.
156	B	Bungalow in face brick and roughcast. c. 1925.
158	B	Brick bungalow. c. 1925.
160	C	Extensively modified villa. 1925.
162	B	Brick bungalow. c. 1925.
164	B	Painted brick bungalow. c. 1925.
166	C	Brick bungalow with first floor additions. 1922.
168	B	Painted brick bungalow with attic storey. 1922.
170	B	Rendered brick bungalow with paired columns to verandah. c. 1925.
172	A	Sacre Coeur (various buildings)
178-180	B	Roughcast brick bungalow with attic storey. 1922.
182	B	Roughcast brick bungalow with first floor additions. c. 1925.
184	B	Brick bungalow. c. 1920.
186	B	Brick bungalow. c. 1920.
188	B	Roughcast brick villa. c. 1930.
190-198	A2	Refer 1-5 Glenvale Road.
196	B	Presentation convent. Group of single and double storey villas incorporating vacant block at 2 Glenvale Road. c. 1970.
194	B	Double storey interwar villa.
192	B	Interwar bungalow with attic storey.
190C	B	Single storey interwar villa.
190B	B	Double storey interwar bungalow with visible first floor additions.
190A	B	Single storey interwar villa.

## DORRINGTON AVENUE

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### Street No. Grading

#### North Side

1	B	Brick bungalow with some Arts and Crafts features. c. 1925.
3	C	Modified rendered brick villa with large modern garage. c. 1930.
5	B	Clinker brick attic storey villa. Designed by Howard Lawson in 1918.
7	B	Brick bungalow. c. 1920.
9	—	Two-storey cream brick house. c. 1975.
11	B	Painted brick bungalow with attic storey. c. 1925.
13	B	Painted brick bungalow with attic storey. c. 1919.
15	B	Simple red brick bungalow. c. 1925.
15A	—	Entrance to Sacre Coeur.
17	—	Vacant land.
19	B	Rendered brick bungalow with some Arts and Crafts features including an unusual corner tower. c. 1915.
21		Entrance to Korowa.
23	B	Villa in rendered and decorative brick recalling Old English sources. c. 1930.
25	B	Villa in rendered and decorative brick recalling Old English sources. c. 1930.
27	B	Rendered brick bungalow on red brick base with some Arts and Crafts details. Designed by (builder) Arthur Phillips for AE Seller in 1921.
29	B	Villa in rendered brick on red brick base. Designed by Sale & Keage for JA King in 1923.
31	B	Bungalow in rendered and decorative brick with first floor additions. c. 1919.
33	B	Attic storey bungalow. 1921.
35	—	Modern reproduction of large two-storey nineteenth century villa. c. 1985.
37	B	Substantial bungalow in rendered brick. c. 1925.

DORRINGTON AVENUE

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Street No. Grading

North Side (Continued)

39	B	Villa in rendered brick with arches inspired by the Spanish Mission style. c. 1935.
41	B	Substantial elevated villa in rendered brick with some Georgian details. c. 1930.
43	C	Substantial elevated house in rendered brick recalling European Gothic antecedents. 1920. Extensively modified in 1997.
45	B	Brick villa. 1919.
47	B	Rendered brick attic storey villa. c. 1930.
49	—	Modern brown brick house. c. 1975.
51	B	Substantial villa. c. 1915.
53	B	Rendered brick villa. c. 1930. (also known as 1718 Malvern Road)

South Side

2	B	Rendered brick house with classically-inspired portico. c. 1930.
4	B	Attic storey brick house. c. 1930.
6	B	Brick villa. Designed by Meldrum & Noad in 1940.
17 Fairview 8	B	Substantial two-storey brick house with elaborate dormer. Designed by RM King for JD Evans in 1921.
16 Fairview 10	B	Single storey interwar villa. c. 1930



FAIRVIEW GROVE

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Street No. Grading

West Side

1	B	Brick villa with Arts and Crafts details. c. 1920.
3	B	Brick bungalow with attic storey. c. 1920.
5	B	Red brick bungalow with attic storey. c. 1920.
7	B	Red brick villa. c. 1915.
9	C	Cream brick villa with basement storey. c. 1965.
11	B	Painted brick bungalow with attic storey. c. 1920.
13	B	Red brick attic storey bungalow. Architects Sloan & Goss, 1917.
15	B	Rendered brick villa. c. 1920.
17	B	See 8 Downingtown

East Side

2	B	Red brick villa. c. 1920.
4	B	Brick villa. First floor additions at rear are visible from the street. c. 1920.
6	B	Attic storey brick villa. c. 1920.
8	B	Rendered brick villa with garage. c. 1925.
10	B	Red brick villa. c. 1925.
12	C	Red brick villa with first floor additions. c. 1925.
14	B	Brick villa. c. 1925.
16	B	See 10 Downingtown

GLENVALE ROAD

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Street No.    Grading

North Side

1-5	A2	St Roch's church, school and administration buildings. c. 1930.
7	B	Single storey interwar bungalow.
9	B	Single storey interwar bungalow.
11	B	Single storey interwar bungalow.
13	B	Double storey interwar flats.
15	B	Single storey interwar bungalow.
17	B	Single storey interwar bungalow.
19	B	Interwar villa with attic storey additions.
21	B	Single storey interwar bungalow.
23	B	Single storey interwar villa.
25	B	Single storey interwar bungalow with carport additions.
27	B	Interwar bungalow with attic storey additions.
29	B	Double storey interwar villa.

South Side

2	-	Refer 196 Burke Road.
4	-	Glenvale Park.
6	B	Single storey interwar bungalow with ground floor additions.
8	B	Single storey interwar villa.
10	B	Double storey interwar bungalow with first floor additions.
16	B	Single storey interwar bungalow.
18	B	Single storey interwar bungalow with carport additions.

## GRANDVIEW ROAD

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### Street No. Grading

#### North Side

19	B	Two-storey red brick house with some Old English characteristics. c. 1935.
21	B	Red brick bungalow with first floor additions. c. 1925. This block also occupies 1698-1700 Malvern Road.

#### South Side

2-6	Various	Korowa.
8	B	Strathdene. Attic storey brick villa. c. 1935.
10	B	Bungalow in brick and timber. c. 1925.
12	B	Red brick bungalow. c. 1925.
14	B	Attic storey bungalow in brick and half timbering with first floor additions. c. 1925.
16	B	Brick bungalow. c. 1925.
18	B	Brick bungalow. c. 1925.
20	B	Attic storey brick bungalow. c. 1925.
22	C	Brown brick house. Designed by Aija Thomas in 1983.
24	C	Cream brick bungalow. 1966.
26	B	Brick bungalow with helm roofs. 1923.
28	B	Simple rendered brick bungalow. c. 1925.
30	B	Attic storey brick villa with modern carport. c. 1925.
32	C	Modern brick bungalow. Designed by (builder) Lewis Coote Homes c. 1965.
34	B	Brick bungalow. c. 1925.
36	B	Rendered brick villa with Spanish Mission elements. c. 1930.
38	B	Rendered brick villa with Spanish Mission elements. c. 1930.
40	C	New-house with striking-corner tower. Designed by architect Peter McIntyre for Mr Tope in 1988.

## HAROLD AVENUE

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### Street No. Grading

#### West Side

1	B	Painted brick bungalow. 1922.
3	B	Roughcast brick bungalow with attic storey. c. 1930.
5	B	Substantial villa with helm roof. c. 1925. Converted to two separate dwellings in 1939 by Taylor & Soilleux.
7	—	Modern house.
9	B	Brick villa recalling Old English antecedents. c. 1930.
11	B	Rendered villa with first floor additions. 1917.
13	B	Rendered brick bungalow. 1922.
15	B	Rendered brick bungalow with modern garage. c. 1925.
17	B	Painted brick villa on corner block. c. 1925.

#### East Side

2	B	Attic storey brick bungalow. c. 1930.
4-18	A	Valentines (Caulfield Grammar School)
20	B	Red brick bungalow with attic storey. c. 1930.
22	B	Red brick bungalow with attic storey on corner block. c. 1930.

## HIGH STREET

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Street No.    Grading

### North Side

1469	B	Single storey interwar bungalow with extensive outbuildings at rear.
1471	B	Skipton. Single storey interwar villa.
1473	B	Single storey interwar villa.
1475	B	Single storey interwar villa.

### Viewbank Road

1477	B	Single storey interwar villa.
1479	B	St Roberts. Single storey interwar villa.
1481	B	Single storey interwar villa.
1483	A2	Two-storey Moderne residence designed by Leslie Reed in the early 1930s.
1485	B	Double storey interwar villa.
1487	B	Single storey interwar bungalow.
1489	B	Double storey interwar villa with first floor additions.
1491	B	Single storey interwar bungalow.
1493	B	Single storey interwar villa.
1495	B	Single storey interwar bungalow.
1497	B	Single storey interwar villa.
1499	A2	Interwar villa with attic storey designed by Eggleston & Oakley for F T Bullock.
1501	—	Tennis court for 1499 High Street.
1503	B	Single storey interwar villa with first floor additions.
1505	B	Strathpeffer. Interwar villa with attic storey and garage additions.

## HIGH STREET

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Street No.	Grading	
South Side		
1550	—	Samantha's child care centre. Brightly painted nursery in corrugated steel and lightweight cladding. c. 1990.
1552	B	Brick bungalow. c. 1920.
1554	B	Roughcast brick bungalow. c. 1920.
1556	B	Attic storey brick bungalow. c. 1920.
1558	B	Red brick bungalow with attic storey. c. 1920.
1560	B	Roughcast bungalow. c. 1920.
1562	B	Otway. Federation villa in red brick. c. 1915.
1564	C	Extensively modified bungalow in painted render. c. 1920.
1568	B	Unusual, large residence comprising ground floor, basement and attic storey successfully blending Federation and Tudor influences. c. 1920.
1570	C	Modern clinker brick house. c. 1970.
1572	B	Roughcast brick bungalow. c. 1925.
1574	B	Attic storey Federation bungalow. c. 1915.
1576	C	Substantially modified bungalow. c. 1925.
1578	B	Two-storey house in red brick and cement dressings. Designed by Shreiber & Jorgensen for Mr Rooke in 1922.
1580	B	Two-storey rendered bungalow with elaborate gateway and fence. c. 1925.
1582	B	Rendered brick villa. c. 1930.
1584	B	Red brick bungalow. c. 1925.
1586	B	Brick villa. c. 1930.
1588	B	Attic storey brick bungalow. c. 1920.
1590	B	Attic storey brick bungalow. c. 1920.
1592	B	Rendered bungalow. c. 1920.
1590	B	Bungalow. c. 1920.
1594	B	Airdie. Red brick bungalow. c. 1920.

## MALVERN ROAD

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### West side

1620	B	Single storey interwar bungalow.
1622	B	Single storey interwar villa.
1626/8	B	Single storey interwar villa.
1630	B	Double storey interwar bungalow with first floor additions.
1634	B	Single storey interwar bungalow divided into two units
1638	B	Single storey interwar bungalow.
1646	B	Attic storey bungalow, much obscured by fence. c. 1925.
1650	—	Modern house.
1654	B	Timber villa combining elements from Federation and bungalow sources. c. 1920.
1658	B	Brick bungalow with roughcast to the gable ends. c. 1925.
1662	B	Weatherboard bungalow with intricate joinery to verandah. c. 1915.
1666-1668	C	Painted brick pair largely obscured. 1966.
1670	C	Brick villa. The house was remodelled c. 1960, dramatically altering the facade. c. 1925.
1674	B	Timber and roughcast bungalow. c. 1915.
1678	B	Attic storey brick bungalow. c. 1925.
1682	B	Roughcast house. c. 1920.
1686	B	Timber and roughcast bungalow. c. 1920.
1690	—	Cream brick flats. c. 1965.
1694	B	Rendered bungalow on brick base. c. 1925.
1698-1700	B	Refer 21 Grandview Road.
1702	B	Brick bungalow. c. 1925.
1706	B	Roughcast bungalow on a brick base. First floor additions at rear are visible from the street. c. 1925.
1710	C	Simple Modern house in salmon brick and pebble finishes. Designed by Peter & Dione McIntyre for Mr Tope in 1959.
1714	B	Brick bungalow in red and rendered brick. Designed by (builder) W R Carty for Mr Baker in 1925.
1718	B	Rendered villa. c. 1925.

## MALVERN ROAD

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### West Side (Continued)

Street No.	Grading	
1724	B	Painted brick villa drawing inspiration from Old English sources. Designed by Scarborough Robertson & Love c. 1930.
1726	B	Rendered villa. Designed by Arthur Barnes for E Williams in 1925.
1730	B	Rendered bungalow with first floor additions. c. 1925.
1734	B	Brick bungalow. c. 1925.
1738	B	Brick bungalow. c. 1925.
1742	B	Brick bungalow with first floor additions. c. 1925.
1746	B	Unusual two-storey house with simple Georgian massing but details more usually associated with Californian bungalow architecture. Some modifications have taken place. c. 1925.
1756	—	Vacant land.
1758	—	Large brown brick house. c. 1980.
1760	B	Substantial rendered bungalow with first floor addition. c. 1925.

## RANFURLIE CRESCENT

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### West Side

1A	B	Double-fronted cream brick house with curved Moderne entry. Designed by S&M Nelson for Mr Clegg in 1946.
1	C	Extensively modified bungalow. c. 1925.
3	B	Red brick bungalow with painted dressings. c. 1925.
5	B	Concrete bungalow. 1923
7	—	Modern brick house. Designed by King & Hodgson for Mr Curtis in 1966.
9	B	Brick bungalow. c. 1925.
11	B	Brick bungalow. c. 1925.
13	B	Attic storey bungalow. c. 1915.
15	B	Brick bungalow. c. 1915.
17	B	Federation villa with attic dormer. c. 1915.



## RANFURLIE CRESCENT

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### West Side (continued)

19	B	Rendered brick villa. Designed by Oakden & Ballantyne for Mr J Murray Moore in 1918.
21	A2	Attic storey red brick villa with some Queen Anne details. c. 1918.
23	B	Two-storey clinker brick house. c. 1940.
25	B	Attic storey brick bungalow. c. 1920.
27	B	Rendered brick bungalow on red brick plinth. 1921.
29	B	Red brick bungalow with attic storey. c. 1925.
31	B	Red brick bungalow. c. 1925.
33	B	Rendered brick villa with helm roof. c. 1925.
35	C	Modern brick villa.
37	B	Brick bungalow with modern carport. c. 1915.
39	B	Brick bungalow with later garage addition.
41	B	Modified brick bungalow with modern carport on corner site. c. 1925.
43	B	Painted brick bungalow with modifications to facade. c. 1925.
45	C	Two storey brick house. c. 1925.
47	B	Rendered brick attic storey house. Designed by Leslie M Perrott for FB Patterson in 1925.
49	C	Altered and extended brick villa with carport. c. 1925.
51	B	Rendered brick bungalow. c. 1925.
53	B	Two-storey brick villa with some Tudor features. c. 1930.
55	B	Roughcast brick bungalow. c. 1925.
57	B	Bungalow on corner block with first floor additions. c. 1925.

## RANFURLIE CRESCENT

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### East Side

Street No.	Grading	
2	C	Double-fronted cream brick house. c. 1965.
2A	C	Double-fronted brick house with ground floor extensions. c. 1965.
4	B	Substantial Arts and Crafts bungalow with sympathetic garage additions. c. 1925.
6	C	Korowa Principal's house. c. 1990.
Korowa	—	
20	B	Two storey brick and roughcast house. c. 1925.
22	B	Two-storey house in red and rendered brick. c. 1920.
24	B	Anroth. Two-storey rendered house incorporating classical and bungalow elements into an unusual composition, designed by CH Richardson for E Corbett in 1921. A garage in a similar style survives at the front boundary.
26	B	Haulfryn. Rendered brick house incorporating elements of the Spanish Mission style. c. 1930.
28	B	Bungalow in rendered brick. c. 1925.
30	B	Substantial bungalow in rendered brick. c. 1925.
32	B	Two-storey bungalow in red brick. Designed by Thomas W Pearce for FE Allen in 1924.

VALLEY VIEW ROAD

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Street No.      Grading

East Side

1	C	Brick bungalow, much altered. 1922.
3	B	Red brick bungalow. 1919.
5	B	Rendered brick bungalow with first floor additions. New garage at boundary. c. 1925.
7	B	Bungalow in painted brick and render with attic storey. c. 1925.
9	B	Brick bungalow with render above dado. c. 1925.
11	B	Rendered Arts and Crafts bungalow. c. 1925.
13	B	Rendered Arts and Crafts villa. c. 1925.
15	C	Modern house. 1996.
17	B	Rendered brick bungalow. c. 1925.
19	B	Attunga. Rendered bungalow. c. 1925.

West Side

2	B	Red brick bungalow. First floor additions. 1923.
4	B	Painted brick bungalow. 1922.
6	B	Rendered brick bungalow. c. 1925.
8	B	Red brick bungalow. c. 1925.
10	B	Rendered brick villa with some Arts and Crafts details. 1922.
12	B	Two-storey rendered brick villa with extensive modifications to facade. c. 1925.
14	B	Rendered brick villa. c. 1925.
16	B	Roughcast brick villa with decorative rendered wall and gate. 1926.
18	B	Villa in salmon brick with some Old English details. c. 1930.
20	B	Single storey bungalow. 1923.

## VIEWBANK ROAD

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### West Side

1	B	Single storey interwar villa.
3	B	Single storey interwar bungalow
5	B	Double storey interwar bungalow with visible additions.
7	C	Single storey villa. c. 1960.
9	A2	Substantial house based around early homestead on 15 acres. At one stage, this was the home of George Robertson, a principal of booksellers, Angus & Robertson..
11	A2	Two-storey Moderne residence designed by Leslie Reed in the early 1930s.
13	B	Single storey interwar bungalow.

### East Side

2	B	Single storey interwar villa.
4	B	Interwar villa with attic storey.
6	B	Double storey interwar villa.
8	B	Single storey interwar bungalow.

WANDEEN ROAD

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Street No. Grading

West Side

High Street

1	B	Single storey interwar bungalow.
3	B	Single storey interwar bungalow.
5	A2	Single storey interwar bungalow by A & H L Peck.
7	B	Double storey interwar bungalow with visible first floor additions.
9	B	Single storey interwar bungalow.
11	B	Single storey interwar villa.
13	B	Single storey villa. c. 1998.

Glenvale Road

East Side

Glenvale Road

2	B	Single storey interwar villa.
4	B	Single storey interwar villa.
6	B	Single storey interwar villa.
8	B	Single storey interwar villa.

High Street

## WATTLETREE ROAD

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Street No.      Grading

### North Side

417	B	San Jose. Two storey block of flats inspired by the Spanish Colonial Revival. Designed by (builder) LG Broadbent c. 1930.
419B	C	Simple modern house drawing broadly on Georgian antecedents. c. 1980.
419	B	Rendered brick bungalow. c. 1925.
421	—	Vacant land.
423	B	Substantial attic storey brick bungalow. c. 1925.
425	C	Modern two storey house. c. 1990.
427	B	Brick bungalow. c. 1925.
429	B	Red brick bungalow with paired columns at entry. Designed by A&K Henderson Alsop & Martin for SJ Bartlett in 1922.
431	B	Rendered brick bungalow. c. 1925.
435	B	Two storey house featuring the Arts and Crafts details and occupying a large corner site. c. 1925.
437	B	Red brick villa on a corner site. 1912.
437A	B	Rendered villa drawing from Old English sources. c. 1930.
439	B	Two storey brick house with features derived from Old English sources. Designed by Oakley & Parkes in 1933.
441	B	Attic storey bungalow. c. 1920.
443	B	Glazed brick house with features derived from Old English sources. c. 1930.
445	B	Brick bungalow. 1918.
447	B	Rendered villa. c. 1920.
449	B	Mowandee. Rendered bungalow with decorative treatments to the gable ends and a generous corner site. c. 1925.
451	B	Rendered bungalow. c. 1925.
453	B	Red brick bungalow. c. 1925.
455	B	Rendered brick bungalow. 1920.

## WATTLETREE ROAD

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### Street No.      Grading

#### North Side (Continued)

457	B	Rendered brick bungalow. c. 1925.
459	B	Red brick bungalow. c. 1925.
461	B	Red brick bungalow with attic storey. c. 1915.

## WILLOBY AVENUE

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#### West Side

1	B	Rendered brick bungalow with first floor additions and garage. c. 1925.
3	B	Rendered brick villa with habitable attic storey. c. 1925.
	—	Tennis courts and school buildings (Caulfield Grammar School).
17	B	Modified bungalow in rendered brick with ornamental gate. c. 1925.
19	B	Bungalow in face and rendered brick. Designed and built by Mr Sherlock in 1921.
21	B	Brick villa. c. 1925.

#### East Side

2	B	Rendered brick villa designed by AM McMillan, with additions to rear. c. 1931.
4	B	Villa in rendered and decorative brick recalling Old English sources. c. 1930.
6-10	—	Modern house.
12	B	Kurana. Attic storey red brick villa. c. 1925.
14	B	Attic storey red brick villa. c. 1925.