

## Heritage Citation

### 'ARDLUI' (ALSO KNOWN AS 'THE PINES')

**Address:** 575-577 Dandenong Road, Armadale

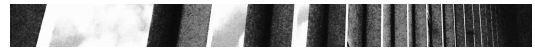
**Prepared by:** GJM Heritage/Purcell

**Date:** June 2017 (updated 31 July 2018)

<b>Place type:</b> Residential	<b>Architect:</b> Not known
<b>Grading:</b> Locally significant	<b>Builder:</b> William Valentine Bailey
<b>Integrity:</b> Very High	<b>Construction Date:</b> 1905
<b>Recommendation:</b> Include in the Heritage Overlay	<b>Extent of Overlay:</b> To property title boundary



Figure 1. 575-577 Dandenong Road, Armadale (GJM Heritage/Purcell, June 2016)



## Statement of Significance

### *What is significant?*

The Federation house known as Ardlui, 575-77 Dandenong Road, Armadale, a single-storey dwelling built in 1905 for William Valentine Bailey.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original external form, materials and detailing
- The house's high level of integrity to its original design.

Later alterations and additions, such as the rear brick garage, are not significant.

### *How is it significant?*

Ardlui, 575-77 Dandenong Road, Armadale, is of local architectural, aesthetic and historical significance to the City of Stonnington.

### *Why is it significant?*

Ardlui, 575-77 Dandenong Road, Armadale, is a fine and highly intact example of a Federation house. The house strongly reflects the Federation Queen Anne architectural style popular in the first decade of the twentieth century in Armadale and across Melbourne more broadly. The asymmetrical composition with complex roof forms and strong diagonal emphasis, multiple projecting gables and gablets, and architectural elements and materials such as tall chimneys, a variety of window forms, half-timbering with rough cast render and timber verandah detailing, are typical of the style. The use of quality materials and elaborate detailing imparts a sense of grandeur and demonstrates the status of the owner in wealthy established areas such as Armadale in the early twentieth century (Criterion D).

Ardlui, 575-77 Dandenong Road, Armadale, is a carefully designed and well-resolved example of a Federation house. The corner siting with diagonal emphasis, multitude of projecting gable roofs and rich and finely detailed timber decoration, present a picturesque composition of this architectural style (Criterion E).

Ardlui, 575-77 Dandenong Road, Armadale, has close associations with prolific builder, developer and local Malvern Councillor, William Valentine Bailey. Bailey was responsible for the construction of a large numbers of houses in Malvern, including the estate containing Ardlui. He also served as a Councillor, and was Mayor of Malvern in 1903-04 (Criterion H).

## Historical Themes

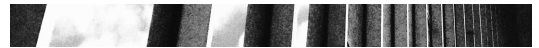
The place illustrates the following themes as outlined in the *Stonnington Environmental History* (2009):

### 8 Building Suburbs

- 8.1 Creating Australia's most prestigious suburb
  - 8.1.3 The end of an era – mansion estate subdivisions in the twentieth century
- 8.2 Middle-class suburbs and the suburban ideal

## Locality history

The land on which the suburb of Armadale now sits was first occupied by farmers and market gardeners in the 1840s and 50s, but its pleasant rural outlook and relative proximity to the centre of Melbourne meant that it proved desirable and was subsequently subdivided for residential purposes. The locality was named after 'Armadale' on Kooyong Road (1876), the residence of James Munro. Munro was a speculator and land-boomer, President of the Gardiner Road District Board (1872-73) and later Premier of Victoria (1890-1892). Munro named the house after his town of birth, Armadale in Sutherland Shire, Scotland (Context 2006: 193; Victorian Places). Armadale was previously part of both the former City of Prahran and



former City of Malvern, divided by Kooyong Road, before their consolidation in 1994 to form the City of Stonnington.

In 1879, the Oakleigh railway line was opened along the southern extent of the municipality, through Malvern, Armadale, Toorak and Hawksburn to join the existing line at South Yarra. The arrival of the Oakleigh railway line coincided with the beginning of the land boom, which saw substantial urban growth across what is now the City of Stonnington. The population of the former City of Prahran almost doubled in the 1880s, with development spreading east of Kooyong Road, into the western part of the former City of Malvern, while the population of the former City of Malvern saw a dramatic increase, quadrupling to approximately 8,000 by 1891. The arrival of the railway line triggered commercial expansion near Armadale station and the subdivision and residential development of the surrounding area. The character of the development varied. Small timber and brick workers cottages and residences, and some terraces and duplexes, were typically constructed closer to the railway lines. More substantial family dwellings and mansions were typically constructed further away from the station, predominantly of brick, on large suburban blocks of land (Context 2006:65-6; Victorian Places). However, by 1891, the cycle of land speculation that had driven price growth and residential expansion began to collapse, and the 1890s Depression hit hard. 'As the inflow of foreign funds that had previously underpinned expansion dried up, companies and governments stopped building housing, roads and railways and the economy contracted swiftly and savagely' (Dingle 2008).

The entry for Armadale in the 1893 *Australian Handbook* (as cited in Victorian Places) declared that 'views from some points are enchanting, and it is one of the favourite resorts of wealthy Melbourne men, and a great number of fine mansions and villa residences in the locality.' At this date there were three churches, a state school, several private schools, a bank and 'many fine business establishments along High Street', the chief thoroughfare. The commercial strips extended from the railway station eastwards along High Street. In 1910, the tramline along High Street was extended to Tooronga Road, joining the High Street and Glenferrie Road commercial areas and enabling easier access to the locality. In 1915, the tramline along Malvern Road opened, and the Dandenong Road-Wattle tree Road tramline opened in 1928 (Victorian Places).

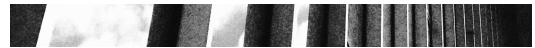
Residential development during the early twentieth century often occurred on newly subdivided estates or filled nineteenth century subdivisions that had remained partly or wholly undeveloped during the 1890s depression (Context 2009:5). In the first few decades of the twentieth century, many of the boom-era mansions were converted into shared accommodation, to serve as exclusive guest houses and, more commonly, boarding houses. In the 1930s the locality earned a reputation as a poor area (Context 2006:143). Ultimately, Armadale's proximity to Melbourne and Toorak (considered Melbourne's pre-eminent suburb) meant it was again able to cement its status as one of Melbourne's most prestigious residential addresses and to attract a wealthy class of homeowner.

### Place history

Donald Munro, auctioneer, Arthur Fuller, accountant, and John Hamilton, gentleman, purchased just over 11¼ acres north of Dandenong Road, extending to the railway line, in March 1890. This was sold to Williamina [sic] and Basil Brooke (gentleman) in September 1892 (LV:V2248/F559). In the 1890s, William Valentine Bailey, builder and developer, occupied 'Garden House' (built pre-1856), located north of Dandenong Road (Foster & Stefanopolous, 2006:15). The Garden House property was subdivided c1899, creating Valentine Grove and Bailey Avenue. The title records indicate it was subdivided under the Brooke's ownership, however another source states that the property was subdivided by Bailey, as the name of the streets would suggest (Foster & Stefanopolous, 2006:15). Title records indicate that between 1899 and 1904 Brooks transferred all but two lots at monthly intervals to William Valentine Bailey, Malvern contractor (LV:V2248/F559), suggesting that there was an agreement between Bailey and Brooks.

In 1899, an article in the 'Malvern' column of the *Prahran Chronicle* (22 Apr 1899:3), reported that





correspondence to Council had been received From W. V. Bailey stating that he was about to build a number of villas in Bailey Avenue, Malvern, between Dandenong and Wattletree roads, in the 'garden house estate', and asking Council to assist him in getting the mains laid on. The article reported that Council granted the request. Bailey 'designed and built most of the Edwardian style houses' in the subdivision, sometimes called the Garden House Estate or Garden Estate, which are said to be 'identical in style, with subtle difference in the facades and verandahs' (Foster & Stefanopolous, 2006:15). Bailey on-sold the houses individually, often after letting them for a period (LV:V3010/F965).

In 1901, the *Prahran Chronicle* (27 Apr, 1901:3) reported on new buildings and development in Malvern, stating that 'W.V. Bailey, of the Garden Estate, builder, is daily adding to the already large number of buildings erected by him.' In October 1901, an advertisement appeared in the *Argus* (12 Oct 1901:11) under 'Houses and Land for Sale', that read 'Orders wanted for brick and weatherboard villas', with the address 'Garden Estate, Dandenong-rd., Malvern'. The 1902 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan showed that the north side of Valentine Grove and west side of 'Bailey' Grove had been developed, with rows of houses with similar footprints. However, the land bound by Dandenong Road, Bailey Avenue and Valentine Grove (including the current 575-77 Dandenong Road) remained occupied by only two houses. 'Garden House' occupied the majority of the lot with a large circular driveway that entered off Dandenong Road, while the other house was located at the north-west corner of this land (MMBW) (see Figure 2).

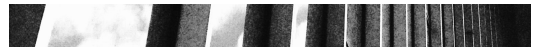
In 1904, Bailey purchased this remaining land, including Garden House, in one large lot – which comprised the 5 acres bound by Dandenong Road, Bailey Avenue and Valentine Grove. This was the last section to be subdivided and on-sold (LV:V2248/F559).

The 1903-04 rate books appear to have only recorded Bailey's 10 room 'Garden House', occupied by Jessie Bailey (Net Annual Value of 130 pounds), on the north side of Dandenong Road between Bailey Avenue and Valentine Grove. The 1904-05 rate books are not clear; however, the 1905-06 rate books recorded that William V. Bailey, builder, owned an 8 room brick house on the lot (575-77 Dandenong Road), with a Net Annual Value of 88 pounds. A later annotation to the entry recorded that the occupant was Henry Bobardt, importer. No. 575-77 Dandenong Road (excluding the northern section) was recorded on its own individual title certificate in October 1905 (LV:V3086/F025). The 1906 Sands & McDougall Directories confirmed that in addition to Bailey's 'Garden House', there was a vacant house east of Bailey Avenue. The 1907 Sands & McDougall Directories recorded that Bailey's 'Garden House' was no longer entered off Dandenong Road – instead there were three occupants listed between Valentine Grove and Bailey Avenue. Adjacent to Bailey Avenue was a house 'Ardlui' (a location in the Scottish Highlands), occupied by Harry Bobardt (S&Mc). By 1906, the house was occupied by Fred Haynes, with a slightly increased Net Annual Value of 92 pounds (RB).

A 1948 Melbourne and Metropolitan Board of Works (MMBW) Base Map (No. 61) showed the footprint of the house, which matches the footprint in 2017 (Figure 3). On the lot to the north (now consolidated) is a small building which is probably the garage that remains on the property in 2017 (date not confirmed) (MMBW).

The current extent of 575-577 Dandenong Road is formed from two lots; both of which were sold to Thomas Cope, licensed victualler of Prahran, on 5 February 1914 (LV:V3086/F025; V3010/F965). In 1920, Cope was addressed at 35 Dandenong Road, on the corner of Bailey Road (S&Mc). The 1915 rate books noted that Thomas Cope, publican, was the owner and occupant of a 10 room brick house (RB).

Subsequent owners of the property included Alexander Mollison, gentleman of 'The Pines', 35 Dandenong Road, from April 1920 (indicating a later name of the house), followed by Carl G. Walscott, gentleman of 35 Dandenong Road, Malvern, from December 1920 (LV:V3086/F025). In 1942, the house was advertised for sale, described as a 'charming tiled-roof brick villa' with 10 rooms, a tiled verandah, a double brick garage, 'car wash' and outbuildings. The advertisement further described the interior spaces (*Argus*, 16 Dec



1942:10). Harry Graeve, manufacturer, who owned the property from June 1943, consolidated the two lots in 1958 (V:V6621/F042). From at least 1958, the property was addressed as no. 575 Dandenong Road. Subsequent owners were the Greens from 1959, Fagans from 1975 and the Jeuniewics from 1979 (LV:V8191/F574).

The Council property file indicates that from 1978 the dwelling served as doctor's consulting rooms. At this date the brick garage was shown on plans located on the rear boundary. The brick boundary fence was built in 1999 (SCC PF).

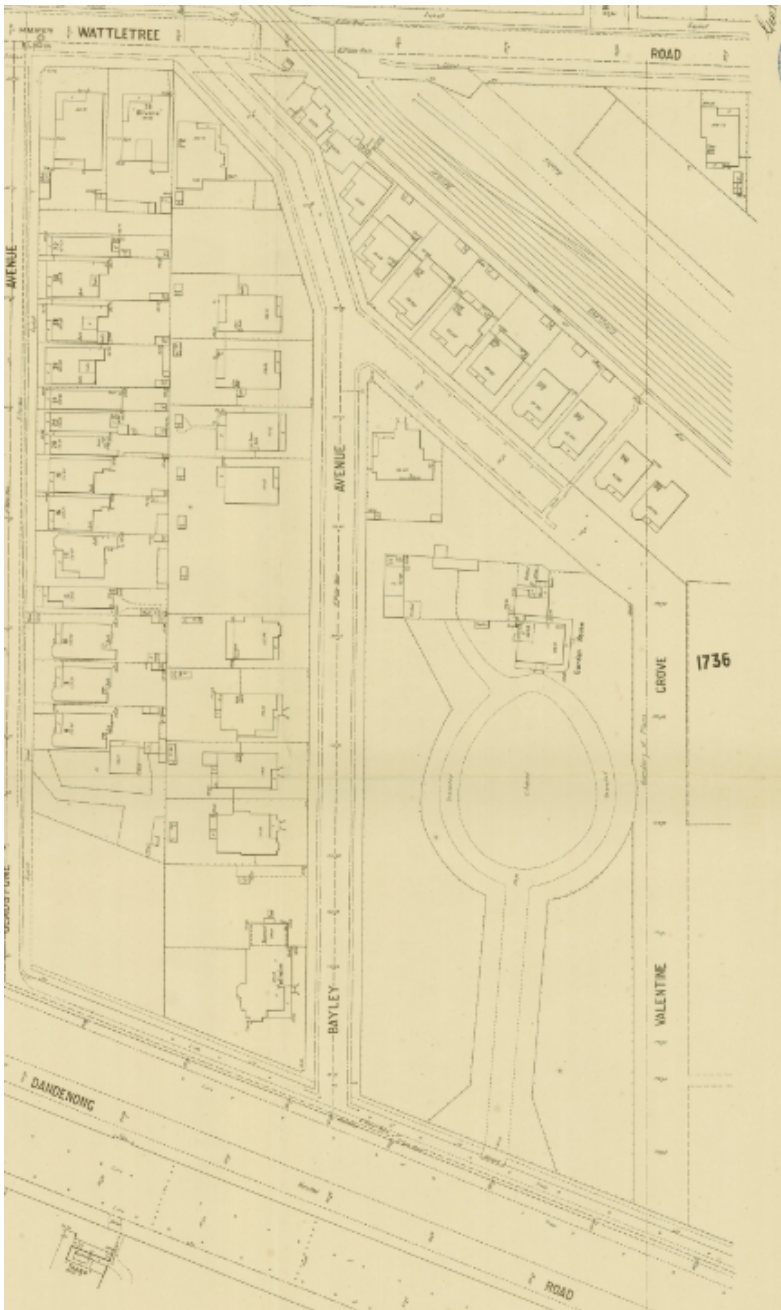


Figure 2. The 1902 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan showed that the land bound by Dandenong Road, 'Bayley' Avenue and Valentine Grove (including the current 575-77 Dandenong Road) was occupied by two houses, including 'Garden House' and its circular driveway off Dandenong Road. Also shown are the rows of similar houses built by Valentine on the estate.

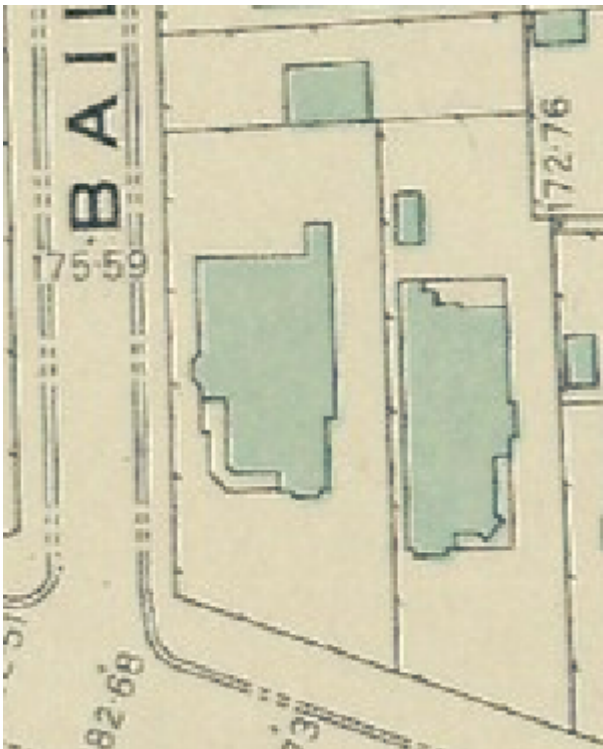
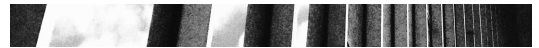


Figure 3. The footprint of the house on the corner lot in 1948. The lot to the north had a small building which is probably the garage that remains in 2017 (MMBW Base Map No. 61).

### **William Valentine Bailey, builder**

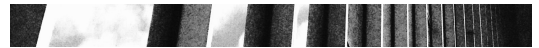
William Valentine Bailey, builder and developer, was born in Worthing in Sussex, England, arriving in Australia c1860. He is known to have worked in Fiji in 1870-75, and New South Wales 1875-78. In 1878 Bailey settled in Victoria, living at 'Fernley' on Lewisham Road, Windsor (AAI No. 29718). In 1901, an article published in the Prahran Chronicle under the section 'Malvern News' was entitled 'New buildings', stating that 'the residents of Malvern are, no doubt, under obligations to Messrs. W.V. Bailey and W. Maben, contractors, for the assistance rendered by them in the fast development of the town. Buildings are springing up all over the district as a result of these gentleman's handiwork.' Bailey lived at Garden House north of Dandenong Road, while subdividing the estate and constructing many houses on Valentine Grove and Bailey Avenue during the Federation period. William V. Bailey was a Councillor for seven years, and Mayor of Malvern in 1903-04 (Cooper 1935:127, 249). Bailey was later addressed at 6 Valentine Grove, Armadale, the address at which he died in 1929 (AAI, No. 3268; *Argus* 21 Dec 1929:13).

### **Description**

The dwelling at 575-577 Dandenong Road is a substantial single-storey detached villa located on a corner site within a mature garden. It is characterised by its asymmetrical siting and strong diagonal emphasis, responding to the corner allotment. In both form and detail the dwelling draws on the Federation Queen Anne style. Constructed in 1905, the dwelling remains in good condition.

The wall construction is tuckpointed red brick, laid in stretcher bond with a decorative roughcast band (overpainted) at stringcourse level. The roof is clad in interlocking Marseilles tiles, with terracotta Federation-star ridge capping and distinctive ball and fern finials (Figure 4). Three red brick chimneys remain, with unpainted roughcast stacks, and brick corbelling and strapwork (Figure 4). Gabled bays, with bow windows, project from both the south (Dandenong Road) and west (Bailey Avenue) elevations, with roughcast and vertical timber strapping to the gable end, and a plain bargeboard with scalloped bullseye detail (Figure 5). Small gablets over the entrance and presenting to the corner, have timber board infill with





timber strapping to the gable ends, a timber bargeboard with scalloped bullseye detail, and an arch and balustrade frieze. The corner gablet sits above the roofline, with sides clad in notched timber shingles. A return verandah is contained within the main roof hip and is supported on turned timber posts with decorative brackets, an arch and balustrade frieze, and a timber fascia with scalloped bullseye detail (Figure 5). The two bow windows are timber casements with scalloped bullseye timber moulding, and a tiled window hood over. An angled bay window is located on the verandah return, and a porthole window with roughcast surround is adjacent. The front door is not readily visible from the street, however appears to comprise a central timber door with sidelights.

The site is bounded by a tall modern brick fence. A large garage sits at the rear of the block, accessed via a driveway off Bailey Avenue. Alterations have occurred to the rear of the dwelling, including construction of a trellis. Mature trees, including palms and conifers are located within the frontage.



Figure 4. Roof and chimney detail (GJM Heritage/Purcell, June 2016)



Figure 5. Gable end and verandah detail (GJM Heritage/Purcell, June 2016)

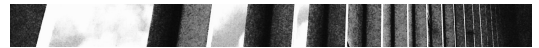
### Integrity

The house retains a high degree of integrity to the Federation Queen Anne style, in fabric, form and detail. While the house has undergone some alterations and additions, these do not diminish the ability to understand and appreciate the place as a fine example of a Federation house.

### Comparative Analysis

Ardlui, 575-77 Dandenong Road, Armadale is of note as a representative and intact example of the Federation Queen Anne style which was commonly applied to the design of houses in Victoria from the late 1880s through to the early twentieth century. It was the dominant style in Victorian domestic architecture during the decades immediately before and after 1900 and was applied to both large and modest dwellings. Originally an English revival of both traditional rural design and elements from a range of periods, this style was seen in the work of English architects such as Norman Shaw. This 'Old English' style became popular in the United States and influences of both English and American Queen Anne can be seen in a distinctly Federation Queen Anne style which developed in Australia.

Predominantly a domestic style, houses were designed in a picturesque manner with asymmetrical forms, dominant and complex roofs with multiple gables, conical towers, dormer windows and tall chimneys. Houses were often single storey and sprawled over large suburban sites. They share a basic set of materials: usually red brick for walls, timber for verandah posts and decoration, half-timbering with roughcast in the gable ends, and terracotta tiles, or less commonly slate, with decorative terracotta ridge capping and finials for the roof. Other typical characteristics include a variety of bay windows, multi-paned windows with decorative coloured glass sashes and diagonally projecting corners with surrounding verandahs, particularly on corner sites.



A number of leading Melbourne architects designed houses in the Queen Anne style particularly in the 1890s and 1900s and it was commonly adopted in the City of Stonnington in developing suburbs, such as Malvern and Glen Iris, and in wealthy, established areas, such as Armadale and Toorak. Architects associated with this style include Beverley Ussher, Henry Kemp and Christopher Cowper.

Within the City of Stonnington a small number of Federation Queen Anne style houses are included in the Heritage Overlay on an individual basis. These include:

- Darnlee, 33 Lansell Road, Toorak (HO69 & VHR H1024) c1899
- Edzell, 76 St Georges Road, Toorak (HO101 & VHR H0691) 1892
- Redcourt, 506 Orrong Road, Armadale (HO166) 1887
- Chesterfield, 6 Mayfield Avenue, Malvern (HO275) 1891

Two of these houses have identified significance at the state level. These are Darnlee, 33 Lansell Road, Toorak and Edzell, 76 St Georges Road, Toorak and will not be considered further here. The other dwellings are both large and early examples of the Federation Queen Anne style. They are both recognised as fine and early examples of the style in the City of Stonnington and display typical characteristics of the Federation Queen Anne style. They are noted as follows:

- Redcourt, 506 Orrong Road, Armadale (Reed, Henderson & Smart, 1887) is a fine and very early example of the Federation Queen Anne style in Melbourne. It is a large, two-storey, red brick house, set on a large allotment, with tiled roof, jettied gables supported on ornate, timber brackets, half-timbered gable ends, segmental arched windows, large oriel bay window and tall buttressed chimneys.
- Chesterfield, 6 Mayfield Avenue, Malvern (Phillip E Treeby, 1891) is an accomplished and early example of the Federation Queen Anne style in Melbourne. It is a large, two-storey, red brick house with steeply pitched tiled roofs, prominent half-timbered gables, multiple tall chimneys with rendered strapwork, jettied gables supported on ornamental timber brackets, bay windows and tall chimneys.

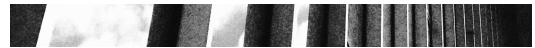
In addition Stonnington Planning Scheme Amendment C225 recently included the following four Federation Queen Anne houses in the Heritage Overlay in the Stonnington Planning Scheme on an individual basis:

- Coomaroo, 63 Albany Road, Toorak
- Maroondah, 177 Kooyong Road, Toorak
- Quantock, 179 Kooyong Road, Toorak
- Helenslea, 181 Kooyong Road, Toorak

These are recognised as fine representative examples of the Federation Queen Anne style in the City of Stonnington. They display the principal characteristics of the style and are noted as follows:

- Coomaroo, 63 Albany Road, Toorak (architect unknown, 1898/99) is a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey, red brick house with tiled roof, prominent and distinctive crenellated turret with crowning cast iron balustrade and multiple half-timbered gable ends.
- Maroondah, 177 Kooyong Road, Toorak (architect unknown, 1898/99) is a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey, red brick house (front overpainted) with slate roof, asymmetrical facade with prominent half-timbered and stuccoed gabled bay window and verandah with smaller gable.
- Quantock, 179 Kooyong Road, Toorak (architect unknown, 1898/99) appears to be a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey red brick house with tiled roof, large moulded and strapped chimney,





central transverse ridge and projecting front gables.

- Helenslea, 181 Kooyong Road, Toorak (architect unknown, 1898/99) appears to be a well-resolved and carefully designed composition which displays a fusion of Victorian and Federation style characteristics. It is a single-storey, bichromatic brick house with slate roof, terracotta roof cresting, large corbelled and strapped chimneys, asymmetrical front facade with projecting gable end with canted bay window, half-timbering, stucco finish and decorative timber brackets, and a verandah roof integral with the main roof.

Ardlui, 575-77 Dandenong Road, Armadale was built in 1905 when the Federation Queen Anne style was flourishing in suburbs such as Armadale and across Melbourne. Like the examples in the Heritage Overlay, it displays a large range of characteristics which have strong associations with the style. The house remains highly intact to demonstrate these strong associations.

Ardlui demonstrates the following Federation Queen Anne characteristics:

- Picturesque asymmetrical form with complex roof form and diagonally projecting corner
- Verandah roof integral with the main roof
- Projecting gables, including small gablets over the entrance and at the front corner
- Red brick walls and rendered, corbelled and strapped chimneys
- Terracotta tiled roof with terracotta ridge capping and finials
- Roughcast render and vertical timbering to gable ends
- Turned timber verandah posts, decorative brackets, arched timber fretwork detailing and scalloped timber friezes to barge boards and fascias
- Bow window bays with tiled window hoods, angled bay window and adjacent porthole window with roughcast surround

There are also large numbers of Federation Queen Anne style houses included in the Heritage Overlay in the Stonnington Planning Scheme as significant and contributory places within Heritage Precincts. These are included in precincts such as HO130 Armadale Precinct, HO133 Gascoigne Estate, HO156 Claremont Avenue Precinct and HO375 Coonil Estate Precinct Malvern.

### **Assessment Against Criteria**

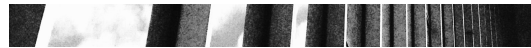
Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

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

Ardlui, 575-77 Dandenong Road, Armadale, is a fine and highly intact example of a Federation house. The house strongly reflects the Federation Queen Anne architectural style popular in the first decade of the twentieth century in Armadale and across Melbourne more broadly. The asymmetrical composition with complex roof forms, multiple projecting gables and gablets, and architectural elements and materials, including tall chimneys, a variety of window forms, half-timbering with roughcast render and timber verandah detailing are typical of the style. The use of quality materials and elaborate detailing imparts a sense of grandeur and demonstrates the status of the owner in wealthy established areas such as Armadale in the early twentieth century.

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

Ardlui, 575-77 Dandenong Road, Armadale, is a carefully designed and well-resolved example of a Federation house. The corner siting with diagonal emphasis, the multitude of gable roofs and the rich and finely detailed timber decoration, present a picturesque composition of this architectural style.



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

Ardlui, 575-77 Dandenong Road, Armadale, has close associations with prolific builder, developer and local Malvern Councillor, William Valentine Bailey. Bailey was responsible for the construction of a large number of houses in Malvern, including the estate containing Ardlui. He also served as a Councillor, and was Mayor of Malvern in 1903-04.

**Grading and Recommendations**

It is recommended that the place be included in the Heritage Overlay of the Stonnington Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Stonnington Planning Scheme:

<b>External Paint Controls?</b>	No
<b>Internal Alteration Controls?</b>	No
<b>Tree Controls?</b>	No
<b>Outbuildings or Fences not exempt under Clause 43.01-3?</b>	No
<b>Prohibited Uses Permitted?</b>	No
<b>Incorporated Plan?</b>	No
<b>Aboriginal Heritage Place?</b>	No

**Extent of the recommended Heritage Overlay**

To the property title boundary, as indicated by the purple polygon on the aerial below.



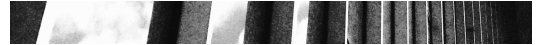


Figure 6. 2016 aerial of subject site (Source: Stonnington City Council).

### References:

Australian Architectural Index (AAI), Record Nos. 29718, 3268, <<https://aai.app.unimelb.edu.au/>>, copyright Miles Lewis, accessed 18 Jan 2017.

City of Malvern Rate Books (RB), South Ward: 1903-04, entry 2482; 1904-05, entry 2483; 1905-06, entry 2503; 1906-07, entry 2798; 1907-08, entry 1847; 1915-16, entry 5186; 1920-21, p211.

Context Pty Ltd (2006 & 2009 addendum), *Stonnington Thematic Environmental History*.

Cooper, John Butler (1935), *The History of Malvern, from its first settlement to a City*, Melbourne.

Dingle, Tony (2008), 'Depressions', in *The Encyclopedia of Melbourne Online*, <<http://www.emelbourne.net.au/>>, accessed February 2017.

Foster, Di & Steve Stefanopolous (2006), *Walk into History 4, Six more great walks in Stonnington*.

Land Victoria (LV), Certificates of Title, as cited above.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plain No. 1735 (1902); Base Map No. 61 (1948).

Sands & McDougall Directories (S&Mc).

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File No. 30.5.23.61, 15008, 15008BL.

*Prahran Chronicle*.

*The Age*.

*The Argus*.

Victorian Places, 'Armadale', 'Malvern' & 'Prahran', <<http://www.victorianplaces.com.au/>>, accessed February 2017.