

**'Khartoum', 8 Kitchener Street, Deepdene**

Prepared by: Context

**Address:**

8 Kitchener Street, Deepdene

<b>Name:</b> 'Khartoum'	<b>Survey Date:</b> October 2018
<b>Place Type:</b> Residential	<b>Architect:</b> Marcus R Barlow
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1914



**Figure 1. View of 8 Kitchener Street, Deepdene. (Source: Context, September 2017)**

**Historical Context**

Balwyn is a residential suburb ten kilometres east of central Melbourne. To its south are Canterbury and Surrey Hills and to the north is Balwyn North, separated from Balwyn by Belmore Road. Deepdene is a small residential suburb situated 10 kilometres east of central Melbourne. The Deepdene area is situated in the deep 'dene' (a low valley) between the higher ground of Kew to the north and Balwyn to the east; an intermittent creek flowed through its lowest point. Deepdene was included as part of Balwyn until 2008, in which year it became a separate suburb. As such it shares much of Balwyn's history.

***Development to 1914***

The beginnings of post-contact settlement in the Balwyn area (including Deepdene) dates back to 1841, when the land bounded by Burke Road, Canterbury Road, Warrigal Road

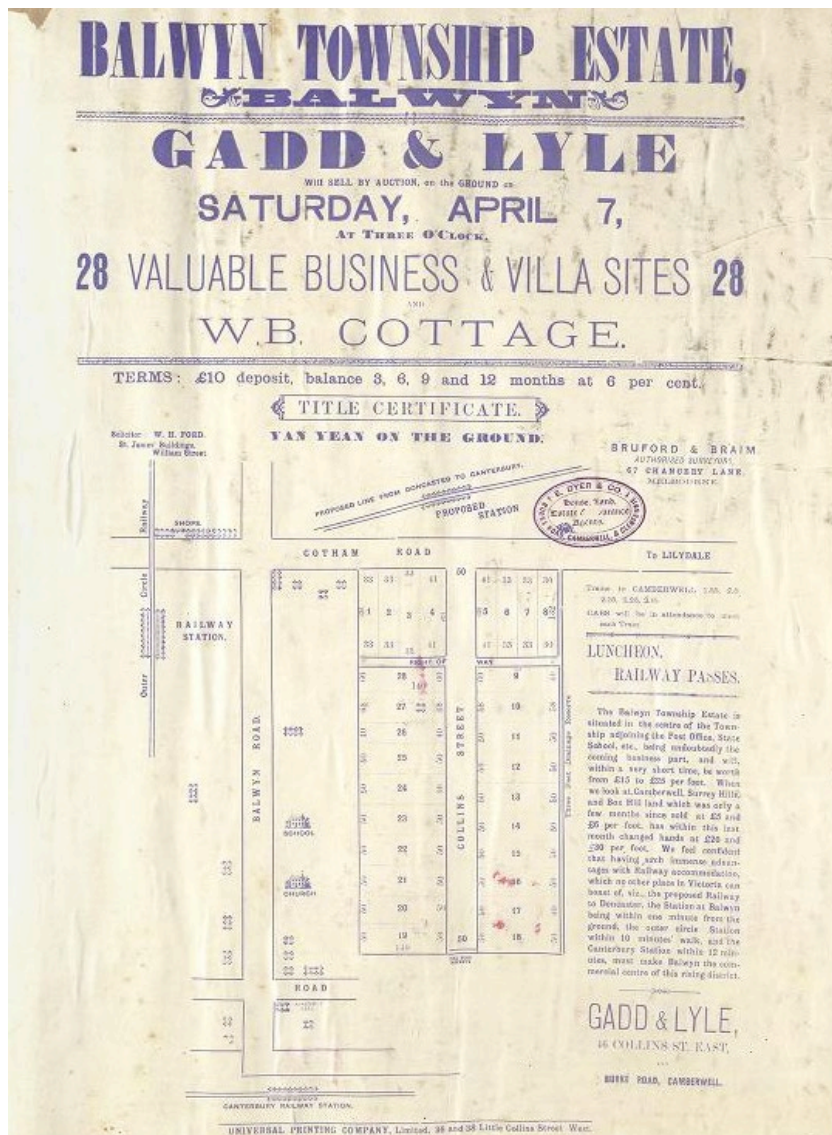
and the Koonung Creek was purchased by Henry Elgar under the short-lived 'special survey' provisions whereby 5120 acres could be purchased at £1 per acre if survey was carried out by the purchaser. According to a map of May 1841, there were two squatters occupying the large area known as Elgar's Special Survey at the time that he purchased it: Charles Mullins in the southeast corner and Arundel Wright in the northeast. By 1847, the *Port Phillip Directory* listed eighteen people with the address of 'Elgar's Survey', including ten 'agriculturists', two farmers, two 'artificiers' and a grazier (Gwen McWilliam cited in Built Heritage 2015:7).

In October 1853, residents of the area signed a petition calling for improvements to roads between Richmond Bridge and Bulleen. A follow-up petition specifically demanded 'a proper line of road to be laid down from the Koonung Creek to the west side of Elgar's Special Survey' (Gwen McWilliam cited in Built Heritage 2015:7). Over the next few years, several new roads were marked out across the area, including Bulleen Road, Doncaster Road, Whitehorse Road and Belmore Road (Built Heritage 2015:7).

In September 1856, allotments of land in Elgar's Survey, totalling more than 1000 acres, were offered for sale in Melbourne as the 'Boroondara Estate'. Increased settlement followed, including the establishment of the industries of viticulture and tree felling (Built Heritage 2015:8). One of the allotments for sale in the 1856 subdivision was purchased by Scots editor and journalist, Andrew Murray. He built a house near the site of the present-day Fintona Girls' School in Balwyn Road (*Australian Places* 2015). Murray planted a vineyard on the slope of the hill and named his house 'Balwyn', meaning 'home of the vine', using a compound of the Scots Gaelic 'bal (baile)' and the Saxon 'wyn' (ADB).

By the early 1860s, the village of Balwyn, centred around the intersection of Balwyn and Whitehorse roads, comprised a Congregationalist chapel on the western side of Bulleen Road, opened in 1857; a modest Catholic school-house, near the corner of Balwyn and Belmore Roads, which existed by 1858; and the Athenaeum Hall, on the west side of Balwyn Road, built in the mid-1850s. A Common School opened in 1868, and in 1872, the St Barnabas Anglican Church opened on an adjacent site to the south (the Anglican congregation had formerly met in the Athenaeum Hall, which was adapted for use as a post office c1872). By 1872, Balwyn comprised five public buildings and 14 residences in the area between Whitehorse Road and Koonung Creek (Built Heritage 2015:8-9).

During the 1880s, two significant developments in public works spurred residential settlement. A mains water supply from Yan Yean Reservoir was constructed between 1880 and 1882, from Cotham Road along Whitehorse Road, as far as Balwyn Road. In addition, the construction of the Outer Circle Railway, passing through Ashburton, Camberwell, Deepdene and Kew East, commenced in 1887. As a result, land in the Balwyn area became highly sought after by speculators who established residential estates. The subdivisions included Deepdene estate (1884), Belmore Park Estate in Deepdene (1888) and others further north (Built Heritage 2015:9), and in Balwyn township itself (see Figure 1). A small number of mansion houses were also erected in the more elevated parts of Balwyn and Deepdene in the late 1880s and early 1890s, which took advantage of fine views to the north and east.



**Figure 2. Business and villa sites in the Balwyn Township Estate, 1888. (Source: State Library Victoria)**

The northern section of the Outer Circle Railway – extending from Camberwell East to Fairfield, and skirting Balwyn's southwest corner – was not opened until 1891. The line closed after only two years and today only a few modest Victorian-era cottages remain in the Deepdene area that represent this period of development (Built Heritage 2015:10).

#### *Interwar development*

A number of significant infrastructure projects established from the first decades of the twentieth century provided opportunities for extensive residential development in Balwyn and Deepdene. A short section of the Outer Circle Railway, between East Camberwell and Deepdene, was reopened in 1900 and was serviced by the 'Deepdene Dasher' steam train until 1927. Close to the Deepdene Station, a hotel operated in Deepdene in the early 1900s. The Prahran & Malvern Tramways Trust extended its electric tramway service from Malvern along Glenferrie Road and Cotham Road to Deepdene in 1913. Near the tram terminus the new Deepdene State School was erected in 1914.

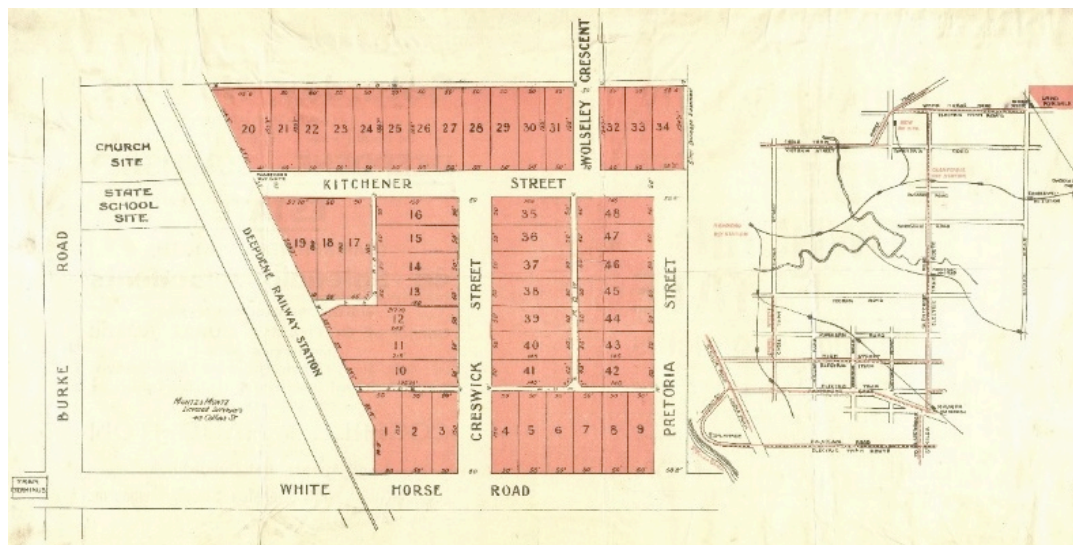
Improvements in infrastructure coincided with several successive changes in municipal status. The former Shire of Boroondara (as it had been known since 1871) was renamed



the Shire of Camberwell and Boroondara in May 1902, then upgraded to a Borough in April 1905, a Town in May 1906, and finally the City of Camberwell in April 1914 (Built Heritage 2015:10).

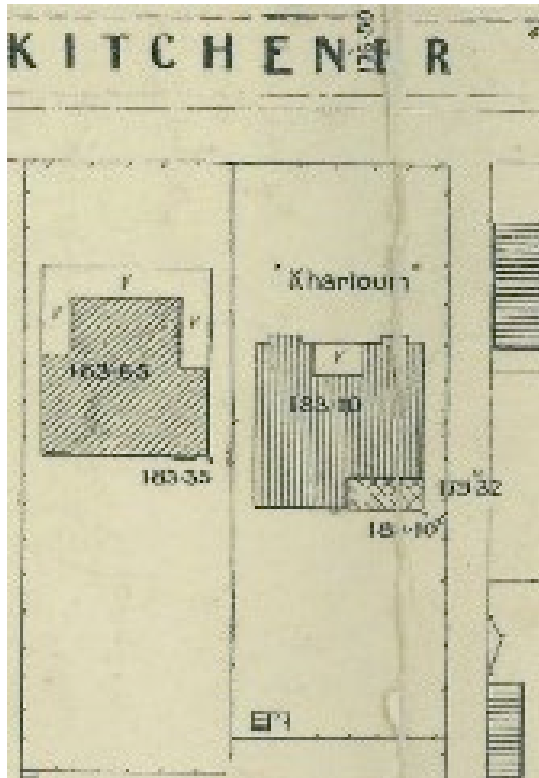
### History

In 1912, John Graham of Creswick purchased approximately 11 acres of Elgar's Special Survey, which he subdivided to form the Deepdene Township Estate. It comprised 48 'splendid allotments at the electric tram terminus' and close to the Deepdene Railway Station, which sold from 1912 to 1926. The subject land at 8 Kitchener Street, Deepdene, is located on Lot 17 of the Deepdene Township Estate (see Figure 2) (CT:V3639 F671; 'The beautiful Deepdene Township Estate' 1912). As part of the estate development, by 1926 the north side of Kitchener Street was fully built on with residences.



**Figure 3. Deepdene Township Estate subdivision plan, 1912, showing the location of present-day 8 Kitchener Street as Lot 17. (Source: State Library Victoria).**

In 1913, architect Marcus R Barlow invited tenders to construct a 'brick and tile villa residence [in] Kitchen [sic] Street. Deepdene, for F. Pullen, Esq' (Age 19 November 1913:16). Frank Pullen, a carrier, was first rated for a five-room timber house on the subject property in 1914 (RB 1914). Pullen, who was described as a 'salesman' by 1924, lived at this address with his wife Elizabeth Alice until c1925 (ER 1924; S&Mc 1924-1927). It is possible that the Deepdene Railway Station and adjacent laneway was used by Pullen in his line of business as a carrier (and salesman). The property at 8 Kitchener Street was also serviced by the electric tram along Whitehorse Road.



**Figure 4. Detail from MMBW Detail Plan no 2954, 1926, showing ‘Khartoum’ at 8 Kitchener Street. (Source: State Library Victoria).**

According to the Melbourne Metropolitan Board of Works plan of 1926, the house was named ‘Khartoum’, after the Battle of Khartoum during the Egypt-Anglo war of the 1880s (see Figure 4). Kitchener Street and other nearby streets, Wolseley Crescent and Gordon Street, were named after notable British military leaders in the Anglo-Egyptian war.

The subject house was occupied by a number of short-term residents from the late 1920s.

A sleepout was added to the rear of the property in 1950 (BP).

In 1995, the residence at 8 Kitchener Street was described in a sale advertisement as a double-fronted Edwardian home comprising three bedrooms, dining room and family room, built c1910 (*Age* 28 October 1995:279). A number of period features included fretwork, box bay windows and leadlight glass (*Age* 28 October 1995:279).



**Figure 5. 8 Kitchener Street advertised for sale in 1995. (Source: *Age* 28 October 1995:279)**

*Marcus R Barlow*

Marcus Reginald Barlow (1890 – 1954) was one of Melbourne’s most prolific and accomplished architects of the interwar period. Educated at Brighton Grammar School, Barlow’s architectural training started at the Working Men’s College (now RMIT) whilst completing his articles with architects Grainger and Little (*Herald* 15 January 1911:8; *Herald* 30 November 1916:8).

By 1913, Barlow had commenced private practice under his own name, with his first identified commission, located in Canterbury, advertised for tender (*Herald* 25 September 1913:4). He designed 8 Kitchener Street just a month or so later. In 1915 he designed and built his own bungalow house, *Norwood*, on Kooyongkoot Road, Hawthorn (demolished), however, remained there for only few years.

Prior to partnering with the aging practice of Grainger and Little in 1916 (*Herald* 30 November 1916:8), Barlow was engaged with the auctioneers and home builders, Hurrey and Hill (primarily Bert Hurrey), providing designs for the new business from 1915 (*The Argus* 13 November 1915:16). A number of these were published in Hurrey and Hill’s 1919 brochure ‘Bungalow Homes’, including Hurrey’s own house, designated as Design No. 154.

1917 was a tumultuous year for Barlow. Within months of the practice rebranding (Grainger, Little and Barlow), Barlow’s wife passed away.

In the following years, Barlow established his name as an early proponent of the Bungalow, both through published articles, and his substantial new house, 12 Hunter Road, Camberwell (built 1918, identified in 1991 ‘Camberwell Conservation Study,’ now demolished).

Barlow’s later life is well documented, with major works including the Manchester Unity Building (1932), the Century Building (1938-40) and the Victoria Car Park (1938) all listed on the Victorian Heritage Register.

### **Description and Integrity**

'Khartoum' at 8 Kitchener Street, Deepdene, is a bi-gabled timber bungalow constructed in 1914. Positioned on the southern side of Kitchener Street, it sits between Creswick Street and the Outer Circle Anniversary Trail. Basalt-paved laneways run along its eastern and southern boundaries. The land falls gently south to north providing the house with a slightly elevated aspect to the street. Historically the house was adjacent to Deepdene railway station, on the former Outer Circle railway, which closed in 1927. Built in timber with a hip and gable Marseille-pattern terracotta roof, the walls are finished in rough-cast render giving the illusion of masonry construction. The ridge lines are capped with decorative ridge tiles and finials. The house displays characteristics of both the Edwardian Queen Anne and Bungalow styles resulting in a simple symmetrical form.

'Khartoum's' northern elevation, facing Kitchener Street, is symmetrically arranged around a central entrance porch flanked by gable ends. The half-timbered flying gable ends are supported on simple timber brackets. Finished in roughcast with timber strapping, the bottom members taper up to the middle cord. The recessed entrance porch sits below the sweep of the main roof pitch and is finished with a simple arched ladder-back timber fretwork. Under the porch a timber panelled door sits within an elaborate door casing of leaded sidelights and over-lights. A matching pair of square box windows sit below each gable. Consisting of a tripartite timber-framed casement window with leadlight highlights.

A pair of chimneys, rising above the roof line on each side of the house strengthen its symmetrical form. Finished in roughcast render, slab caps are supported by small masonry brackets. Each chimney has a pair of terracotta chimney pots.

The roughcast render to the walls continues down the eastern elevation. A tripartite timber-framed casement window appears original and is positioned south of a chimney. Rafter ends are exposed.

The western elevation is clad with square edged weatherboards. Two timber-framed double-hung windows are positioned south of a chimney. Rafter ends are exposed.

At the rear, a recently added flat-roofed link connects to a hipped and gabled extension that replicates the detailing of the original house.

The house sits within a formal garden behind a recent capped picket fence that is back planted with a low hedge. A short, gravelled drive, along the western boundary, stops at the house.

'Khartoum' is of high integrity with very few changes to original or early elements. The building retains its original built form, roof forms, roughcast rendered walls and fenestration. The integrity of the building is enhanced by the high level of intactness of these main elements, which includes terracotta roof tiles, decorative ridge cappings and finials, timber-framed casement windows, leaded glazing, timber fretwork, entrance door with surround and chimneys with terracotta pots.

The integrity of the building is slightly diminished by the rear extension. Whilst not visible from the street it is visible from the side laneway. However, its separation from the original part of the house clearly indicates that it is a modern addition.

## Comparative Analysis

### *Federation villas*

The Federation style was common across Australia from roughly 1890 to the start of the First World War in 1914, but depending on locality and availability of materials, had many regional variations within a common design idiom.

The Federation style is commonly associated with domestic architecture and its adaption of a simple nineteenth-century building form (single- or doubled-fronted) in red brick, weatherboard, or timber block front to create a lighter and more picturesque appearance by use of timber columns and decoration, projecting gables, verandahs (often under the main roof form), mixed roof forms, and orange terracotta roof tiles. The style is closely related to the local adaptation of the Queen Anne style, adapted from examples from England and America, but given a local flavour by integration of Queen Anne decorative details with the wrap-around verandah incorporated into the main roof of early Australian homesteads.

In the Balwyn area, this period of development is under-represented when compared with Kew, Hawthorn, Canterbury and Camberwell. Places on the Heritage Overlay in Balwyn and Deepdene (either as precincts or individuals) predominantly date from the interwar or early postwar periods, representing the dominant period of development of the suburb.

Houses of the late Federation/Edwardian period often combine elements of the bungalow style resulting in different (and generally simpler) forms. The asymmetry of Edwardian-era villas may be replaced with a more symmetrical form such as in 8 Kitchener Street, Deepdene. This style and form of house, while rare in Balwyn, constitutes a small group of Edwardian houses within Boroondara, designed with a symmetrical façade featuring a pair of gables flanking a central entrance porch. The porch may be recessed or project from the front elevation. Some examples have different front windows either side of the entrance and others are perfectly symmetrical. Comparable examples on the Heritage Overlay include:



22 Berkeley Street, Hawthorn, is of local architectural significance. While an earlier example than the subject property, is comparable as a fine example of the Queen Anne style, and unusual for its wide principal elevation. Its design has been attributed to prominent architects Ussher and Kemp.

HO15 22 Berkeley Street, Hawthorn (c1903-4) (Meredith Gould, Conservation Architects)





14 Manningtree Road, Hawthorn is of local architectural significance. It is a fine example of the Queen Anne style, incorporating a symmetrical facade with a pair of gabled bays flanking the central recessed porch. Its detailing incorporates a high level of craftsmanship, particularly to the verandah and gable end.

HO493 14 Manningtree Road Hawthorn, individually significant in Manningtree Road Precinct (Google Maps)

Some of the finest examples of this style in Boroondara are attributed to architect Christopher Cowper, such as 140 Canterbury Road Canterbury. Several comparable Cowper-designed residences are in the HO and significant within precincts including:



12 Moore Street, Hawthorn, is of local architectural significance as a fine example of a Federation villa incorporating a symmetrical façade and Queen Anne details. It is distinguished by a gabled front porch and combination of the arched window and bay window on either side.

HO152 12 Moore Street Hawthorn (c.1909) individually significant in Grace Park and Hawthorn Grove Precincts (Source: Google Maps)



This house is of local historical and architectural significance as a representative and broadly externally intact example of a Federation attic storey house. The house makes a strong contribution to the intact and impressive group of Federation houses at the lower end of Denmark Street. Though not an outstanding example of his work, the association of the house with the architect, Christopher Cowper, is of interest.

HO526 8 Denmark Street Kew, individually significant within - Denmark Street Precinct (1913) (Source: Google Maps)

Edwardian villas of timber construction throughout Boroondara protected on the Heritage Overlay are all earlier examples that are asymmetrical in form. Some examples include:



HO327 17 O'Shaughnessy Street, Kew (1907-8) (Source: Lovell Chen Architects & Heritage Consultants)

17 O'Shaughnessy Street, Kew, is of local historical and architectural significance. The house is a single-storey double-fronted timber Federation villa.

The expansive hipped and gabled roof scape has been reclad with terracotta tiles with terracotta ridge cresting and finials. Gables are finished with carved barges with fretwork screens.

The asymmetrical weatherboard facade is screened by a return verandah with timber posts, fretwork frieze and floor. Fenestration is irregular and includes faceted and rectangular bay windows.



HO526 48 Foley Street, Kew (1907-8) (Lovell Chen Architects & Heritage Consultants)

48 Foley Street, Kew, is of local historical and architectural significance as a single storey asymmetrical double-fronted Federation timber house.

The weatherboard walls feature shingled boards to dado height and a roughcast frieze. The gabled roof is clad with slate and features terracotta ridge cresting. Gable ends are bracketed and finished with roughcast and carved timber fretwork screens. The verandah has a timber floor, turned timber posts and arched fretwork.



HO328 57 Packington Street, Kew (1898-99) (Source: Lovell Chen Architects & Heritage Consultants)

57 Packington Street, Kew, is of local historical and architectural significance. This earlier example is a single storey timber villa designed in a transitional mode on an asymmetrical plan. The complex hipped and gabled roofscape is clad with red-brown slate.

The walls are clad with weatherboards and feature a roughcast frieze to the facade and a shingled frieze to the sides. Timber details are prominent here, with one original timber finial, a fretwork screen to the porch and arched fretwork to the side verandah. The fenestration is irregularly placed, however the windows consistently contain timber-framed casement sashes with multi-paned highlights and arched



transoms. The house is highly intact, besides a small timber garage.

8 Kitchener Street, Deepdene, is an intact and good representative example of a late Federation villa, distinguished by its symmetrical front façade and arched recessed entrance. It compares well in terms of its intactness to the above examples, and although it has a large rear extension, visible from the side laneway, its separation from the original part of the house clearly indicates that it is a modern addition (the sort of extension that is encouraged for houses in the Boroondara Heritage Overlay).

It is a more modest example than the substantial brick and Christopher Cowper designed houses, and in comparison to the earlier timber examples, it lacks the intricate timber decorative detailing presented in these examples, particularly in comparison to 48 Foley Street and 57 Pakington Street, both of which incorporate unusual timber fretwork to their verandahs. Nevertheless, it retains typical details of the Federation villa style, including the recessed porch incorporated under the main dominant roof form of terracotta tiles, terracotta decorative ridge cappings and finials, projecting gabled bays with box windows and half-timbering and roughcast detailing to the gable ends and leadlit glazing, in a somewhat pared-back form. To some extent, its simplicity can be linked to the immanent emergence of the Bungalow form, of which Marcus Barlow was an influential champion.

#### *Marcus R Barlow*

Barlow established his early career within the municipality with residential examples dating from 1913-14 predominately located in Canterbury and Deepdene. His earliest example was constructed on the western corner of Chaucer Crescent and Dudley Parade in 1913-14 however this has since been demolished (see Figure 6). It was a far more typical example of the popular Queen Anne villa, with an asymmetrical façade and return verandah with an arched ladder-back frieze. Of a set of three tenders shortly following, 8 Kitchener Street is the only one still extant.



**Figure 6. Barlow's first known architectural commission at 50 Chaucer Crescent, Canterbury (1913-14), now demolished. (Source: Google Maps, 2009)**

A resident of the municipality, Barlow went on to be prolific proponent of the Bungalow style, though few of his residential works have previously been identified. Those that have include 'Colinton' at 92 Mont Albert Road, Canterbury (H1399 and HO178) and 'Wynnivy' at 15 Deepdene Road, Balwyn (HO605), though, as later examples of his work (both built in the 1920s), these are not directly comparable to the subject property. An earlier bungalow example, of 1916 at 14 Alfred Road, Glen Iris, is recommended for a site-specific Heritage Overlay by the 'Glen Iris Heritage Gap Study' (2019). A Japanese-influenced California Bungalow, it illustrates the stylistic leap Barlow made shortly after designing 'Khartoum'.

As such, 8 Kitchener Street remains as the earliest surviving example of Barlow's residential work in the municipality, and the only one that predates his move to the bungalow style.



## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

*CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).*

N/A

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

N/A

*CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).*

N/A

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

'Khartoum' is an intact and good representative example of a late Federation villa, distinguished by its symmetrical front façade and arched recessed entrance incorporated under the main roof form. It retains typical Queen Anne details, including the orange terracotta roof tiles, terracotta decorative ridge cappings and finials, projecting gabled bays with box windows, half-timbering and roughcast detailing to the gable ends and leadlit glazing.

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

N/A

*CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

N/A

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

N/A

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

'Khartoum' is significant for its association with architect Marcus R. Barlow, responsible for the design of both this residence and other houses for Hurrey and Hill, local auctioneers and home builders. It is the earliest surviving example of Barlow's early residential work in the municipality, designed during his first year of practice in 1913.

Barlow went on to be one of Melbourne's most prolific and accomplished architects of the interwar period. He was an early proponent of Californian Bungalows, both through published articles and his own residences. Most noted as the architect of the Manchester Unity Building (1932, H0411), Barlow also designed the Century Building (1938-40, H2250), the Victoria Car Park (1938, H2001), and within the municipality, the former Colinton Residence (92 Mont Albert Road, Canterbury, 1926, VHR 1399 & HO178) and the former Arnold Residence ('Wynnivy') (15 Deepdene Road, Deepdene, 1924, HO605).

## Statement of Significance

### *What is Significant?*

'Khartoum', 8 Kitchener Street, Deepdene, built to designs by architect Marcus Barlow in 1913-14, is significant.

The later rear extension, designed in a style to match the existing residence, is not significant.

### *How is it significant?*

'Khartoum', 8 Kitchener Street, Deepdene, is of local architectural (representative) and associative significance to the City of Boroondara.

### *Why is it significant?*

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## Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b>	No

Are there outbuildings and fences which are not exempt from notice and review?	
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Identified By

Built Heritage Pty Ltd, 'Balwyn and Balwyn North Heritage Study (incorporating Deepdene & Greythorn)', August 2015.

### References

Australian Electoral Commission, Australia Electoral Rolls (ER) 1903-1980, as cited.

'Balwyn Township Estate' 1888, State Library of Victoria (SLV) Batten and Percy Collection, accessed online 18 September 2018.

Building permit card for 8 Kitchener Street, Deepdene (BP).

Built Heritage 2015, 'Balwyn and Balwyn North Heritage Study (Incorporating Deepdene and Greythorn)', prepared for the City of Boroondara.

City of Camberwell Municipal Rate Books (RB), 1914-1922.

*Herald*, as cited.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library Victoria.

Parish Plan Boroondara 1931, Department of Lands and Survey, Melbourne.

Sands & McDougall, *Melbourne and Suburban Directories* (S&Mc), as cited.

'The beautiful Deepdene Township Estate' 1912, State Library of Victoria (SLV) Haughton Collection, accessed online 29 November 2018.

*Victorian Places* 2015, 'Balwyn', Monash University and University of Queensland, <http://www.victorianplaces.com.au>, accessed 4 October 2018.

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