

Heritage Citation

'WYNOONA'

Address: 36 Lansell Road, Toorak

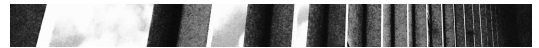
Prepared by: GJM Heritage/Purcell

Date: June 2017 (updated 31 July 2018)

Place type: Residential	Architect: Robert G. Gordon
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: 1904
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To the extent of Lot 1 of TP110714 (see Figure 7)



Figure 1. 36 Lansell Road, Toorak (GJM Heritage/Purcell, June 2016)



Statement of Significance

What is significant?

The Federation house known as 'Wynooona', 36 Lansell Road, Toorak, a two-storey dwelling built in 1904.

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 garage and rear additions, are not significant.

How is it significant?

'Wynooona', 36 Lansell Road, Toorak is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

'Wynooona', 36 Lansell Road, Toorak is a fine and representative example of a Federation house. It displays typical features of the Federation Arts and Crafts architectural style popular in the first decade of the twentieth century in Toorak and across Melbourne more broadly, including a simple composition with dominant roof forms, informal front façade composition, Art Nouveau-inspired applied decoration, and the use of a variety of contrasting materials. 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 Toorak in the early twentieth century (Criterion D).

'Wynooona', 36 Lansell Road, Toorak is a well-considered and carefully detailed example of what can broadly be defined as a Federation Arts and Crafts house. The design, with multiple gabled roofs, an informally composed front façade consisting of a projecting bay and oriel window on timber corbels, a curved parapeted bay to the south and a contrasting formal entrance to the north, fishscale shingle cladding and decorative Art Nouveau-inspired panels, demonstrates a rich and highly original combination of architectural elements and materials which together present a picturesque composition of this architectural style (Criterion E).

Historical Themes

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

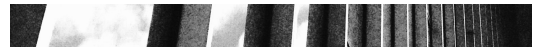
8 Building Suburbs

- 8.1 Creating Australia's most prestigious suburbs
- 8.4 Creating Australia's most 'designed' suburbs

Locality history

The close proximity of the former Prahran municipality to the centre of Melbourne resulted in its early development and growth. The municipality comprised the localities of South Yarra (east of Punt Road), Prahran, Windsor, Toorak (west of Kooyong Road), Hawksburn, and Armadale (west of Kooyong Road). Toorak was part of both the former City of Prahran (majority) and former City of Malvern, divided by Kooyong Road, before their consolidation in 1994 to form the City of Stonnington. The name Toorak derived from 'Toorak House', built by merchant James Jackson in 1850 (and serving as Government House in 1854-1875). The name may have originated from Aboriginal words of similar pronunciation, meaning 'reedy swamp' or 'black crow' (Victorian Places).

The Prahran municipality was first surveyed for farm lots in 1840. Most original Crown grantees subdivided their allotments for resale and a hierarchy of development quickly emerged. The desirable elevated



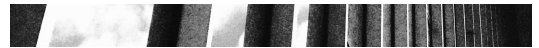
locations immediately south of the Yarra River, in Toorak and South Yarra, attracted residential development in the form of substantial houses on large allotments. By 1849, land sales had reached Dandenong Road at the southern extent of the Prahran municipality, in the lower-lying areas that were prone to flooding. Development here comprised dwellings and worker's cottages on smaller allotments (Context 2006:37-40; 2009:11). The commercial area at the junction of Chapel Street and Toorak Road had begun to develop by the mid 1850s. The Prahran Road District was proclaimed in 1854, soon becoming a municipality in 1855, and a Borough in 1863. In 1870 the Borough of Prahran was proclaimed a Town, and then a City in 1879 due to population growth (City of Stonnington [CoS]). In the 1860s and 70s the population of the municipality more than doubled, from approximately 10,000 in 1861 to 21,000 in 1881 (Victorian Places).

In 1860 the private Melbourne and Suburban Railway Company, opened a railway line through Richmond to South Yarra, Prahran and Windsor. In 1878 the Victorian Government purchased the existing railways in the municipality as part of a project to build a line through Oakleigh to Gippsland. The new Oakleigh line, which was opened in 1879, ran through Malvern, Armadale, Toorak and Hawksburn to join the existing line at South Yarra. The arrival of the Oakleigh railway line coincided with the start of the land boom that resulted in substantial urban growth. The railway line along the northern boundary of the municipality was established through the Glen Iris Valley from Burnley, establishing Heyington and Kooyong stations, however, the expected residential development in their vicinity stalled during the 1890s, following the economic collapse (Context 2006:65-7).

Cable trams were first established in Toorak Road and Chapel Street in 1888 and 1891 respectively, and major commercial centres grew along these tram routes, particularly Chapel Street. By 1891 the population of the municipality had again doubled from 21,000 in 1881 to almost 40,000 in 1891. By the 1890s, much of the Prahran municipality had been developed, with its population growing at a steady rate from 1891 (Context 2006:69; Victorian Places). The 1893 *Australian Handbook* (as cited in Victorian Places) reported that Toorak was serviced by tramcar and rail, and noted that 'the private buildings in this suburb are generally of a superior description, wealthy Melbourne men having chosen this locality as a place of residence ... It lies high, and affords fine views of the surrounding country' (Victorian Places).

From an early date, large estates in South Yarra and Toorak began to be subdivided, leaving the original mansion surrounded by one or two acres of garden. This subdivision increased in the early 1900s, following the 1890s depression, and particularly in the 1920s when rising labour costs made the cost of servants and maintenance staff prohibitive. During the 1920s, and the economic hardships of the 1930s Depression, many flats were constructed in Toorak and South Yarra and many existing dwellings were converted into shared accommodation. By the end of the 1930s, Toorak had a high percentage of dwellings that were flats. Flats also became fashionable for the wealthy in Toorak and South Yarra as a way of living in a prestigious suburb without the need to sustain a large house, garden and servants (Context 2006:122-5, 145).

By 1927 the Prahran municipality had five electric tram routes: Dandenong Road (1911), High Street (1910), Malvern Road (1915), Toorak Road (1927) and Chapel Street (1926). By 1933, the municipality had a population of 51,000 (Vic Places; Context 2006:70 & 2009:6). The 1946 *Australian Handbook* (as cited in Victorian Places) stated that the Prahran municipality was largely residential, with a number of factories, 80 acres of parks and gardens, and recreational facilities. Toorak was known as the key residential location with 'many large palatial homes' (Victorian Places). In 1947, the municipality reached its peak population of almost 60,000 people (Victorian Places). The construction of flats continued in the post-war period, and in the 1960s and 1970s considerable apartment and high rise development occurred, generating community concern (Context 2006:146; Victorian Places). By 1991 the population of the municipality had declined to 42,000. In 2011, Toorak's residential building stock comprised 35% freestanding houses, 16% row houses and 49% flats and apartments (Victorian Places). Toorak remains one of the municipality's most prestigious suburbs and is the location of a number of fine architect designed houses, dating from all periods of development.



Place history

The last Governor departed from 'Toorak House' in 1875, when owner George Lansell Esquire subdivided Toorak Estate, which was bound by the Yarra River, Orrong Road and Toorak Road (Context 2006:124; SLV). The subdivision created the distinctive intersecting curved streets of Lansell Road and St Georges Road. The subdivision was advertised in 1874 as 'Governor's Park, Vice-Regal Estate, Toorak. Formerly occupied by the Governors of Victoria' (Curtis 1991:3; SLV).

In July 1901, James Henry Dodds, engineer, purchased Lot 17 (36 Lansell Road) of Vice Regal Estate (LV:V2827/F275). Dodds is known to have been the managing director of Robison Bros. Pty Ltd, Normanby Road, South Melbourne (*Argus*, 27 Nov 1928:6). The 1903-04 rate books recorded that James H. Dodds was rated for land at Lot 17 Lansell Road. The following year, the 1904-05 rate books indicated that a 14 room brick house was 'in progress' for Dodds on Lot 17 (Net Annual Value of 150 pounds). The following year, the 1905-06 rate books confirmed that James H. Dodds, engineer, was the owner and occupant of a 10 room brick house on Lot 17, with a Net Annual Value of 160 pounds. A Property Sewerage Plan dated October 1904 showed the footprint of the new house for owner J. H. Dodds of Lisson Grove, Hawthorn, with the agent recorded as R. G. Gordon of 60 Queen Street, Melbourne (PSP) (Figure 2). This indicates that the substantial house was built for Dodds in 1904, designed by architect Robert G. Gordon.

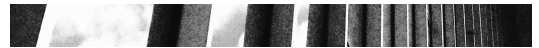
The 1904 footprint of the house (Figure 2) showed a small verandah at the south end of the facade, adjacent to circular bay and a porch at the northern corner. The north elevation had a verandah, and a wing projected off the rear (east) elevation (since replaced). A fence partitioned the rear section of the property, which had a small outbuilding and stables on the rear boundary (2016 aerials suggest these have been removed, Figure 7) (PSP). The house was shown the following year on the 1905 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan (Figure 3). The property extended to the laneway to the east and the house labelled 'Wynooona' (MMBW).

Upon Dodd's death in 1928, the property was transferred to his widow Lucy E. Dodds of 'Wynooona', and James Dodds. From December 1929 the property was owned by George Anderson, Toorak, printer (later recorded as a solicitor), 'of Wynooona', who remained the owner until 1953 (LV:V2827/F275; Valuers Field Book). In 1952 and 1953, sales advertisements in the *Age* described 'Wynooona' at 36 Lansell Road as a 'magnificent home' with 13 rooms, 2 bathrooms and grass tennis court or bowling green (*Age*, 6 Sep 1952:28).

Subsequent owners included Eric Grant, grazier, from March 1953, and Donald Watkins, director, from May 1953 (LV:V2827/F275). A Property Sewerage Plan dating to 1954 showed a footprint of the buildings on the property and confirmed it was owned and occupied by Watkins at that time (Figure 4). The original extent of the house remained, and a large addition had been constructed off the rear elevation by this date (which may remain in 2017 as part of later additions and alterations). The original outbuildings remained in 1954 (PSP).

In 1960, the property was sold to Chadstone Holdings Pty Ltd. The decorated Sir Donald Henry Trescowthick and his wife (Lady) Norma Trescowthick owned the property from 1970 until 1980. Under Trescowthick's ownership the rear section of the property was subdivided and on-sold (this lot extended north); this rear section again formed part of 36 Lansell Road from 1994. The Council Property File confirms that in 1976 this north-east part of the property was to be subdivided off for 'cluster' development (SCC PF) (development does not appear to have been realised). Later owners of 36 Lansell Road were the Smorgans from 1980 and Saunders' from 1993 (LV:V9098/F139; Valuers Field Book).

Council valuation records indicate that between 1968 and 1994 the two-storey house was in excellent condition. The records indicate that permits were granted for a brick garage in 1971, demolition of part of the dwelling in 1980 and alterations and extensions to the house in 1981 (details not confirmed; probably alterations and additions to the rear of the house, including tiled roof sections). The works in 1981 were described as a complete refurbishment of the dwelling (Valuers Field Book). By 1994 the property



comprised a double garage, rooftop garden, pool and cabana. Aerials dating to 2016 confirm that the house has undergone major additions to the rear (east) of the house, which includes a rooftop garden (see Figure 7).

Robert G. Gordon, architect

Little is known about architect Robert G. Gordon (d.1922). He is known to have been the architect for both the Melbourne Tramways Trust and Melbourne City Council, and practised throughout Victoria in the decades around the turn of the century (*Mercury*, 27 Mar 1908:8; PROV).

In his role for the Tramway Trust, Gordon is known to have designed the Cable Tram Engine House at 257 Toorak Road, South Yarra (1887-88), the engine house at 1021-29 Rathdowne Street, Carlton North (1889) (Victorian Heritage Register, H0718), and is attributed with the stylistically similar engine house at 187-201 Abbotsford Street, North Melbourne (1888) (Victorian Heritage Register, H0988).

Contemporary newspaper articles reported that Gordon designed the elaborate City Fish and Produce Markets for Melbourne City Council, located on the corner of Flinders, Spencer and King streets (1891-92; since demolished) (*Age*, 31 Oct 1895:4; AAI). In 1893, R. G. Gordon advertised his skills as a 'Refrigerating Engineer and Architect, 237 Collins-street Melbourne', noting 'freezing works and cool storage designed or erected'. The advertisement noted his recent works at the City Fish and Produce Markets (*Australasian*, 4 Mar 1893:4). In 1898, a Victorian newspaper reported that Gordon was also a surveyor (*Bendigo Advertiser*, 27 May 1898:4). Probably paying to his refrigeration expertise, later commissions included the Euroa Butter Factory (1901) (HO11 Strathbogie Planning Scheme) and Drouin Co-operative Butter Factory (c1905) (HO211 Baw Baw Planning Scheme) (*Numurkah Leader*, 15 Mar 1901:7; *Australasian*, 28 Jan 1905:10). His residential work throughout this period is known to have comprised 20 Auburn Grove, Hawthorn (c1892; since demolished) (MMDB) and 36 Lansell Road, Toorak (1904).

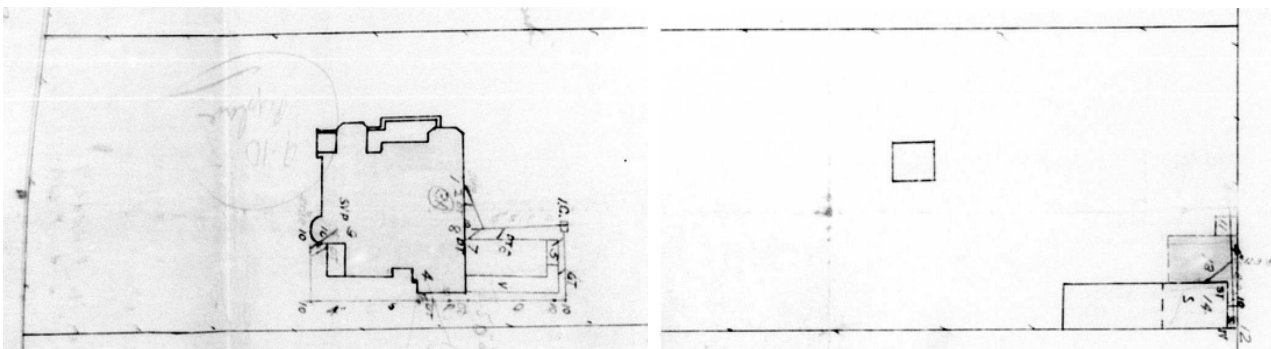


Figure 2. The footprint of the new house and outbuildings on the property in 1904 (PSP).

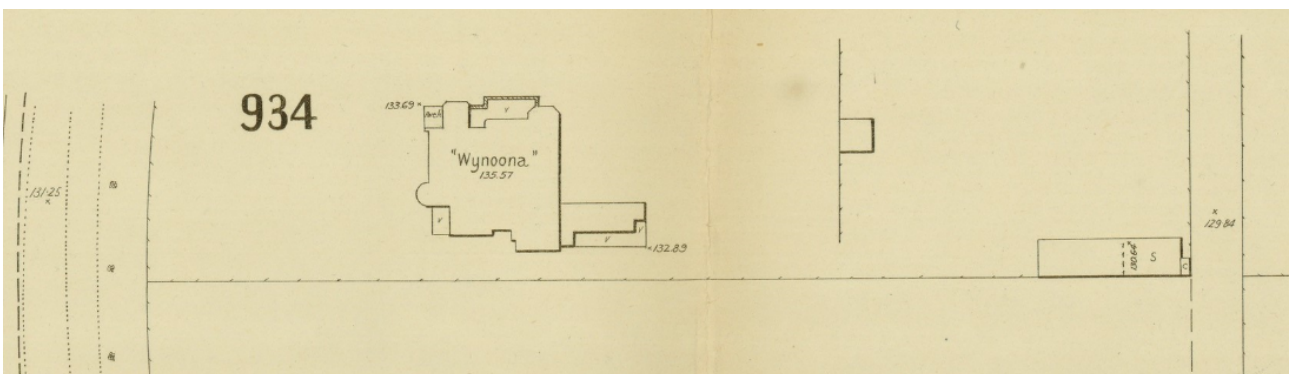


Figure 3. The footprint of the house 'Wynooona' as shown on the 1905 Melbourne and Metropolitan Board of Works Detail Plan. The property extended to the laneway to the east (MMBW).

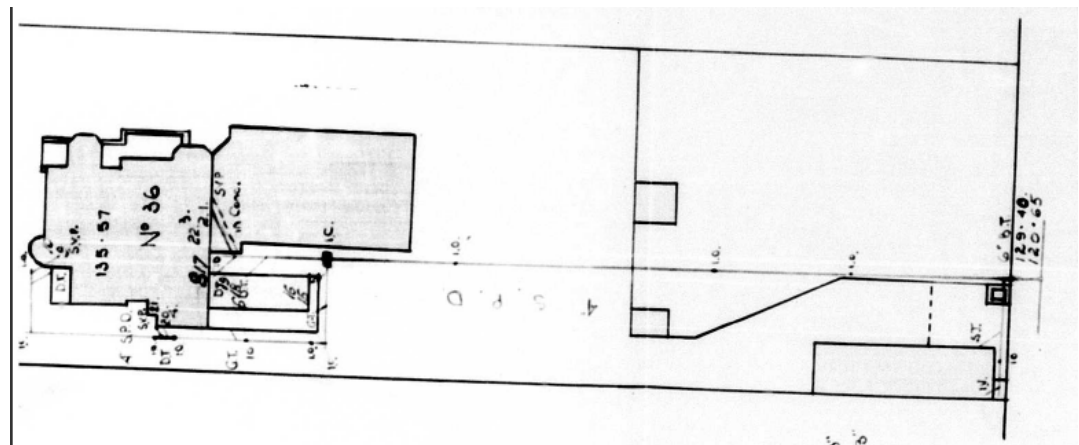
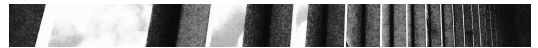


Figure 4. The footprint of buildings on the property in 1954 (PSP).

Description

**Note: There is limited visibility of the property from the public realm. The following description is based on what is visible from the public realm, from historical and other documentation, and from aerial photographs.*

The dwelling at 36 Lansell Road is a substantial double-storey villa, set on a large suburban allotment, with a deep street setback. In terms of form and detail, the dwelling draws broadly on the Federation Arts and Crafts style with some Art Nouveau detailing evident. Constructed in 1904, the dwelling appears to remain in good condition.

The brick wall construction (overpainted) has moulded stringcourses at the upper and lower levels, and the complex hip and gable roof is clad in Marseille tiles with terracotta ball finials. Four chimneys remain, with brick strapwork and corbelling (overpainted) and bell cast tops (Figure 5). Large gable ends are visible on the south and west elevations. The western gable end is supported on timber corbels, with half timbering to the gable end (Figure 5). An oriel window projects from this gable end, with fishscale tiles to the window hood and decorative Art Nouveau detailing to the upper section (Figure 1). Moulded stringcourses run across the window, at both the top and base. The windows are timber with highlights. A round bay is located adjacent to the gable end. The entrance to the dwelling is via a small gabled porch on the western elevation (Figure 6). The entrance is framed by a segmental arched opening, with decorative engaged columns and Art Nouveau motifs. These in turn are flanked by pilasters, with incised detailing and decorative neck moulding. A metal gate conceals the door from view. The porch is accessed via a small flight of steps.

The site is bounded by a high wall, which obscures views to the dwelling from the public realm. The site is extensively landscaped, with a large return driveway and several mature trees in the frontage. Vehicle accommodation is provided via a large garage on the southern boundary. Extensive additions have been made to the rear of the house, including a rooftop garden.

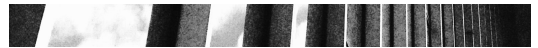


Figure 5. Gable and chimney detail (GJM Heritage/Purcell, June 2016)



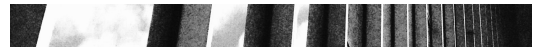
Figure 6. Entrance detail (GJM Heritage/Purcell, June 2016)

Integrity

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

Comparative Analysis

‘Wynona’, 36 Lansell Road, Toorak is of note as a large, representative and intact example of the Federation Arts and Crafts style, which flourished in Victoria from the 1890s to the commencement of World War I. With precedents from the United Kingdom and the United States, the resulting Federation Arts and Crafts style was diverse but was based on the ideas of functionalism, the honest use of materials



and the integration of the work of artisans and craftspeople into a total design. High quality materials and craftwork was typically included in domestic architecture and elements and decorative motifs with no historical precedent were introduced. This included the sinuous ornament and detail of the Art Nouveau which was applied to a range of both traditional and new materials including glass leadlighting, terracotta, wrought iron, glazed tiling, render, timber and pressed metal. Highly innovative practitioners of the Arts and Crafts style in Victoria revolutionised house design by introducing new ideas in planning, including the open plan and other forms such as the butterfly plan and its variants.

The resulting Arts and Crafts house was unpretentious and informal and often picturesque in appearance. Typical characteristics include dominant roofs with gables and hips; wide eaves, with exposed rafters and eaves brackets; tall chimneys; contrasting colour, texture and materials such as roughcast render, timber or cement shingles, pressed metal sheeting and terracotta ornament; and informal window arrangements, including bays, oriels and circular openings, often multi-paned with projecting frames.

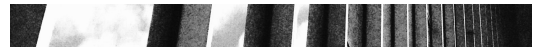
Leading Melbourne architects designed houses in the Arts and Crafts style particularly in the early twentieth century and it was commonly adopted in developing suburbs such as Malvern and Glen Iris and in wealthy, established areas such as Armadale and Toorak. Architects associated with this style included Walter Butler, Rodney Alsop, Robert Haddon, Guyon Purchas, Harold Desbrowe-Annear and all these architects designed houses in what is now known as the City of Stonnington.

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

- Pensford, 528 Orrong Road, Armadale (HO27) 1903
- Thurla, 1 Avalon Avenue, Armadale (HO4) 1903
- Glyn, 224 Kooyong Road, Toorak (HO68 VHR H0735) 1908
- Thanos, 13a Monaro Road, Malvern (HO83 VHR H0953) 1908
- 13 Tintern Avenue, Toorak (HO170) c1909
- Tongaboo, 6 Stonnington Place, Toorak (HO285) c1912
- Avalon, 14 Power Street, Toorak (HO332) 1914
- 11 Tintern Avenue, Toorak (HO169) 1915
- 1088 Malvern Road, Armadale (HO323) 1916
- 23 Douglas Street, Toorak (HO307) by 1900
- 274 High Street, Windsor (HO479) 1918.

Two of these houses have identified significance at the state level. These are Glyn (224 Kooyong Road, Toorak) and Thanos (13a Monaro Road, Malvern). The other dwellings range in construction date (from 1903 to 1918) and in size and detail. They are recognised as distinctive, innovative and evocative examples of the Arts and Crafts style in the City of Stonnington and all display individual characteristics of the Federation Arts and Crafts style. They are noted as follows:

- Pensford, 528 Orrong Road, Armadale (Walter Butler, 1903) is an early and uncommon instance of Art Nouveau influence on domestic architecture in Melbourne and an early example of the Federation Arts and Crafts style. The two-storey, red brick house has roughcast render bands and gables, applied half-timbering, a Marseilles tiled roof, eaves with exposed rafter ends, banks of paned windows and Art Nouveau applied decoration on the parapet and chimneys.
- Thurla, 1 Avalon Avenue, Armadale (Walter Butler, 1903) is also an early and uncommon instance of Art Nouveau influence on domestic architecture in Melbourne and an early example of the Federation Arts and Crafts style. The single storey red brick house with extensive roughcast rendering and Marseilles tiled roof, has a large asymmetrically placed front gabled bay with half-timbering, hooded triangular window bays and Art Nouveau-inspired cast cement detailing.
- 13 Tintern Avenue, Toorak (A S Eggleston c1909) is an innovative and evocative example of Arts



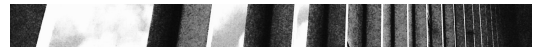
and Crafts architecture. It is a two-storey rendered brick, slate-roofed dwelling with a front gable containing a large, distinctive triangular oriel window which is juxtaposed against an otherwise restrained fenestration pattern and projecting bays supported on large brackets.

- Tongaboo, 6 Stonnington Place, Toorak (R Alsop c1912) is described as a well-preserved and successful design. It is an attic-storey house with multiple slate-clad gabled roofs, stuccoed walls, tall brick (over-painted) chimneys, deep eaves with exposed and shaped rafters and joists, timber-framed multi-paned sash windows, and half-timbered and vertical boarded gable ends. The overall character of the design is in the manner of noted British Arts & Crafts designer CFA Voysey.
- Avalon, 14 Power Street, Toorak (Butler & Bradshaw, 1914) is described as a distinguished example of the English Arts and Crafts style, especially as seen in the work of the architect CFA Voysey. The two-storey rendered brick house has a simple wide slate-clad hip roof which extends over wide eaves and is supported on exaggerated eaves bracket. Large areas of the north facade are clad with timber shingles, including a projecting, polygonal balcony.
- 11 Tintern Avenue, Toorak (Klingender & Alsop 1915) is described as an innovative and evocative design with a dominant steeply gabled roof form which fronts the street. The front facade contains a symmetrical arrangement of multi-paned fenestration, large central entrance, protruding shingle-clad balcony and a large, highly distinctive protruding shingle-clad balcony hood.
- 1088 Malvern Road, Armadale (Klingender & Alsop, 1916) is described as an imposing house of restrained design and simple massing. It is a two-storey red brick house with projecting shingled balcony, and front loggia with paired columns and steeply angled brackets.
- 23 Douglas Street, Toorak (by 1900) is a fine and intact example of the Arts and Crafts style with steeply pitched slate-clad roof, large chimneys, projecting side gables and central verandah with large turned posts. Gable ends are of rough cast render with applied half-timbering and panels of terracotta rosettes.
- 274 High Street, Windsor (1918) is described as a distinguished, distinctive and substantially intact eclectic example of Arts and Crafts design. The two-storey, red brick building is asymmetrical in form with slate roof and prominent eaves with exposed rafters and bellcast, shingled bays. The front facade is dominated by an extensive single-clad bay which extends from the eaves to the lower bay windows. Art Nouveau detailing is evident in the window glazing and the original front fence.

‘Wynooona’, 36 Lansell Road, Toorak was built in 1904 at the time when the popularity of the Federation Arts and Crafts style was reaching its peak. Like the places listed above, ‘Wynooona’ displays a range of characteristics that have associations with the innovative Arts and Crafts style and the house remains highly intact to demonstrate these associations.

‘Wynooona’ demonstrates the following Federation Arts and Crafts characteristics:

- Dominant roof forms
- Informally composed front façade
- Projecting gable-end bay, with oriel window, supported on large timber corbels
- Circular parapeted corner bay
- Fishscale shingle-clad window hood
- Art Nouveau-inspired applied decorative panels to central window bay and entrance surround.

**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).*

'Wynooona', 36 Lansell Road, Toorak is a fine and representative example of a Federation house. It displays typical features of the Federation Arts and Crafts architectural style popular in the first decade of the twentieth century in Toorak and across Melbourne more broadly, including a simple composition with dominant roof forms, informal front façade composition, Art Nouveau-inspired applied decoration, and the use of a variety of contrasting materials. 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 Toorak in the early twentieth century.

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

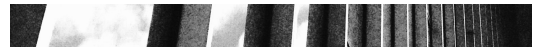
'Wynooona', 36 Lansell Road, Toorak is a well-considered and carefully detailed example of what can broadly be defined as a Federation Arts and Crafts house. The design, with multiple gabled roofs, an informally composed front façade consisting of a projecting bay and oriel window on timber corbels, a curved parapeted bay to the south and a contrasting formal entrance to the north, fishscale shingle cladding and decorative Art Nouveau-inspired panels, demonstrates a rich and highly original combination of architectural elements and materials which together present a picturesque composition of this architectural style.

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:

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



Extent of the recommended Heritage Overlay

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



Figure 7. 2010 aerial of subject site (Source: Planning Maps Online).

References:

Australian Architectural Index (AAI), copyright Miles Lewis, records for Robert G. Gordon/ R. G. Gordon.

Bendigo Advertiser.

City of Prahran Rate Books (RB), Toorak Ward: 1903-04, entry 826; 1904-05, entry 822; 1905-06, entry 858.

City of Stonnington (CofS), 'History of Stonnington',

<<http://www.stonnington.vic.gov.au/Discover/History/History-of-Stonnington>> accessed 8 March 2017.

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

John Curtis Pty Ltd (Nov 1991), *Toorak Residential Character Study*, for the City of Prahran.

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

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan No. 933 (1905).

Melbourne and Metropolitan Board of Works Property Sewerage Plan (PSP), No. 43217.

Melbourne Mansions Database (MMDB), copyright Miles Lewis, record no. 4191.

Public Records Office of Victoria (PROV), Will record for Robert G. Gordon, architect, VPRS 7591/P0002 unit 651, item 181/283.

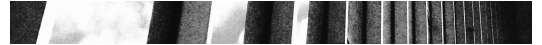
State Library of Victoria (SLV), online collection: 'Governor's Park, Vice-regal Estate, Toorak : formerly occupied by The Governors of Victoria', dated 1874.

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File No. 7275.1780.

The Age.

The Argus.

The Australasian.



The Mercury [Hobart, Tas.]

The Numurkah Leader [Vic.]

Valuers Field Books, City of Prahran, records for '36 Lansell Road': 1944-52; 1968-1994. Provided by Stonnington History Centre.

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