

C LAREMONT AVENUE PRECINCT MALVERN

INTRODUCTION

This report has been prepared by Bryce Raworth Pty Ltd in association with Di Foster, historian, in support of an amendment to the Stonnington Planning Scheme that will create an urban conservation area extending east from Glenferrie Road, south from Wattletree Road and centred broadly on the area adjacent to Claremont and Glendearg Avenues, Malvern. The report builds on work carried out by Nigel Lewis Richard Aitken Pty Ltd in association with the Malvern Historical Society for the *City of Malvern Heritage Study*, 1992.

SUMMARY OF RECOMMENDATIONS

It is recommended that the area be protected as an Urban Conservation Area under the Stonnington Planning Scheme and be nominated to the Register of the National Estate.

EXTENT OF URBAN CONSERVATION AREA

The extent of the Urban Conservation Area is shown in the Heritage Overlay – HO156 – to the Stonnington Planning Scheme (Maps 6HO and 8HO).

HISTORY

Prior to the First Land Sales in 1840, pastoralists had spread to the area that was to become the District of Gardiner, and a network of stock routes meandered through the undulating country and on to Gippsland. When the district was first surveyed, the area was divided into allotments set out within a framework of roads, suitable for market gardens, orchards and farms.¹ The Gardiner Road District was proclaimed in 1856 and the boundaries of Kooyong Road, Dandenong Road, Warrigal Road and Gardiners Creek were set.

Tooronga Road, a government road surveyed in 1854, was called Nash's Road until 1872.² Crown Allotments 58 - 70, bounded by Glenferrie Road, Wattletree Road, Tooronga Road, and a line north of Dandenong Road, were sold between 1854 and 1858. The buyers included the syndicate of Thomas Fulton, Lachlan MacKinnon and Frederick Sargood, who purchased most of the land fronting Glenferrie Road which included lots 58 and 59, as well as lot 61 with a frontage to Dandenong Road. Thomas Fulton, the principal of the syndicate, started the first iron foundry and engineering shop in Melbourne.³ Matthew Bergin purchased three allotments, 63, 66, and 69, lot 60 was sold to John Cochrane and lot 62 to Robert Soden. Speculator Peter Andrew Charles O'Farrell⁴ purchased a number of allotments at Gardiner including lot 67 in 1858.⁵

Prior to 1855, the Wattletree Hotel was built on lot 62 facing Wattletree Road and in 1856 the building became the venue for the first meetings of the Gardiner Road Board. The hotel's first licensee was Thomas Griffiths followed by John Heywood, who was largely responsible for the establishment of the Caulfield Race Course. Racehorses were stabled at the inn and trained on the sandy land. The hotel was a popular meeting place for hunt clubs. Among the quarry were foxes, hares, kangaroos, dingoes and deer.⁶ The building ceased to be a hotel in 1866, when the owner was solicitor Edward Charsley, and the original 10 acres were subdivided in 1873. In 1890, Thomas Thompson, a former Sale shire engineer moved to the house, which had formed part of the hotel complex, and re-named it Glendearg.⁷ Glendearg, standing today in Wattletree Road on the east corner of Glendearg Grove, is described thus-

¹ G. Whitehead, Laceworks Landscape Collaborative, *Malvern A physical history. Malvern urban character study*, 1989

² Rob Bower, Malvern 1840-1989, A history of the subdivision, plan 5, roads, p.54. Unpublished manuscript, Malvern Archives.

³ J. B. Cooper, *History of Malvern*, 1935. p.65

⁴ 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 Patrick's College. He was later charged with the attempted murder of Archbishop Goold. Joan Kenny *Prologue to the future, Christ College*, (Melbourne, 1996), p.168.

⁵ Bower, plan 5.

⁶ Cooper, pp.15, 23.

⁷ History of Wattletree Hotel, unpublished research notes, Malvern Archives.

*The former Wattletree Hotel, a building of simple forms, with timber verandah and restrained colonial details, is of architectural interest as an early hotel which survives to illustrate the vernacular building traditions of early Melbourne. The meticulously maintained wayside inn is of local historical importance being the oldest surviving intact building in Malvern and closely connected with the social history and physical development of that suburb.*⁸

Meanwhile Crown portions 58-70 were quickly re-sold and most were subdivided into smaller lots. Buyers included Charsley, who purchased part of lot 61 in 1862, lot 62 in 1864 and lots 63, 66 and 69 two years later. Charsley lived at Pine Hill a 60 acre property on the north side of Wattletree Road.⁹ Farmer, Robert Hunter owned lots 63, 66 and 69 from 1873¹⁰. The same year, Glendearg Grove south of Hunter Street was surveyed as a government road. Although two acres of land were reserved for the Church of England at the corner of Glendearg Grove and Dandenong Road,¹¹ lot 64 was not sold until 1871 when it was purchased by merchant Thomas Alway.

Although lot 61 was divided into four parcels of land and re-sold as separate allotments, Frederick Collier Christey purchased the four lots in 1868 for £1000. Christys Road (sic) had been created in the subdivision by the Fulton syndicate (Victorian Freehold Land Society) in 1854. A portion of the road, which ran from Dandenong Road along the western boundary of lot 64, was sold to the Victorian Railways by Frederick Christey in 1883. The unsold section was later included in the subdivision of Lodged Plan 2918 in 1890,¹² and the road ceased to exist.

In 1879 the first train ran through Malvern Station en route to Oakleigh and Gippsland. This new method of transport to the previously isolated district coincided with the boom years of the 1880s, resulting in a surge of development in both commercial and residential areas. Chandlers Road, Gordon Grove and Evandale Road were created in 1885¹³ and rows of small weatherboard houses of similar style were soon built by speculators. In 1889 the Rock Freehold Land Co. Ltd advertised for sale five detached weatherboard villas, 'first class properties, close to the station' in Evansdale Road (sic).¹⁴

Glendearg Grove north of Hunter Street was partly created prior to 1888 and again in 1890.¹⁵ The same year Claremont Avenue, first known as Railway Avenue, was created east of Glendearg Grove.¹⁶ Hunter Street which had been surveyed north of portion 64A in 1871, was created in 1886.¹⁷ Soudan

⁸ National Trust of Australia (Victoria), File No. 3296.
⁹ Sale of portions 44, 45 & 46. To Edward Charsley 1857. Bower.
¹⁰ Bower.
¹¹ Ibid.
¹² Bower, plan 5, p.52.
¹³ LP 1185. LP 828. Bower, plan 5, Roads, p.53.
¹⁴ *Prahran Telegraph*, November 1889.
¹⁵ LP 2918. Bower, plan 5, Roads, p.53.
¹⁶ LP 2918. Ibid, p.52.
¹⁷ LP 1193. Ibid, p.54.

Street, first known as Commercial Road, and McKinley Avenue, originally called Malvern Avenue, were created at the peak of the land boom in 1888.¹⁸ When Thomas Alway's lot 64 was subdivided, plans were lodged in 1889 for Rushmead Street and Raleigh Street.¹⁹

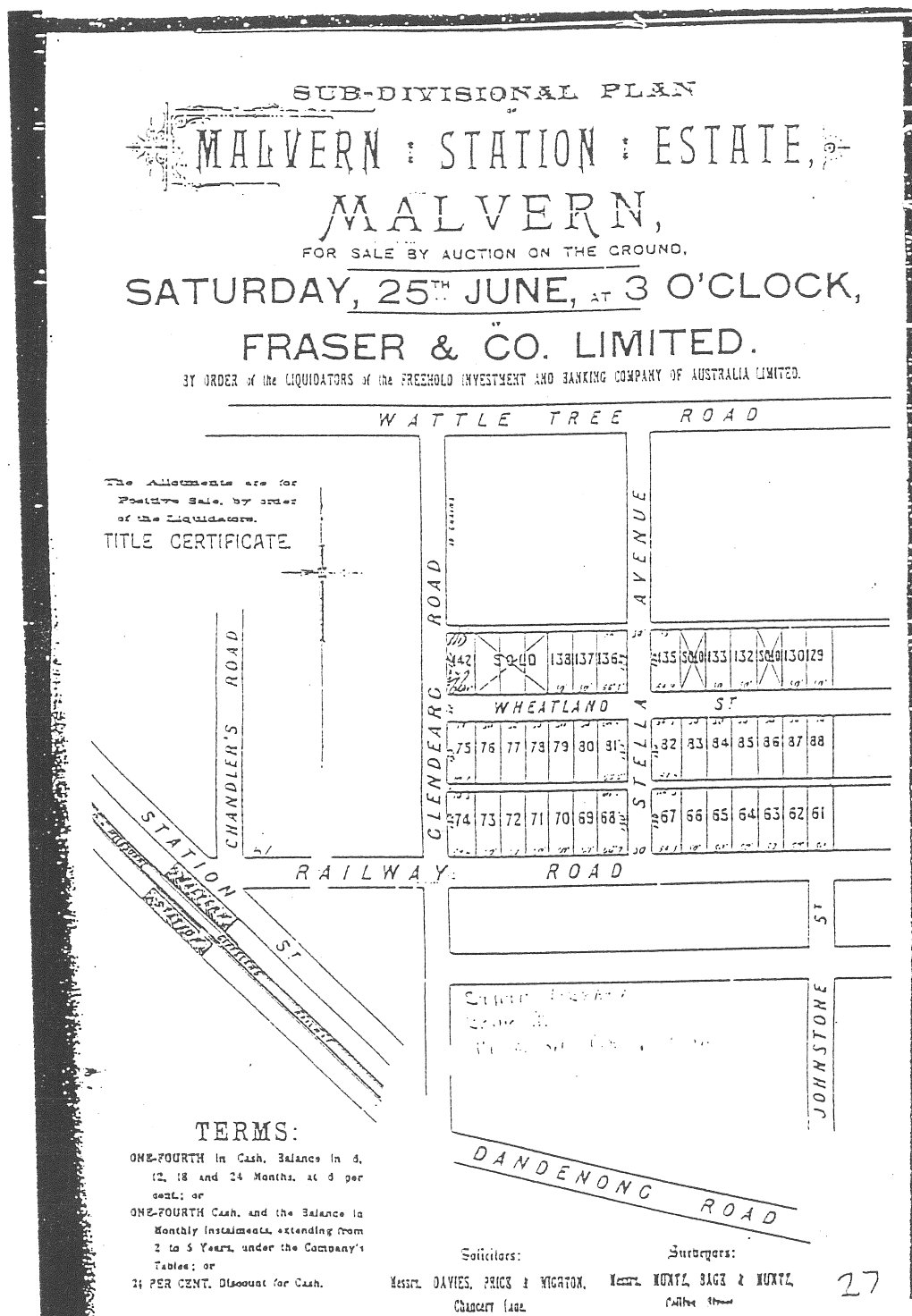


Illustration 1

Subdivision notice for Malvern Station Estate

¹⁸ LP 2918. Ibid.

¹⁹ LP 2980. Ibid.

Lots 60 and 61 were purchased in 1889 by a land syndicate which included Donald Munro and William Baillieu. At that time Munro and Baillieu were Melbourne's most successful auctioneers and estate agents.²⁰ Donald Munro, the son of landboomer and Premier, James Munro, was later elected Malvern Shire President. Land extending east of Chandlers Road was released for sale by Munro and Baillieu. The sale, which included the commercial strip at the western end of Railway (Claremont) Avenue, opened up a large area for residential development.²¹ The subdivision of the Malvern Station Estate by Matthew Davies Freehold Investment and Banking Co. made available for sale, land in both Wheatland Road and Claremont Avenue,²² from Glendearg Grove to Tooronga Road.

The 1880s boom years were coming to an end however, and with the severe economic depression of the 1890s, the partnership of Donald Munro and William Baillieu was dissolved,²³ along with numerous companies, building societies and banks that were placed in liquidation. Following the liquidation of Davies' Freehold Investment Company in January 1892, the liquidators, Fraser & Co. auctioned a section of the Malvern Station Estate, offering a discount for cash.²⁴ It was not until 1899 that plans were lodged for Staniland Street, (known as Stella Street until 1928), Wheatland Road, and Claremont Avenue between Glendearg Grove and Tooronga Road.²⁵

In March 1890, land in Glendearg Grove at the corner of Hunter Street was purchased for a Methodist Church. Money was borrowed to purchase the land and to erect a weatherboard church. The present brick church building was erected in 1904 and enlarged in 1918. Eventually the old timber building was replaced by a brick hall.²⁶ A new Sunday School to the design of architect Alec Eggleston was built in 1928.²⁷

Developer William Valentine Bailey purchased a number of allotments in the Malvern Station Estate and around 1895 proceeded to build several houses in Claremont Avenue.²⁸ This well known builder invested in property in Malvern as well as other developing suburbs.²⁹ Around the turn of the century Bailey's Garden Estate in Dandenong Road Armadale was subdivided to form Bailey Avenue and

²⁰ M. Cannon. *The landboomers*, Melbourne, 1973, p.128-9.

²¹ Baillieu Allard Subdivision Plans, plan 240, University of Melbourne Archives.

²² Subdivision plan and sale notice. Malvern Station Estate, undated. Haughton Collection Book 2. State Library of Victoria.

²³ Cannon, p.128-9.

²⁴ Subdivision plan and sale notice. Malvern Station Estate, undated. Haughton Collection Book 2. State Library of Victoria.

²⁵ LP4140. Bower, plan 5, p.52-4.

²⁶ 'History of Glendearg Grove Methodist Church' unpublished notes. Malvern Archives.

²⁷ Malvern Building Plan No. 9415.

²⁸ Malvern Rate Book, 1895.

²⁹ Bailey built and sold most of the 28 houses in Bailey Avenue, Ripponlea between 1914 and 1920. *Trust News*, National Trust of Australia (Victoria), February 1997, p.9.

Valentine Grove where Bailey erected a number of distinctive Queen Anne style houses. William Valentine Bailey was a Malvern Councillor from 1900-6 becoming Mayor in 1903-4.³⁰

During this period, development continued in Claremont Avenue, Wheatland Road and Glendearg Grove. As indicated in the 1902 Board of Works plan, few vacant sites remained west of Glendearg Grove, but a large number of vacant allotments are shown east to Tooronga Road.

In 1910 the Tooronga Road Baptist (presently the Slavic Evangelical) Church was built by builder George Ballantyne, on the north corner of Tooronga Road.

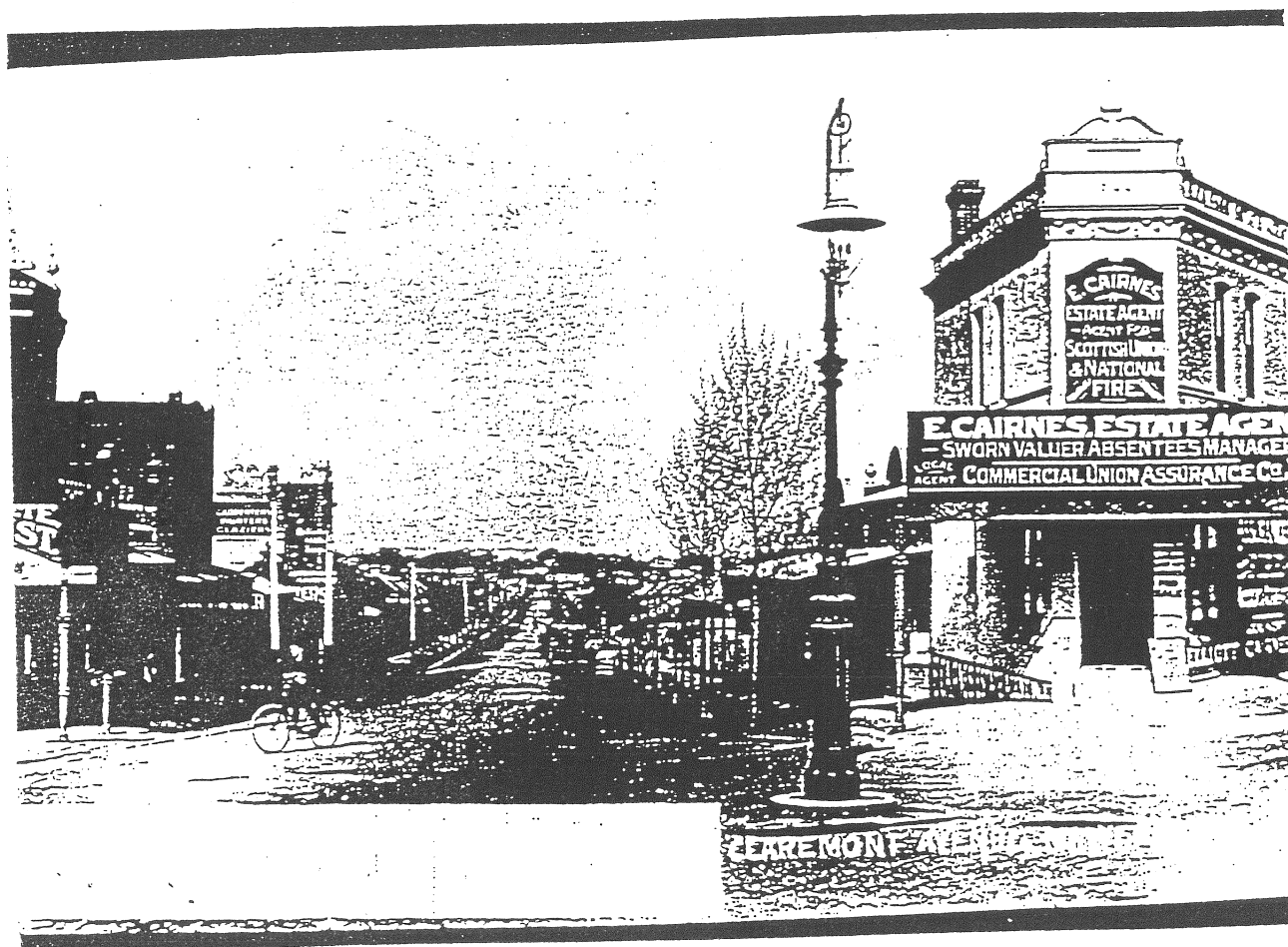


Illustration 2

Claremont Avenue from Station Street, c1910.

³⁰

Ian McLaren, *The Literature of Malvern, Victoria. A bibliography.* City of Malvern, Melbourne, 1993.

The same year the first tram for the Prahran and Malvern Tramways Trust ran down Glenferrie Road and Wattletree road. For many years efforts had been made to establish a road transport link between Malvern and Prahran. Around the turn of the century the horse-drawn bus, which travelled along High Street between Malvern and Prahran Town Halls, proved more reliable than the steam powered bus, which ran for only twelve months in 1905. Finally Malvern Councillor, Alexander Cameron came forward with some definite proposals. These formed the basis for an Act of Parliament, which constituted the Prahran and Malvern Tramways Trust to construct and manage the new tramway.

In 1909 construction commenced on new tram lines along High Street from Prahran to Tooronga Road, along Glenferrie Road from High Street and down Wattletree Road to Burke Road. Ornamental tramway poles were positioned down the centre of Glenferrie Road, High Street and Wattletree Road and on 30 May 1910, the first tram ran from the Coldblo Road Tram Depot. Malvern was declared a City in 1911 and with the increase in population the development of the district spread eastwards and the area around Claremont Avenue experienced a resurgence of development. Many of the present houses date from this period.

DESCRIPTION

The proposed conservation area is located between the busy urban arteries of Dandenong and Wattle tree Roads, the suburban shopping strip of Glenferrie Road to the west and residential Tooronga Road to the east. It is most commonly identified with the detached Federation period villas found in Claremont, Wheatland and Glendearg Streets, although it also includes a portion of smaller Italianate style cottages in streets such as Evandale Road.

As the above history suggests, Gordon Grove and Evandale Road commenced development at an early stage, in the 1880s prior to the crash. These streets are narrow, with shallow footpaths and relatively narrow allotments. Evandale Road in particular is striking in the consistency of its single storey, weatherboard villa character, and remains substantially intact.

The broader streets to the east, Claremont, Glendearg and Wheatland, were the major focus of early Federation period development, although some Victorian period houses also remain. Claremont and Wheatland are consistent in terms of the scale, generous front setbacks and broadly Federation character of their built form, despite a few intrusions such as the flats at the corner of Claremont and Glendearg. The front gardens, picket fences and nature strips of these Federation streets provide an open, verdant landscape character augmented by deciduous street trees. Access to sites by vehicle has traditionally been achieved from rear laneways, with the result that many frontages remain free of crossovers, driveways and garages, and this contributes to the significance of the area.

Further to the south east, in Hunter, Finlayson and Ewart Streets, the housing stock is less grand, often of timber, and appears to date from a slightly later era, expressive of the gradual eastern spread of development in the early decades of the twentieth century. In fact, these street can be seen to have served as somewhat of a 'fill' between the earlier development to their west and the Gascoigne and Waverley Estates to their east, the latter of which had developed at the very beginning of the century due to access to Caulfield Railway Station. They nonetheless appear to have been substantially or fully developed prior to the advent of the bungalow and villa styles typical of builders' speculative housing in the 1920s and the interwar period generally, although a few buildings of the latter period are to be found in Tooronga Road.

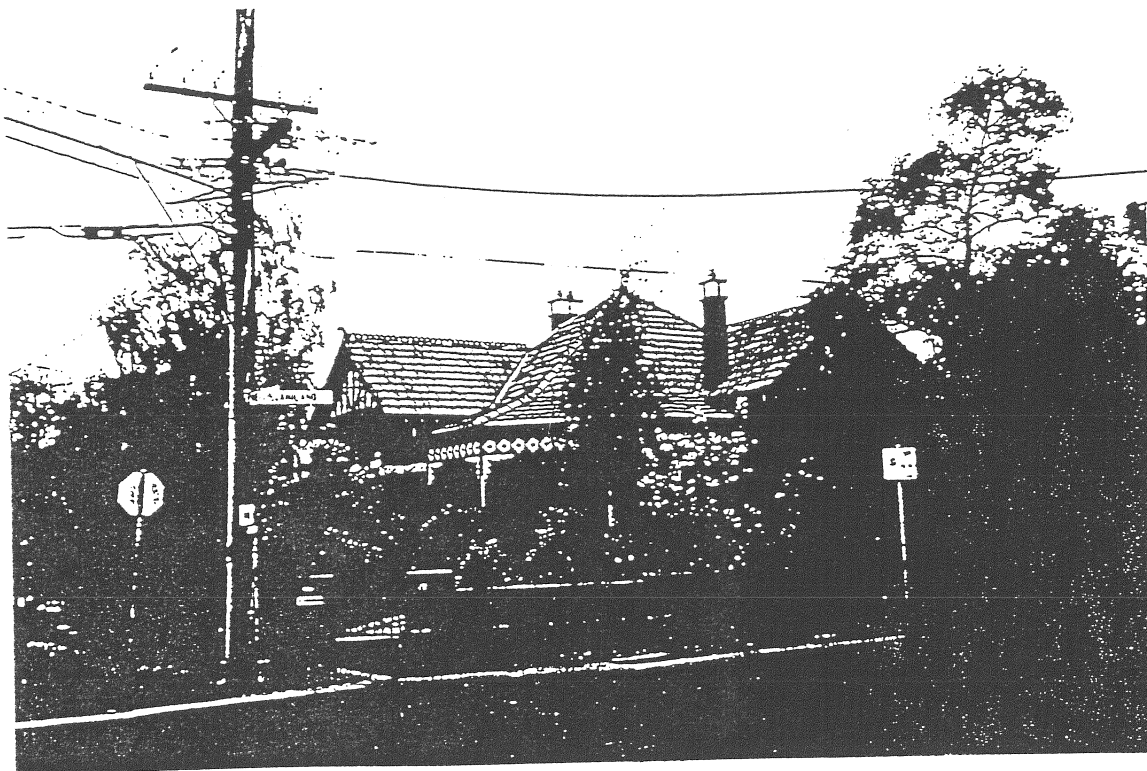


Illustration 3

Typical Villa

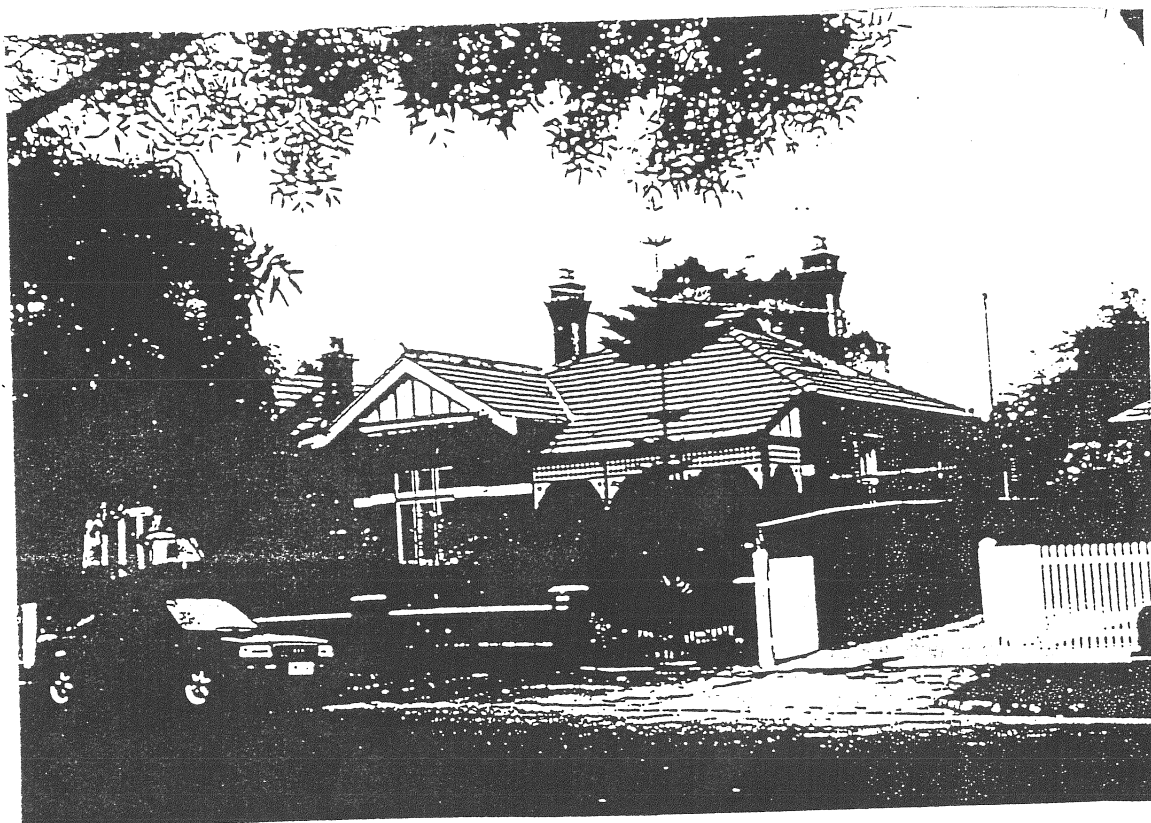


Illustration 4

Typical Villa

ANALYSIS

The Claremont Road area, that is, the area associated primarily with the 1880s Malvern Station Estate subdivision and including Evandale Road and Gordon Grove, compares well with other areas significant in terms of surviving Federation period building stock. It shares much in common with the neighbouring Gascoigne and Waverley estates east of Tooronga Road, having been originally subdivided by a consortium including many of the businessmen of that which originally sought to develop the Gascoigne Estate. On the other hand, it has a slightly less grand, more representative character in lacking the grand avenues of trees found in the Gascoigne Estate. While the Gascoigne Estate has a large number of very substantial houses, the building stock of the Malvern Station Estate is of a representative, middle class order - comfortable but in very few instances grand. In this the character is similar to that of the Armadale urban conservation area spreading north west of the intersection of Kooyong Road and High Street, an area of contemporary development.

Broadly comparable areas in terms of history and general building stock are to be found in parts of Kew, Camberwell, Hawthorn and Essendon, although each tends to have its own identifiable character due to variations in allotments sizes, street tree plantings, road width, building mix, natural land form and the like. It is therefore clear that the area cannot be said to be unique in Victoria or even within the greater metropolitan area, but this is not the defining criteria for introduction of an heritage overlay. Just as large areas of nineteenth century terrace housing have been protected variously in Carlton, Parkville, North Melbourne, South Melbourne, Fitzroy and South Yarra, so the best examples of predominantly Federation development are worthy of heritage protection in order to ensure preservation of a comprehensive and representative sample of suburban development from this era. Nonetheless, it can be said that the Claremont Avenue area is one of the most intact precincts of late nineteenth and early twentieth century suburban villas in Victoria. As noted by Lewis in his earlier report,³¹ the modest lot sizes necessitated small setbacks, which, combined with the massing and form of the buildings, provides a series of remarkably consistent streetscapes. This is especially true of Claremont Avenue and Wheatland Road, the rapid development of which took place during the building boom of 1900-1910, coinciding with the introduction of the electric tram along Wattle tree Road.

The area is noteworthy in the extent to which it retains its original character, as developed prior to the 1920s. While there are occasional intrusions in terms of postwar flat development, the impact of this is not such as to markedly undermine the significance and character of the area recommended for control under the heritage overlay. The streetscapes within the area consistently achieve the standard of a level 2 streetscape, that is, a streetscape of regional or local significance because the character and scale of a

³¹ Nigel Lewis Richard Aitken P/L, City of Malvern Heritage Study, 1992, section 2.3.

particular period or style predominates, even though there may be some gaps, and in some cases the buildings may have a relatively low significance individually.

As a whole, the area reads very much as a unity, despite slight variation in building period and scale as one moves from west to east. It is not a collection of buildings of individual significance, but rather an area in the true sense, united by the historic themes of boom and bust, of railway and tram transport, and of the turn of the century suburban aspirations of the Australian community.

STATEMENT OF SIGNIFICANCE

The Claremont Avenue area is of regional significance as a fine, representative and substantially intact example of an area subdivided in the 1880s and developed largely in the Federation and late Federation period under the impetus provided by improved public transport to Melbourne's eastern suburbs. It has historic associations with key figures in the land boom of the 1880s and crash of the 1890s, and retains a range of valued building stock. The integrity and internal consistency of the streetscapes to the Malvern Station Estate and the smaller but contemporary streets of Evandale Road and Gordon Grove are of particular note.

REFERENCES

- Rob Bower, Malvern 1840-1989, A history of the subdivision, plan 5. Unpublished manuscript, Malvern Archives.
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**APPENDIX 1 SCHEDULE OF BUILDINGS, DESCRIPTIONS AND
RECOMMENDED GRADINGS**

CHANDLERS ROAD

Street No. *Grading*

West Side

1/3	B	Single storey Federation pair. Semi-detached.
5	C	Single storey villa. c. 1970.
7/9	B	Single storey Federation pair. Semi-detached.
11	B	Single storey Federation pair converted to single residence.

East Side

2	B	Single storey Victorian villa.
4	B	Single storey Victorian villa.
6	B	Single storey Victorian villa.
8	B	Single storey Victorian villa.
10	C	Double storey villa. c. 1970.
12	B	Single storey Victorian villa.
14	B	Single storey Victorian villa.
16	B	Single storey Victorian villa.
18 ?		

CHILDERS ROAD

Street No. *Grading*

North Side

1	-	Two storey flats. c1970.
3	B	Single storey Federation villa with carport extension.
5	B	Single storey Federation villa with carport extension.
7	B	Single storey Federation villa.
9/9A	C	Single storey pair. Semi detached. c. 1980.
11/11A	C	Single storey pair. Semi detached. c. 1980.
13/13A	C	Single storey pair. Semi detached. c. 1980.
15	B	Single storey Federation villa.
17	B	Single storey Federation villa.
19	B	Single storey Federation villa.

CLAREMONT AVENUE

Street No. Grading**North Side**

27	B	Ballara. Single storey late Victorian villa with visible additions.
29	B	Single storey late Victorian villa.
31	-	Claremonte. Three storey flats. c. 1970

McKinley Avenue

33	B	Single storey late Victorian villa.
35	B	Nerring. Single storey late Victorian villa.
37	B	Single storey late Victorian villa.
39	-	Three storey flats. c. 1960.
41	B	Bellkara. Single storey Federation villa.
43	B	Interwar villa with attic storey.
45	B	Single storey Federation villa.
47	B	Single storey Federation villa with carport additions.
49	B	Single storey Federation villa.
51	B	Single storey Federation villa.
53	B	Single storey Federation villa.
55/57	B	Single storey Federation pair. Semi detached.

Staniland Street

59	B	Single storey Federation villa.
61/63	B	Single storey Federation pair. Semi detached.
65	B	Single storey Federation villa.
67	B	Single storey Federation villa.
69	B	Single storey Federation villa.
71	B	Single storey Federation villa.
73	B	Single storey Federation villa.
75	B	Single storey Federation villa.
77	B	Single storey Federation villa.
79	B	Single storey Federation villa.
81	B	Single storey Federation villa.
83	B	Single storey Federation villa.
85	B	Single storey Federation villa.
87	B	Single storey Federation villa.
89	B	Single storey Federation villa.
91	B	Double storey Federation villa with visible additions.
93	B	Single storey Federation villa.
95	B	Single storey Federation villa.
97	B	Single storey Federation villa.
99	B	Single storey Federation villa.
101	B	Single storey Federation villa.
103	B	Single storey Federation villa.
105	B	Single storey Federation villa.

Lysterville Avenue

107	B	Single storey Federation villa.
109	B	Single storey Federation villa.
111	B	Single storey Federation villa.
113	B	Single storey Federation villa.
115	B	Single storey Federation villa.
117	B	Single storey Federation villa.

CLAREMONT AVENUE (continued)**Street No. Grading****South Side**

20	B	Single storey Victorian villa.
22	B	Single storey Victorian villa.
24/24A	B	Single storey interwar pair. Semi detached.
24B/24C	B	Single storey interwar pair. Semi detached.

McKinley Avenue

26	B	Single storey Victorian villa.
26A	B	Single storey interwar villa.
28	B	Single storey Victorian villa.
30	B	Single storey Victorian villa.
32	B	Wensley Cottage. Single storey Victorian villa.

Glendearg Grove

34	B	Sefton. Double storey Federation villa with first floor additions.
36	B	Single storey Federation villa.
38	B	Single storey Federation villa.
40	B	Single storey Federation villa.
42	B	Single storey Federation villa.
44	B	Single storey Federation villa.
46	B	Single storey Federation villa.
48	B	Single storey Federation villa.
50	B	Single storey Federation villa.
52	B	Single storey Federation villa.
54	B	Single storey Federation villa.
56	B	Single storey Federation villa.
58	B	Single storey Federation villa.
60	B	Single storey Federation villa.
62A/62B	B	Single storey Federation pair. Semi detached.
64	B	Single storey Federation villa.
66	B	Single storey Federation villa with visible additions.
68	B	Single storey Federation villa.
70	B	Single storey Federation villa.
72	B	Single storey Federation villa.
74	B	Single storey Federation villa.
76	B	Single storey Federation villa.
78	B	Single storey Federation villa.
82	B	Double storey interwar villa with visible additions.
84	C	Single storey units. c.1970.

Ewart Street

86	B	Single storey Federation villa.
88	B	Single storey Federation villa.
90	B	Single storey Federation villa.
92	B	Single storey Federation villa.
94	B	Single storey Federation villa.
96	B	Single storey Federation villa.
98	B	Single storey Federation villa.
100	-	Double storey Flats. c. 1960.

CUMMINS GROVE

Street No. Grading

West Side

1	C	Double storey villa. c. 1980.
3/5/7	B	Single storey Federation terrace.
9	B	Single storey Victorian villa.
11/13	B	Single storey Federation pair. Semi-detached.
15	B	Single storey Federation villa.
17	B	Single storey Federation villa.
19	B	Single storey Victorian villa.
21	B	Single storey Victorian villa.
23/25	B	Single storey Federation pair. Semi-detached.
27/29	B	Single storey Federation pair. Semi detached.
31/33	B	Single storey Federation pair.
35/37	B	Single storey Federation pair.
39 ?		
41	B	Single storey Federation villa with first floor additions.

East Side

2	B	Single storey villa with visible first floor additions. c. 1960.
6/8	B	Single storey interwar pair. Semi detached
10/12	B	Single storey villa subdivided into units. c. 1960
12	B	Single storey interwar villa.
14/16	B	Single storey interwar pair. Semi-detached.
18/20	B	Single storey interwar pair. Semi-detached.
22/24	B	Single storey interwar villa Semi-detached.
26/28	B	Single storey interwar pair. Semi-detached.
30	B	Single storey interwar villa.
32	B	Single storey interwar villa. Extensively modified.

EVANDALE ROAD

*Street No. Grading***North Side**

5	B	Single storey Victorian villa.
7	B	Single storey Victorian villa.
9	B	Single storey Victorian villa.
11	B	Single storey Victorian villa.
11A/11B	B	Single storey Victorian pair. Semi-detached.
13	B	Single storey Victorian villa.
15	B	Single storey Victorian villa.
17	B	Single storey Victorian villa.
19	B	Single storey Victorian villa.
21	B	Single storey Victorian villa.
23	B	Single storey Victorian villa.
25	B	Single storey Victorian villa.
27	B	Single storey Victorian villa.
29	B	Single storey Victorian villa.
33	B	Single storey Victorian villa with visible ground floor additions.
35	B	Single storey Victorian villa.
37	B	Single storey Victorian villa.

South Side

2/4 ?	B	Single storey Victorian shop.
6	B	Single storey Federation villa.
8	B	Single storey Victorian villa.
10	B	Single storey Victorian villa.
12	B	Single storey Victorian villa.
14	B	Single storey Victorian villa.
16	B	Single storey Victorian villa.
18	B	Single storey Victorian villa.
20	B	Single storey Victorian villa.

Chandlers Road

22	B	Single storey Victorian villa.
24	B	Single storey Victorian villa.
26	B	Single storey Victorian villa.

EWART STREET*Street No. Grading***West Side**

1 ?		
1A/1B	-	Double storey pair. Semi-detached. c. 1980.
3	B	Single storey Federation villa.
5	B	Single storey Federation villa.
7	B	Single storey Federation villa.
9	B	Single storey Federation villa.
11	B	Single storey Federation villa.
13	B	Single storey Federation villa.
15	B	Single storey interwar villa.
17	B	Single storey Victorian villa.
19	B	Single storey Victorian villa.
21	B	Single storey Victorian villa.
23	B	Single storey Federation villa.
25	B	Single storey Federation villa.
27	-	Three storey flats. c. 1970.
29	B	Single storey Federation villa.
31	B	Single storey Federation villa.
33	B	Single storey Federation villa with visible first floor additions.
35	B	Single storey Victorian villa.
37	B	Single storey Federation villa with visible first floor additions.
39	B	Single storey Federation villa.
41	B	Single storey Federation villa.
43	B	Single storey Federation villa.
45	B	Single storey Federation villa with visible first floor additions.
47	B	Single storey Federation villa.
49	B	Single storey Federation villa.
51	B	Single storey Federation villa.

East Side

2 ?	B	Single storey Federation villa.
8	B	Single storey Federation villa.
10	B	Single storey Federation villa.
12	B	Single storey Federation villa.
14	B	Single storey interwar villa.
16	B	Single storey Victorian villa.
18	B	Single storey Victorian villa.
20	B	Single storey Victorian villa.
22	B	Single storey Federation villa.
24	B	Single storey Federation villa.
26/26A	B	Single storey Federation pair. Semi-detached.
28	B	Single storey Federation villa.
30	B	Single storey Federation villa reclad in imitation brick.
32	B	Single storey Federation villa.
34	B	Single storey interwar villa.
34A	B	Single storey interwar villa.
36	B	Single storey Federation villa.
38	B	Single storey Federation villa.
40	B	Single storey Federation villa.
42	B	Single storey Federation villa.
44	B	Single storey Federation villa with visible first floor additions.
46	B	Single storey Federation villa.
48	B	Single storey Federation villa.
50	B	Single storey villa. c. 1970.

FINLAYSON STREET

Street No. Grading**East Side**

1	B	Single storey Federation villa.
3	B	Single storey Federation villa with visible rear extension.
5	B	Single storey Federation villa with visible rear extension.
7	B	Single storey Federation villa.
9	B	Single storey Federation villa.
11	B	Single storey Federation villa.
13	B	Single storey Federation villa.
15	B	Single storey Federation villa.
17	B	Single storey Federation villa.
19	B	Single storey Federation villa.
21	B	Single storey Federation villa.
23	B	Single storey Federation villa.
25	B	Single storey Federation villa with ground floor extension.
27	B	Single storey Federation villa.
29	B	Single storey Federation villa.
31	B	Single storey Federation villa with visible rear extension.
33	B	Single storey Federation villa with carport extension.
35	B	Single storey Federation villa reclad in imitation brick.
37	B	Single storey Federation villa.
39	B	Single storey Federation villa.
41	B	Single storey Federation villa.
43	B	Single storey Federation villa.

West Side

4	C	Single storey units. c. 1970.
6	-	Double storey flats. c. 1970.
8	-	Double storey flats. c. 1970.
10	B	Single storey Victorian villa.
12	B	Single storey Federation villa.
14	-	Double storey flats. c. 1970.
16	-	Double storey units. c. 1970.
18	B	Single storey Victorian.
20	B	Single storey Federation villa.
22	-	Double storey flats. c. 1970.
24	B	Single storey Federation villa with carport extension.
26	B	Single storey Federation villa with carport extension.
28	B	Single storey Federation villa.
30	-	Double storey flats. c. 1970.
32	B	Single storey Federation villa.
34	B	Single storey Federation villa with ground floor extension.

GAYNOR COURT

Street No. *Grading*

West Side

1	B	Single storey Federation villa.
3	B	Single storey Federation villa.
5	B	Double storey Federation villa with visible additions.
7	B	Single storey interwar villa.
9	B	Single storey Federation villa.
11	B	Single storey interwar villa.
13	B	Single storey interwar villa.
15	B	Single storey interwar villa.

East Side

2	B	Single storey Federation villa.
4	B	Single storey Federation villa.
6	B	Single storey Federation villa.
8	B	Single storey Federation villa. Extensively modified.
10	B	Single storey Federation villa.
12	C	Single storey interwar villa. Extensively modified.
14	B	Single storey interwar villa with visible additions.
16	-	Townhouses.
18	B	Single storey interwar villa.

GLENDARG GROVE

Street No. Grading**East Side**

1	B	Tararua. Single storey Federation villa.
1A	B	Single storey Victorian villa.
3	B	Single storey Victorian villa.
5	B	Single storey Victorian villa.
7	B	Single storey Victorian villa.
9	B	Single storey Victorian villa.
11	B	Single storey Victorian villa.
13	B	Single storey Victorian villa.
15	B	Single storey Federation villa.
17	B	Single storey Federation villa.

Wheatland Road

19	B	Single storey interwar villa.
21	B	Single storey Federation villa.

*Claremont Avenue**Hunter Street*

23	B	Church.
27	B	Single storey interwar villa.
29	B	Single storey Victorian villa.
31	B	Single storey Victorian villa.

Rushmead Street

33	B	Single storey interwar villa.
35	B	Single storey Federation villa.

West Side

2	B	Single storey Federation villa.
2A ?		
4	B	Single storey Federation villa.
6	B	Single storey Federation villa.
8	B	Single storey Victorian villa.
10	B	Single storey interwar villa.
12	B	Single storey Victorian villa.
14	B	Single storey Federation villa.
16	B	Single storey Federation villa.
18	B	Double storey Federation villa extensively rebuilt.
24	B	Double storey Federation villa with visible additions.
26	B	Double storey Federation villa.
28	B	Double storey Federation villa.
30	B	Single storey Federation villa.
32	B	Single storey Federation villa.
34	B	Single storey Federation villa.

Claremont Avenue

36/36A	B	Single storey Federation pair. Semi detached.
38	B	Single storey interwar villa.
40	B	Single storey Federation villa.
42	B	Single storey Victorian villa.
44	B	Single storey Federation villa.
46	B	Single storey Federation villa.
48	B	Single storey Federation villa.
50	B	Single storey Federation villa.
52-54 ?	C	Double storey villa. c. 1998.

GORDON GROVE

Street No. Grading

North Side

1 ?	C	Three storey flats. c. 1980.
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Public car park

9	B	Single storey interwar villa.
11	C	Single storey villa. c.1970.
13	-	Birkhall. Double storey interwar flats.
15	B	Single storey Victorian villa.
17	B	Single storey Victorian villa.
19	B	Single storey Victorian villa.
21	B	Single storey Victorian villa.
23	B	Single storey Victorian villa.
25	B	Single storey Victorian villa.
27	B	Single storey Victorian villa.
29	B	Single storey Victorian villa.
31	B	Single storey Victorian villa.

South Side

4		Public car park
6	C	Single storey villa. c. 1970.
8	-	Double storey flats. c. 1970.
10	C	Single storey villa. c. 1970.
12	B	Single storey Victorian villa.
14	B	Single storey Victorian villa.
16	B	Single storey Victorian villa.
18	B	Single storey Victorian villa.
20	B	Single storey Victorian villa.
22	B	Single storey Victorian villa.
24	B	Single storey Victorian villa.
26	B	Single storey Victorian villa.
28	B	Single storey Victorian villa with extensive modifications.
30	B	Single storey Victorian villa with extensive modifications.
32	B	Single storey Victorian villa with extensive modifications.
34	B	Single storey Victorian villa.
36	B	Single storey Victorian villa.

HUNTER STREET**Street No. Grading****North Side**

1	C	Single storey villa. c. 1980.
3	B	Single storey interwar villa.
5	C	Single storey villa. c.1980.
7/9	B	Single storey Federation villa.
11	B	Single storey Federation villa.
13	B	Single storey Federation villa.
15	B	Single storey Federation villa.
17	B	Single storey Federation villa.
19	B	Single storey Federation villa.
21	B	Single storey Federation villa.
23	B	Single storey Federation villa.
25	B	Single storey Federation villa.
27	B	Single storey Federation villa.
29	-	Double storey flats. c. 1960

Ewart Street

31	B	Single storey Federation villa.
33	B	Single storey Federation villa.
35/37	B	Single storey Federation pair. Semi detached.
39	B	Single storey Federation villa.
41/43	B	Single storey Federation pair. Semi detached.
45/47	B	Single storey Federation pair. Semi detached.
49	B	Single storey Federation villa.
51	B	Single storey Federation villa.
53	B	Single storey Federation villa.

South Side

2	B	Single storey Victorian villa.
4	B	Single storey Victorian villa.
6	B	Single storey Victorian villa.
8	B	Single storey Victorian villa.
10	B	Single storey Victorian villa.
12	B	Single storey Victorian villa.
14	B	Single storey Victorian villa.

Raleigh Street

16	B	Single storey Federation villa.
18	B	Single storey Federation villa with visible rear additions.
20	B	Single storey Federation villa with visible rear additions.

Johnstone Street

22	-	Double storey flats. c. 1970.
24/26	B	Single storey Federation pair. Semi-detached
26A	B	Single storey Federation villa.
28	B	Single storey interwar villa.
28A	-	Double storey units. c. 1985.

Finlayson Street

30	-	Double storey flats. c. 1980.
34	B	Single storey Federation villa.
36	B	Single storey Federation villa.
38	B	Single storey Federation villa with visible rear extension.

Ewart Street

40	B	Single storey Federation villa
42/44	B	Single storey Federation pair. Semi detached.
46	B	Single storey Federation villa.
48	B	Single storey Federation villa.
50	B	Single storey Federation villa.
52	B	Single storey Federation villa.
54	B	Single storey Federation villa.
56	C	Single storey villa. c. 1990.
58	-	Double storey villa. c. 1998.

JOHNSTONE STREET

*Street No. Grading***West Side**

1	B	Double storey interwar villa.
3/5	B	Single storey Federation pair. Semi detached.
7	B	Single storey Federation villa.
9	B	Single storey interwar villa.
11		Three storey flats. c. 1970.
13	B	Single storey Federation villa.
15	B	Single storey Federation villa.
17	B	Single storey Federation villa.
19	B	Single storey Federation villa.
21	B	Single storey Federation villa.
23	B	Single storey Federation villa with carport extension.
25	B	Single storey Federation villa with carport extension.
27	B	Single storey Federation villa.
29	B	Single storey Federation villa.
31	-	Double storey villa. c. 1980.
33	B	Single storey Federation villa.
35	-	Double storey units. c. 1970.
37/37A	B	Single storey interwar pair. Semi detached.
39	B	Single storey Federation villa.
41	B	Single storey Federation villa.

East Side

4	B	Single storey Federation villa.
6/8	B	Single storey Federation pair. Semi detached.
10/12	B	Single storey Federation pair. Semi detached.
14/16	B	Single storey interwar pair. Semi detached.
18	-	Double storey flats. c. 1970.
20	-	Double storey flats. c. 1970.
22	C	Single storey units. c. 1970.
24	B	Single storey Federation villa.
26	B	Single storey Federation villa.
28	B	Single storey Federation villa.
30	B	Single storey Federation villa.
32	B	Single storey interwar villa.
34	B	Single storey Federation villa with large outbuilding.
36	-	Three storey flats. c. 1970.
38	B	Single storey Federation villa.
40	B	Single storey Federation villa.

McKINLEY AVENUE**Street No. Grading****West Side**

3	B	Double storey interwar villa with visible first floor additions.
5	B	Single storey interwar villa.
7	B	Single storey interwar villa.

Claremont Avenue

9	B	Single storey interwar villa.
11	B	Single storey interwar villa.
13	B	Single storey interwar villa.
15	-	Three storey flats. c. 1970.
17	B	Single storey Federation villa.
19	B	Single storey Federation villa.
21	B	Single storey Federation villa.
23	B	Single storey Federation villa.
25	B	Single storey Federation villa.
27	B	Single storey Federation villa.
29	B	Single storey Federation villa.
31	B	Single storey Victorian villa.
33	B	Single storey Victorian villa.
35	B	Single storey Victorian villa.
37	B	Single storey Victorian villa.
39	B	Single storey Federation villa.
41	B	Single storey Federation villa.
43	B	Single storey Victorian villa.

East Side

2	B	Single storey Federation villa
4	B	Single storey Federation villa.
6	B	Single storey Federation villa
8	B	Single storey Federation villa
10	B	Single storey Federation villa
12	B	Single storey Federation villa
14	B	Single storey Federation villa

Claremont Avenue

16	B	Single storey Victorian villa.
18	B	Single storey Victorian villa.
20	B	Single storey Victorian villa.
22	B	Single storey Victorian villa.
24	B	Single storey Victorian villa.
26	B	Single storey Victorian villa.
28	B	Single storey Victorian villa.
30	B	Single storey Victorian villa.
32/34	B	Single storey Federation pair. Semi-detached.
34A	B	Single storey Federation villa.
36	B	Single storey Federation villa.
38	B	Single storey Victorian villa.
40	B	Single storey Victorian villa.
42	B	Single storey Victorian villa.
44	B	Single storey Victorian villa.
46	B	Single storey Victorian villa.
48	B	Single storey Victorian villa.
50	B	Single storey Victorian villa.
52	B	Single storey Victorian villa.

RALEIGH STREET

Street No. Grading

East Side

1	B	Single storey Federation villa.
3	B	Single storey Federation villa.
5	B	Single storey Federation villa.
7	B	Single storey Federation villa.
9	B	Single storey Federation villa.
11	B	Single storey Federation villa.
13	B	Single storey Federation villa.
15	B	Single storey villa. c. 1980.
17	B	Single storey interwar villa. Includes shop.
19	B	Single storey Federation villa.
21	B	Single storey Federation villa.
23/25	-	Three storey flats. c. 1970.
27	B	Single storey Federation villa.
29	B	Single storey Federation villa.
31	B	Single storey Federation villa.
33/35	B	Single storey Federation pair. Semi-detached
37	-	Double storey units. c.1980.

West Side

2	B	Single storey Federation villa.
4	B	Single storey Victorian villa.
6	B	Single storey Federation villa.

RUSHMEAD STREET

Street No. Grading

North Side

1	-	Double storey villa. c. 1980.
3	B	Single storey Federation villa.
5	B	Single storey Victorian villa reclad in imitation brick.
7	B	Single storey Victorian villa.
9	B	Single storey Victorian villa.
11	B	Single storey Federation villa.

South Side

2	B	Single storey Federation villa.
4	B	Single storey Federation villa.
6	B	Single storey Federation villa.
8	B	Single storey Federation villa.
10	B	Single storey Federation villa.
12	C	Single storey villa. c.1980.

SOUDAN STREET

*Street No. Grading***East Side**

1	B	Single storey Victorian villa.
3	B	Single storey Victorian villa.
5	B	Single storey Victorian villa.
7	B	Single storey Victorian villa.
9	B	Single storey Victorian villa.
11	B	Single storey Victorian villa.
13	B	Single storey Victorian villa.
15	B	Single storey Victorian villa.
17	B	Single storey Victorian villa with visible garage additions.
19	B	Single storey Victorian villa.
21	B	Single storey Victorian villa with visible garage additions.
23	B	Single storey Victorian villa.
25	B	Single storey Victorian villa.
27	B	Single storey Federation villa.
29	B	Single storey Federation villa with visible first floor additions.
31	B	Single storey Federation villa.
31A	B	Single storey Federation villa.
<i>Claremont Avenue</i>		
33/35	B	Single storey Federation pair. Semi-detached.

West Side

2/4	B	Single storey Federation pair. Semi-detached.
6	-	Double storey flats. c. 1970.
8	B	Single storey Victorian villa.
10	B	Single storey Victorian villa.
12	B	Single storey Victorian villa.
14	B	Single storey Victorian villa.
16	B	Single storey Victorian villa.
18	B	Single storey Victorian villa.
20	B	Single storey Victorian villa.

STANILAND AVENUE

*Street No. Grading***East Side**

9	B	Single storey Federation villa
11	B	Single storey Federation villa.
13	-	Double storey flats. c. 1970
15	-	Double storey villa. c. 1980.
17	B	Single storey Federation villa.
19	B	Single storey Federation villa.
21	B	Single storey Federation villa.
23	B	Double storey Federation villa with first floor additions.

West Side

2	B	Single storey interwar villa
4	C	Single storey villa. c. 1970.
6	B	Single storey Federation villa
10	B	Single storey Federation villa.
12	B	Federation villa with attic storey.
14	B	Single storey Federation villa.
16	B	Single storey Federation villa.
18	B	Single storey Federation villa.
20	B	Single storey Federation villa.

STATION STREET

Street No. Grading

North Side

111	B	Double storey Victorian terrace.
113	B	Single storey Federation villa.
115	B	Single storey Federation villa.
117A-125 ?	B	Block of interwar shops. All single storey except for no 125 which is two storeys.

TOORONGA ROAD

Street No. Grading

West Side

15-23	B	School Buildings
25	B	Single storey Federation shop.
27-31	-	School Grounds.
33	B	Single storey interwar service station.
35	B	Single storey interwar villa.
37/37A	B	Single storey interwar pair. Semi-detached.
37B/37C	B	Single storey interwar pair. Semi-detached.
39	-	Double storey villa. c. 1970.
41	B	Single storey interwar villa.
43	B	Single storey Federation villa.

Childers Street

45	B	Single storey Federation villa.
47/47A	B	Single storey interwar pair. Semi-detached.
49	B	Single storey interwar villa.
51	B	Single storey interwar villa.
55	C	Single storey villa. c. 1970.

Hunter Street

57	B	Single storey Federation villa.
59	-	Central Park Lodge. Double storey flats. c. 1970.
61	B	Single storey interwar villa.
63	B	Single storey interwar villa.
65	B	Single storey interwar villa.

Claremont Avenue

65A	B	Church and Hall designed by C.F.Ballantyne in 1910.
67/69	B	Single storey first - war pair. Semi-detached.
73	B	Single storey interwar villa.

Wheatland Road

75	B	Single storey Federation villa.
77/79	B	Single storey Federation pair. Semi-detached.

Laneway

81	B	Single storey Federation villa.
83	B	Single storey Federation villa.
85	B	Single storey Federation villa.
87	B	Single storey Federation villa.
89	B	Single storey Federation villa.
91	B	Single storey Federation villa.
93	B	Single storey Federation villa.
95	B	Single storey Federation villa.
97	B	Single storey interwar villa.

97A ?

VICTORIA ROAD NORTH

Street No. Grading

West Side

35	B	Single storey Federation villa.
37	B	Single storey Federation villa.
39	B	Single storey Federation villa.
41	B	Single storey Federation villa with visible rear extensions.
43	B	Single storey interwar villa.
45	B	Single storey Federation villa with visible rear extensions.
47	B	Single storey Federation villa.
49	B	Single storey Federation villa.
51/53	-	Double storey flats. c. 1970
55	B	Single storey Federation villa.

Childers Street

East Side

School buildings

28	B	Single storey Federation villa.
30	B	Single storey Federation villa.
32	B	Single storey Federation villa.
34	B	Single storey Federation villa.
36/36A	C	Single storey pair. Semi detached. c. 1980.
38/38A	C	Single storey pair. Semi detached. c. 1980.
40/40A	B	Single storey Federation pair. Semi detached.
42	B	Single storey Federation villa.
44	B	Single storey Federation villa.
46	B	Single storey Federation villa.
48	B	Double storey Federation villa with first floor additions.

WATTLETREE ROAD

Street No. Grading

South Side

Public car park

150	-	Single storey shop. c. 1970.
152	-	Single storey interwar shop. extensively modified.
154 ?	B	Double storey interwar villa.
158-160	-	Three storey units. c. 1980.
164	-	Korowa. Three storey flats. c. 1970.
168	C	Double storey interwar flats.
170	B	Double storey Federation villa with visible first floor additions.
172	-	Three storey flats. c. 1970.
174	-	Double storey villa. c. 1970.
176	B	Single storey Victorian villa.

Soudan Avenue

178	B	Single storey Victorian villa.
180	B	Single storey Victorian villa.
182	B	Double storey Victorian villa with visible additions
184	-	Balmoral. Three storey flats. c.1970.

McKinley Avenue

186	B	Single storey Victorian villa.
190	A2	Double storey Victorian villa.
194/194A	B	Single storey Victorian villa subdivided into units.

Glendearg Avenue

196	A2	Single storey early Victorian villa. (HO116)
198	B	Single storey Victorian villa.
200	-	Three storey flats. c. 1970.
202	-	Three storey flats. c. 1970.
204	B	Single storey interwar villa.

Staniland Avenue

210	B	Single storey Federation villa.
212	B	Single storey Federation villa.
214	B	Interwar villa with attic storey.

Milton Grey Reserve

218	C	Single storey units. c.1970.
220	B	Single storey Victorian villa.
222	B	Single storey Victorian villa.
224	B	Single storey interwar villa.

Cummins Grove

WHEATLAND ROAD

Street No. Grading

North Side

1/3	B	Single storey Federation pair. Semi detached.
5	B	Single storey Victorian villa.
7	B	Single storey Victorian villa.
9	B	Carara. Single storey Federation villa.
11	B	Single storey Federation villa.
13	B	Single storey Victorian villa with extensively modifications.

Staniland Ave

15	--	Three storey flats. c. 1970
17	B	Single storey Federation villa.
19	B	Single storey Federation villa.
21/23	B	Single storey interwar villas. Semi detached.

Entrance to Milton Gray Reserve

27	B	Single storey Federation villa.
29	B	Single storey Federation villa.
31/33	B	Single storey Federation villa. Early house divided into units.
35	B	Single storey Federation villa.
37	-	Wheatland Court. Double storey flats. c. 1970.
39	C	Single storey villa. c. 1970
41	B	Double storey Federation villa with visible additions.

Gaynor Court

43	B	Single storey Federation villa.
45	B	Single storey Federation villa.
47	B	Single storey Federation villa.
49	B	Single storey interwar villa reclad in imitation brick.
51-53	-	Three storey flats. c. 1960.
55	B	Single storey Federation villa.

Lysterville Avenue

57	B	Single storey Federation villa.
59	B	Single storey Federation villa.
61	B	Single storey Federation villa.
63	B	Single storey Federation villa.
65	B	Double storey villa. Extensively modified.
67	B	Single storey Federation villa.

South Side

2	B	Single storey Federation villa.
4	B	Single storey Federation villa.
6/6A	B	Single storey Federation villas. Semi detached
8	B	Single storey Federation villa.
10	B	Single storey Federation villa.

Staniland Avenue

12	B	Single storey Federation villa.
14	B	Single storey Federation villa.
16	B	Single storey Federation villa.
18	B	Single storey Federation villa.
20	B	Double storey Federation villa with visible additions.
22	B	Single storey Federation villa.
24/24A	B	Single storey Federation villa. Semi detached.
26	B	Single storey Federation villa.
28	B	Single storey Federation villa.
30	B	Single storey Federation villa with visible additions.
32	B	Single storey Federation villa.
34	B	Single storey Federation villa. Extensively modified
36	B	Single storey Federation villa.
38	B	Single storey Federation villa.

<i>Street No.</i>	<i>Grading</i>	
40	B	Single storey Federation villa.
42	B	Single storey Federation villa.
44	B	Single storey Federation villa.
46	B	Single storey Federation villa.
48	B	Single storey Federation villa.
50	B	Single storey Federation villa.
52/52A	B	Single storey Federation villa divided into units.
<i>Lysterville Avenue</i>		
54	B	Double storey Federation villa with visible additions.
56	B	Single storey Federation villa.
58	B	Single storey Federation villa.
60/62	B	Single storey Federation pair. Semi-detached.
64	B	Single storey Federation villa.
66/68	B	Single storey Federation villas. Semi detached.
<i>Laneway</i>		
70	B	Mizpah. Single storey interwar villa.
72	B	Single storey interwar villa.