

## 60 Berkeley Street, Hawthorn

Prepared by: Trethowan Architect in association with Context Pty Ltd

**Address:** 60 Berkeley St, Hawthorn

<b>Name:</b> 60 Berkeley Street, Hawthorn	<b>Survey Date:</b> March 2021
<b>Place Type:</b> Residential	<b>Architect:</b> Albion Henry Walkley
<b>Grading:</b> Significant	<b>Builder:</b> William Fowler
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1916



## Historical Context

After pastoralists moved into the Boroondara district in the 1830s, the first sales of Hawthorn land occurred in the 1840s. By 1853 most of the land within the then City of Hawthorn boundaries had been sold (Gould 1993:31,35 and *Victorian Places* 2015). The suburb is strongly characterised by its middle-class Victorian-era residential development, but this is overlaid with pocket redevelopment in established areas and the completion of development to the south. Improvements in transport systems in 1913-18, including the provision of electric tramway services along Burke, Camberwell and Riversdale roads, bus services along major roads, and improvements at Hawthorn, Glenferrie and Auburn railway stations, made Hawthorn and its shopping centres more accessible and attractive, and also attracted denser residential development.

As the Thematic Environmental History states, this area of Hawthorn was among those that developed into Middle Class suburbs in the early twentieth century:

The MMBW plans of the study area, prepared in the early twentieth century, provide a useful overview for the extent of residential subdivision by that time. Much of Hawthorn's northern half had already been closely settled with villas, mansions and cottages; the maps show relatively few areas with little or no development. These included the *Grace Park Estate* which, while created in the 1880s, had few houses actually built on it over the following two decades. Both sides of Urquhart Street were largely unsettled (still operating as market gardens) and, further east, there were comparable gaps between Rathmines Road and Barkers Road. The bulk of Hawthorn's underdeveloped land, however, was further south, beyond Riversdale Road; this included the flood-prone land between Glenferrie Road and the river, most of the north-south streets between Glenferrie and Auburn Roads, and virtually everything south of Pleasant Road as far as the brickworks on Gardiner's Creek. Much of the corresponding riverside land in Kew, between Princess Street and the Yarra River, was also sparsely settled at that time, as were those areas extending west of Adeney Avenue and Belford Road to Burke Road (Built Heritage 2012:128).

During the interwar years Hawthorn municipality's population grew from 24,450 people in 1911 to 33,758 by 1933. Any remaining vacant land in Hawthorn was taken up during an intensive boom of residential subdivision between 1910 and 1940, particularly in the area south of Riversdale Road. Pockets of late Edwardian or Californian Bungalow style houses were built in Hawthorn's streets, replacing earlier buildings or co-existing beside them. Re-subdivision in the 1930s and 1940s, often of Victorian-era mansion estates, led to a mixture of styles with cul-de-sacs and small pockets of mid-twentieth century housing surrounded largely by pre-1930s residential development. Aerial photographs of 1945 show that the then City of Hawthorn had become more or less fully developed by that time, with housing extending as far as Gardiner's Creek (*Victorian Places* 2015, Gould 1993:62, Built Heritage 2012:128,130,132).

During this era, changes also occurred in Hawthorn's shopping centres, particularly down Burke Road to Camberwell Junction, revitalised by the establishment in the 1920s of the electric tramway system along Camberwell, Riversdale and Burke roads. During the 1930s, specialist shops developed in Burke Road, especially clothing stores, reflecting the affluence of the middle-class suburb. By this time, a range of professional, financial and retail services had been established at the Junction. With the increasing use of the motorcar, the dominance of the Junction was reinforced, leading to the demolition of a number of Victorian and Edwardian houses on corner sites to allow for the erection of petrol stations (Gould 1993:64).

In 1994, the Cities of Hawthorn, Kew and Camberwell were amalgamated to create the new City of Boroondara. In 2011, the population of the suburb of Hawthorn was 21,177, with 53 per cent of people living in flats or apartments (*Victorian Places* 2015).

## History

This area of Berkeley Street was developed in the early twentieth century. Municipal Directories (Sands & McD 1915) indicate that by 1915 the street was only developed on the west side to No.40, north of Callantina Road. By 1925, the house at No.60 occupied by Ekins was still the only house completed south of Callantina Road, though the east side had started to develop down to Gardiner's Creek (Sands & McD 1925:400).



The house at 60 Berkeley Street was designed by architect Albion Henry Walkley in 1916. The plans are held by the State Library of Victoria (Figure 4) among the Albion Walkley collection, which includes some 137 drawings, 14 of them from Hawthorn. The house was built for Arthur Ekins, who resided there from c.1916 until at least 1933 following the death of his wife Alice (Argus 30 June 1933:1). The house was listed for auction as a 'large family home' in 1938 (Argus 2 Dec 1938:17). By 1943, King was living at the address (Argus 15 September 1943:14). Building Permit files show that an addition was built in 1981, however the plans for this renovation have not been located.

Arthur Ekins was a commercial traveller (Probate notice, Argus 29 July 1943:11; Hawthorn Ratebook 1910). Arthur Ekins married Alice Kemp at Christ Church in Hawthorn in 1900 (Punch 29 March 1900:9) and Alice advertised 'at homes' at their residence at 'Ripple Vale' in the Auburn/Hawthorn area until moving into the new house in 1916 (Punch, 13 Jan 1910:25; Table Talk 9 April 1908:24).

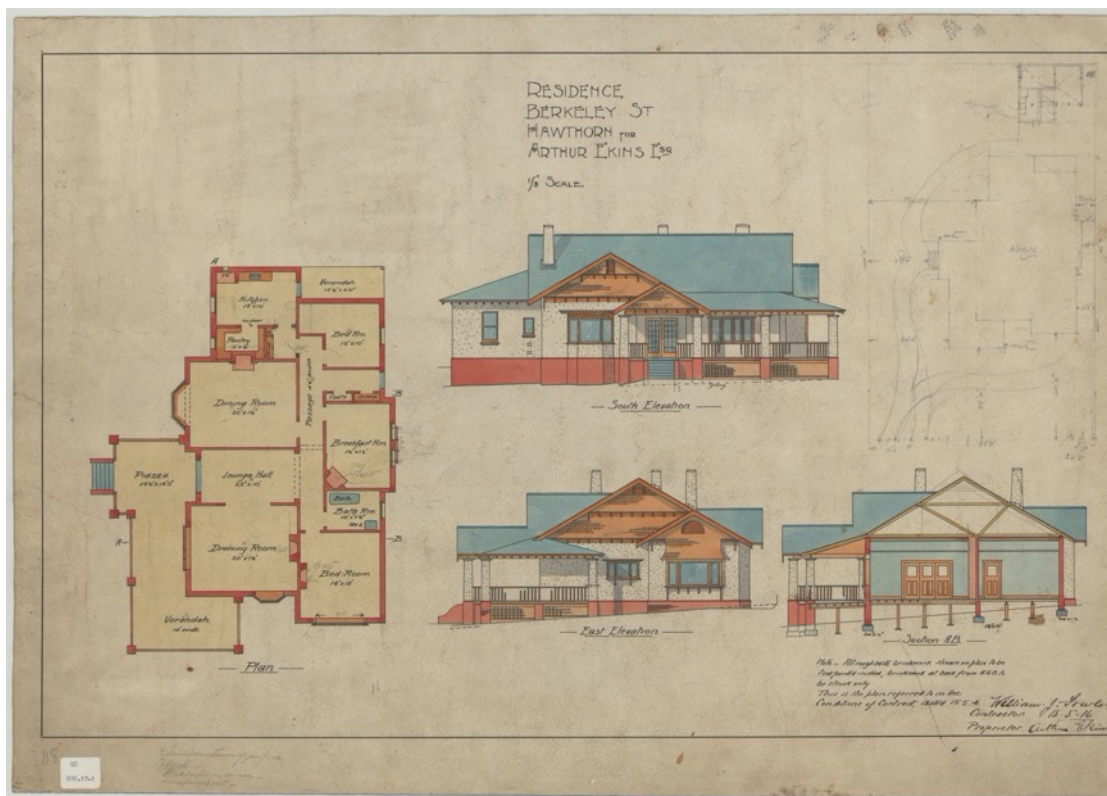


Figure 1. Plan of the house. Source: State Library of Victoria.

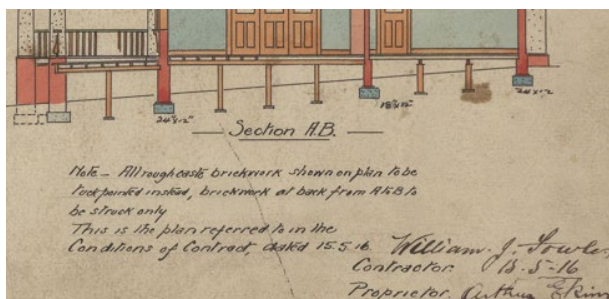
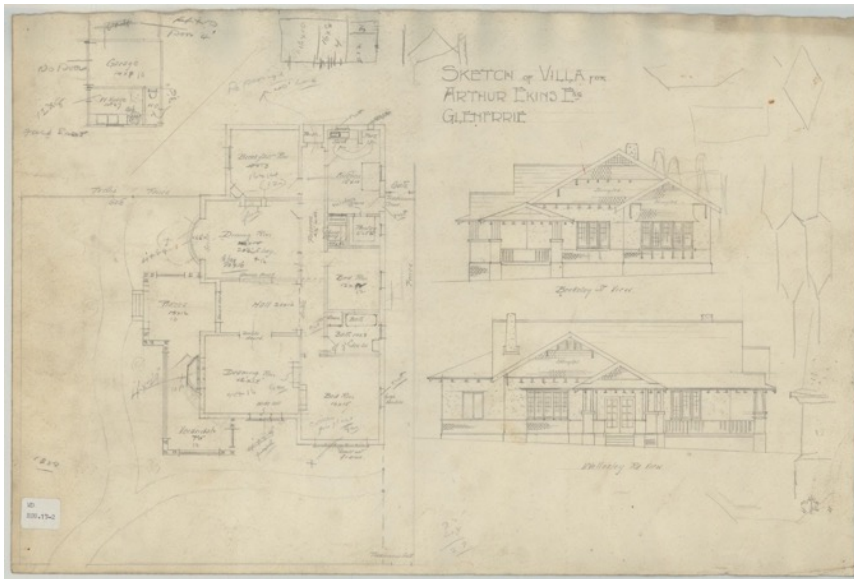


Figure 2. Detail on plan showing change from roughcast render to tuckpointed brickwork. Source: State Library of Victoria.



**Figure 3. Sketch drawing shows the early progression of Walkley’s design for the villa. Source: State Library of Victoria.**

Albion Henry Walkley partnered with renowned architect William Pitt in 1900. As a practice, they focused on theatre designs, including Her Majesty’s theatre Melbourne (1900, VHR H0641), the Royal (1904) and King’s theatres (1908) in Melbourne, and numerous other theatres around Australia and New Zealand (Goad et al 2012). Walkley also partnered with other famous theatre designers such as Charles Hollinshead and H. Vivian Taylor. Besides being a leading theatre specialist in Australia, Walkley left behind a considerable contribution to commercial and residential design in middle class suburbs around Melbourne.

It has been proposed to name a nearby laneway after Walkley in 2019 in recognition of his role in designing homes and buildings around Boroondara. The citation for the laneway mentions this specific house, and reads in full:

*“Albion Henry Walkley was born in St Kilda in 1882. He lived for some time on Glenferrie Road in the early 1910s. In 1900, Walkley was articled to the eminent Melbourne architect William Pitt as an assistant, later becoming a full partner in the architectural firm ‘William Pitt and Walkley’. After William Pitt’s death in 1918, Walkley continued the practice. Walkley, who helped design many city buildings, was educated at Hawthorn College, a private school which closed in the early 20th Century.*

*A foundation member (and Honorary Secretary) of the Glenferrie Hill Recreation Club, he designed the original lay out of the club’s grounds and pavilion. In addition to this, Walkley designed many buildings and residences in the Boroondara area. He designed houses in Hawthorn, including the Ekins Residence at 60 Berkeley Street, the residence of ‘Arcoona’ on Wellesley Road, and possibly ‘Eira’ which still stands on Wellesley Road today. Walkley worked as an architect to the Kennon family many times over, designing wool sheds, offices, and houses for multiple members of the family. Walkley died in Armadale in 1968.” (City of Boroondara 2019)*



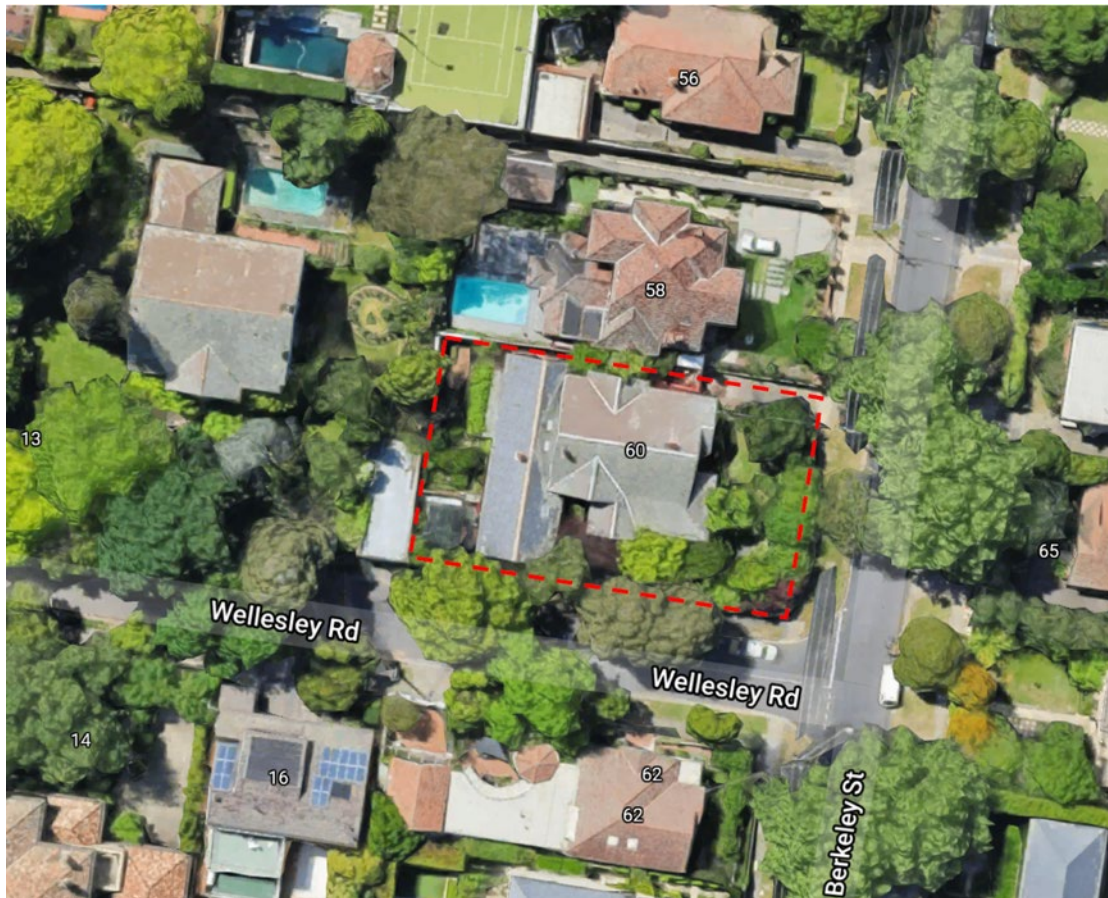


Figure 4. Subject site outlined in red. (Source: Google Maps, 2021)

### Description & Integrity

The original house is partially obscured by dense vegetation on a corner site on Berkeley Street and Wellesley Road. The house is a large single-storey Arts & Crafts style bungalow with nested gables prominent to the street. The main entry off Wellesley Road is covered by a grand 'piazza' style porch, which extends into a wide verandah around the corner of the house. The house has been designed to fully address the corner site, with detailed facades on both Wellesley Road and Berkeley Street, with the taller set of nested gables from the main roof line addressing Berkeley Street and the projecting nested gables over the dining room and entry porch on Wellesley Road.

Both sets of gables employ detailed and decorative shingle work with individual details, incorporating square and arched ventilation boards, timber brackets and divided frieze boards with timber corbelling. The eastern gable end extends down into a concaved shingled hood with decorative corbels imitating exposed rafter ends over the boxed window. This large box window is itself supported on timber brackets and corbels. The window is triple paned, with a large central and two smaller side panes with clear latticework in the glass.

The smaller window under the main gable is a canted box bay window supported on curved timber brackets. The large bay window under the south gable is also a canted bay but with base rising from the ground, with a frieze of shinglework above and a flat hood. Within the verandah on the south elevation is a multipaned casement window with timber cornice and latticework glass, under a red painted lintel. The door under the porch is a multipaned timber double door to the original design, with metal framed screen door.

The main walls of the house on the principal elevations, extending into the verandah, are black ribbon tuckpointed brickwork with soldier courses under the eaves. The verandah columns are

also brick, without the black ribbon tuckpointing, instead distinguished by curved edges and two lines of brick cornices, one above the balustrade and another supporting the rafters.

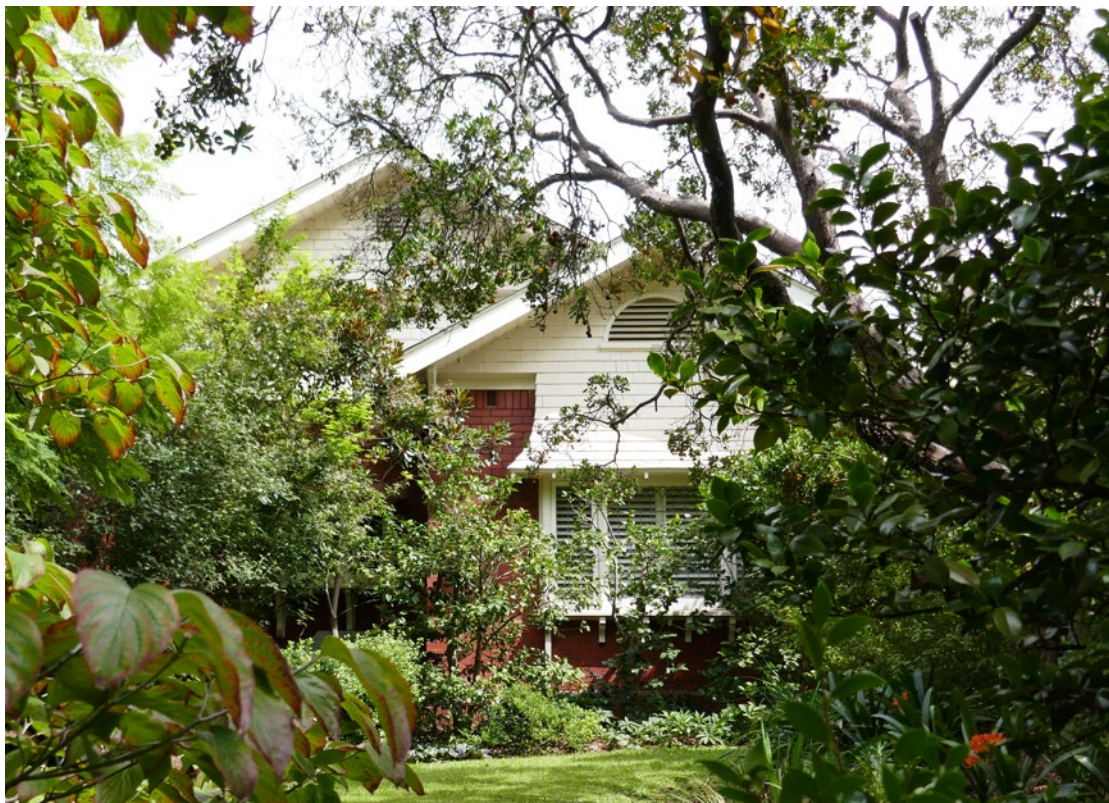
The verandah itself has exposed rafter ends, timber floorboards, and is supported on brick piers with timber boards between. The balustrades are timber, with understated belly balusters curved outwards. The verandah roof is hipped and joined to the main roof at the corner, while a gable over the entry protrudes and is nested under the south gable.

The roof is grey slate, with main ridge running east-west along Wellesley Road. Secondary gables protrude on the south and the north (originally the sun room). At least two of the original three brick chimneys survive and are visible to the street.

On the Wellesley Road elevation, to the western end of the property, a large double storey addition (c.1981) with garage and rooms above under a gable form projects to the southern property boundary. The addition appears to have replaced the original kitchen, rear bedroom and rear verandah and joins on to the dining room under the original eaves. A low bluestone fence extends around the property and also acts as a retaining wall for the elevated property.

Overall the house's primary facades appear intact to the original design and construction, including a high level of detailing. The main alteration has been the demolition of the rear kitchen and verandah section and its replacement with a long addition running from the north to south. The prominence of this addition is enhanced by its extension almost to the southern property boundary, and the large amount of vegetation than obscures the original facades of the house in its mature garden setting.

There are some very minor alterations. One of the three original chimneys, towards the rear, appears to have been removed. A new security screen door has been added over the original double doors.



**Figure 5. The house viewed from Berkeley Street. Source: Trethowan 2021.**





**Figure 6. Detail of the gable. Source: Trethowan 2021.**



**Figure 7. View of the corner verandah from Wellesley Road. Source: Trethowan 2021.**





**Figure 8. Detail of the canted bay box window with brackets behind vegetation. Source: Trethowan 2021.**



**Figure 9. View of the entry porch. Source: Trethowan 2021.**



**Figure 10. The house viewed from Wellesley Road, showing prominent gabled garage addition, with the original house obscured by vegetation. Source: Trethowan 2021.**



## Comparative Analysis

The house at 60 Berkeley Street is a late Federation period Arts & Crafts styled villa, designed by architect Albion H. Walkley.

### ***Albion Walkley in Boroondara***

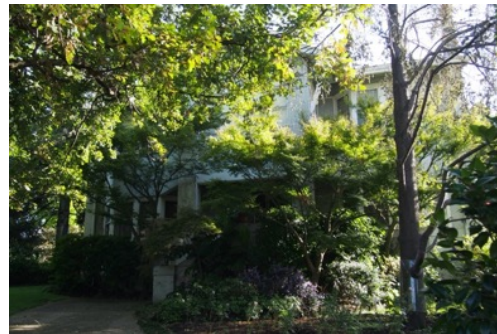
Albion Walkley, partner of William Pitt in his later years, was an architect well versed in the Federation Arts & Crafts style. The drawings held by the State Library demonstrate a consistent high quality of design by the architect, with considered development and drafting of the plans. Walkley was a prominent architect in the area and throughout Melbourne's wealthy suburbs. The house is relatively smaller in scale compared to those identified so far, but a quick perusal of Walker's plans archived in the State Library show other single storey houses among them, predominantly Arts & Crafts style bungalows of the Federation and interwar periods. Shown through his designs for a number of neighbouring and nearby properties to the subject site, Walkley had developed a substantial client base in the suburb of Hawthorn. The residence of 'Arcoona' (demolished) was built on Wellesley Road for E. Kennon in 1913 from a Walkley design. Thought to be historically at 7 Wellesley Road, the dwelling contained a wrap around porch with arched entry and balcony above. The two-storey attic in form, the multiple ridge lines were punctured by a number of eyelid dormers and also contained two curved bay windows.

There are at least two other houses associated with Walkley identified of individual significance on the HO in Boroondara. The house next door at 13-15 Wellesley Road, 'Eira', was recently added to the HO (HO794). It is larger, being double-storey on a double allotment, and has roughcast render rather than tuckpointed brickwork. Prominent use of the canted bay can also be seen at 'Eira'. Covered in HO45 and built for S. Kennon Jnr in 1916, 'Kensley' is a two-storey rough cast residence, with a collection of gables framing the roof scape. This is the most similar example to the subject site, through the composition of the forward projecting central gable, with ground floor verandah returning on the corner, designed to address its corner site with two sets of nested gables. It is similarly detailed with shingles, corbels and brackets and exposed rafter ends, with a grand entry under a gable roof form. However it uses a similar porch archway to 'Arcoona' rather than the square 'piazza' style of the subject property. With plans dated 1915 it is highly eclectic in its composition. Built only the following year, the subject site draws a clear lineage from 'Kensley' by adopting some of these characteristics and details to achieve a similarly grand impression in a single-storey residence. Besides the adaptation in scale, the subject site replaces the roughcast render for black ribbon tuckpointed brickwork, and detailed brick piers to the verandah instead of timber. Compared to the subject site, 'Kensley' has a more prominent recent albeit 'sympathetically styled' addition over a garage that incorporates some period reproduction. While 'Kensley' has terracotta tile roof, the subject property appears to retain its slate roof. 'Kensley' is of individual architectural significance, and has been subjected to a recent renovation and addition.

No. 19 Fordholm Road was built in 1912 for H. Burgess, and is again in the arts and crafts style with the building massed under the prominent street facing gable. The wrap around porch is covered by its own hipped form with a front bay sitting on its own façade. Similar to 'Arcoona' it has an eyelid dormer facing south, but detracting from the site is the large red brick double garage and tall boundary fence. The house is not covered by the HO. The house at 8 Riversdale Road is graded Contributory to HO148 and by comparison to the subject site is a more modest Interwar bungalow of c.1930 with Free Classical porch and rendered walls.



**Figure 11.** Residence for E. Kennon on Wellesley Road, dated 1913. (Source: State Library of Victoria) (demolished)



**Figure 12.** 'Eira' at 13-15 Wellesley Road



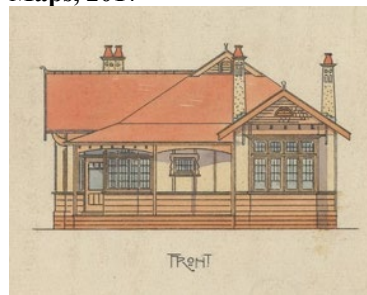
**Figure 13.** 'Kensley' at 7 Fordholm Road, before the most recent renovation. Source: Heritage Victoria.



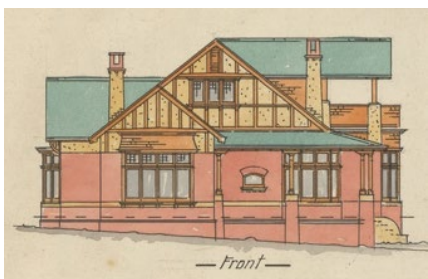
**Figure 14.** 'Kensley' following recent renovation and addition. Plans also within State Library not yet digitised. Source: Google Maps, 2017



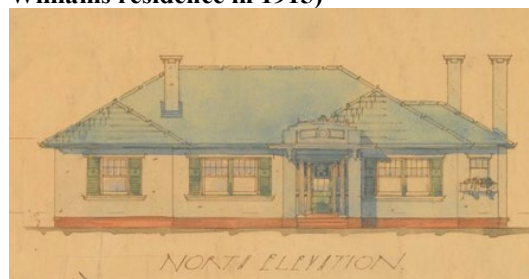
**Figure 15.** Residence for H Burgess, at 19 Fordholm Road. (Source: State Library of Victoria)



**Figure 16.** House designed by Walkley for Williams, Riversdale Rd, Hawthorn 1913 (Demolished – 410 Riversdale Rd, Thos. H. Williams residence in 1915)



**Figure 17.** House designed by Walkley for Malcolm McInnes, Hawthorn 1911 (Malcolm McInnes listed on E side of Berkeley Street 1915. House appears to have been demolished.)



**Figure 18.** House design for Jones at 8 Riversdale Rd, Hawthorn. In HO148 *Fairview Park Precinct, Hawthorn* (8 Riversdale Rd was residence of Mrs I.L. Jones in 1930 Sands & McDougall.)



In summary, the subject property compares well with the known oeuvre of Walkley's residential work in Boroondara. Those plans that have survived are high quality and individual. The late Federation period appears to have seen Walkley at his most prolific in the area, combining various features of the Queen Anne Revival and Arts & Crafts into his individual commissions. In this respect the subject property is a good representative of the architect's residential work, alongside other surviving houses that demonstrate his versatility and use of the styles popular at the time. The house compares favourably with the other individually listed properties, 'Eira' and 'Kensley'. It demonstrates many of the decorative elements and forms of 'Kensley', adapted to bring a sense of grandeur to a single storey bungalow. It is also distinguished from both 'Eira' and 'Kensley' by its use of black ribbon tuckpointed brickwork rather than the more common roughcast render, with the decorative brickwork carried over into the detailing of the verandah piers. While the c.1981 addition detracts somewhat from the site overall, it is comparable to the addition at 'Kensley' and arguably less confusing due to the lack of reproduction detail, and less dominating given its single storey scale with roof join under the eaves of the original house.

***Other Federation Arts & Crafts transitional bungalows in Boroondara***

Other examples of Federation Arts & Crafts houses covered in Heritage Overlays include 19 Lisson Grove, Hawthorn (HO458) and 12 Grange Road, Kew (HO308).

19 Lisson Grove was built in 1912 and sits in a transitional period of styles with influences from both Federation Queen Anne and the new bungalow elements which included the wide singular gable and projecting porch with gable over. The design is however atypical with regard to the symmetrical composition, compared to the asymmetrical composition of the subject site. Designed by architect Christopher Cowper, the gabled porch sits upon pairs of Tuscan columns with the pair of canted bays sitting back on either side.

Built after the subject site in c.1920, 12 Grange Road is a two-storey cross-ridged attic style villa. Like the subject site however, stylistically it sits between the Arts and Crafts of the early 1900s and the later bungalow attic type, with window frames closer to the Federation period. By comparison, the subject site uses timber brackets and corbels rather than brick to frame its windows, with a more prominent porch and a return verandah. Its brickwork has also not been overpainted.

Most comparable is the house at 1199 Burke Road, Kew (HO278), built in 1918. Like the subject property it belongs to the transition between the Federation and Interwar periods, with aspects of the bungalow form (single-storey, informal and domestic with a fusion of porch and verandah) while continuing use of the Federation Arts and Crafts detailing. Like the subject property, it employs gables over projecting bays and entry porch, exposed rafter ends, box and casement windows and combination of hipped and gable roof ends. By comparison, the subject property has more elaborate shingling and timber corbelling in the gable ends, more leadwork in the windows. Rather than a mixture of roughcast render and (overpainted) brickwork, the subject property is distinguished by its black ribbon tuckpointing, use of brick piers rather than leaning buttresses, and slate rather than terracotta tiles to the roof.



**Figure 19.** 19 Lisson Grove, note the pair of cantilevered bay windows and projecting porch. (Source: Heritage Victoria)



**Figure 20.** 12 Grange Road, attic styled variant with similar influences to the subject site. (Source: Google Maps, 2017)



**Figure 21.** 1199 Burke Road, Kew, 1918 (HO278). Source: Heritage Victoria



## 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).*

The house was designed by Albion Walkley. Walkley has been recognised as a prominent architect designing homes in Boroondara, particularly in this area of Hawthorn, as evidenced by the proposed naming of Walkley Lane nearby. The house has a proven and well documented association with the architect, and this association is evident in the fabric of the place. Architect designed homes were an significant feature of Middle-Class residential development in Hawthorn as the formerly exclusive 'gentlemen's homes' welcomed the addition of affluent Middle Class residents such as Arthur Ekins, a commercial traveller, who could nonetheless afford architects to design individual homes incorporating the latest fashions. (Thematic History 6.3.3 Creating Middle Class suburbs in the early twentieth century)

*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).*

The house at 60 Berkeley Road is a representative and intact example of a single storey Arts and Craft inspired transitional bungalow built between the Federation and Interwar periods.

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

The house at 60 Berkeley Road is an individual design by the architect Albion Walkley, specifically adapted to its corner site. It incorporates notable characteristics of the Arts & Crafts style popular in the Federation and early Interwar periods. It exhibits diverse window styles in the one design – canted bay and box windows, casement windows, with ornate timber brackets and corbels, shingle frieze and hood, and lattice pane windows. Two decorative nested gable ends address each street façade, with square and arched ventilation boards, shingled friezeboards and corbelling. The house is high set on the street, creating a grand effect despite its relatively modest single storey height, with an entry stair to a central and spacious 'piazza' styled porch under a gabled roof. The porch transitions to a wide verandah returning around the corner of the house, creating a bungalow effect. The verandah itself is characterised by brick piers with rounded edges and cornices all in brick, with timber balustrades and understated 'belly' ballusters. Timber corbels decorate the gables, while the verandah exhibits exposed rafters. While first designed to be roughcast rendered in a more typical Arts & Crafts style, the design was changed before construction to incorporate tuckpointed brickwork, which has been

accomplished as black ribbon tuckpointing on the body of the house, with soldier courses below the eaves.

*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).*

N/A



## Statement of Significance

### *What is Significant?*

The house designed by Albion H. Walkley for Arthur Ekins at 60 Berkeley Street, Hawthorn is significant.

### *How is it significant?*

60 Berkeley Street is of local historical, representative and aesthetic significance to the City of Boroondara.

### *Why is it significant?*

60 Berkeley Street was designed by architect Albion Walkley, for Arthur Ekins, in 1916. Architect designed homes were a distinguishing feature of Middle-Class residential development in Hawthorn as the formerly exclusive 'gentlemen's homes' welcomed the addition of affluent Middle Class residents such as Arthur Ekins, a commercial traveller, who could nonetheless afford architects to design individual homes incorporating the latest fashions. Walkley has been recognised locally as an important historical influence in the design of numerous homes around Boroondara and in the locality of Hawthorn. (Criterion A)

60 Berkeley Street is a representative and intact example of an Arts and Craft inspired transitional style bungalow built between the Federation and Interwar periods. (Criterion D)

The house at 60 Berkeley Road is an individual design by the architect Albion Walkley, specifically adapted to its corner site. It incorporates notable characteristics of the Arts & Crafts style popular in the Federation and early Interwar periods. These include diverse window styles in the one design – canted bay and box windows, casement windows, with ornate timber brackets and corbels, shingle frieze and hood, and lattice pane windows. The house is high set on the street, creating a grand effect despite its relatively modest single storey height, with an entry stair to a central and spacious 'piazza' styled porch under a gabled roof. The porch transitions to a wide verandah returning around the corner of the house, creating a bungalow effect. The verandah itself is characterised by brick piers with rounded edges and cornices all in brick, with timber balustrades and understated 'belly' ballusters, an exposed rafter eaves. The house incorporates black ribbon tuckpointed brickwork on the body of the house, with soldier courses below the eaves. (Criterion E)

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

### Identified By

Context Pty Ltd/ Community Nomination

### References

The Argus, as cited  
 Geelong Advertiser, as cited  
 Gould, Meredith, *Hawthorn Heritage Study*, 1992.  
 Lovell Chen, *Boroondara Heritage Review B Graded Buildings*, 2005  
 Lovell Chen, *Boroondara Heritage Review C Graded Buildings*, 2006  
 McWilliam, 1999 *Hawthorn Street Index*, Hawthorn Historical Society.  
 Peel, V, Zion, D & Yule, J 1993. *A History of Hawthorn*, Melbourne University Press, Carlton  
 Sands and McDougall, *Melbourne and Suburban Directories*, as cited (S&Mc).  
 State Library of Victoria collection