

All Hallows' Catholic Church-School, former

Prepared by: Context

Address:

3 Brenbeal Street, Balwyn

Name: All Hallows' Catholic Church-School, former	Survey Date: October 2018
Place Type: Community	Architect: Robert L Harper
Grading: Significant	Builder: Robert L Harper
Extent of Overlay: Refer map	Construction Date: 1930



Figure 1. Proposed curtilage for All Hallows Catholic Church-School, in yellow, within the larger school grounds at 3-7 Brenbeal Street, Balwyn.



Figure 2. View of the former All Hallows' Catholic Church-School at 3 Brenbeal Street, Balwyn. (Source: Context, October 2018)

Historical Context

Balwyn is a residential suburb situated 10 kilometres east of central Melbourne. To its south are Canterbury and Surrey Hills and to the north is Balwyn North, which is separated from Balwyn by Belmore Road. Deepdene, historically forming part of south-west Balwyn, became a separate suburb in 2008.

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. 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. In addition, 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. In 1916, the tram line reached Mont Albert, but was not through-routed to the city by the Melbourne & Metropolitan Tramways Board until 1929. The Burke Road tram reached Camberwell Railway Station in 1917, and in 1918 reached Cotham Road, Deepdene. In 1920 sewerage and electricity were established, with sewerage extending to Balwyn by 1927, and reaching North Balwyn in 1938 (Built Heritage 2015:10). A number of small farms and orchards in Balwyn were carved up for suburban housing in the late 1920s and 1930s. Many new home-buyers erected affordable detached timber bungalows during this period under the credit foncier scheme provided by the State Savings Bank of Victoria. Californian Bungalows, English Revival and other interwar styles, which were built to designs provided in the State Bank pattern books, predominated across large areas of Balwyn, including that bounded by Whitehorse Road, Belmore Road, Burke Road and Balwyn Road. An elevated area on the north side of Whitehorse Road was developed in the 1930s as the prestigious Reid Estate. The wealthy retailer Oliver Gilpin built the mansion home 'Idylwyld' in Balwyn in the 1930s (now Connaught Aged Care); its extensive grounds included lavish sunken gardens, an ornamental lake, a swimming pool and a private zoo.

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).

In 1925, Balwyn was described in *Australian Home Beautiful*:

Charming indeed is this new suburb of Balwyn, to the eastward of Melbourne, towards that spot where the morning sun rises over the top of the Dandenong Ranges to stretch its light across one of the most beautiful environs in the city. Here the land is undulating and the eye wanders for miles upon miles across farm and orchard land to the blue distance of the hills to the east, so to the northeast, where the Healesville and Warburton ranges lie – more distant still – in the faint blue of cloud-land. All this erstwhile farming land is revealing the urge of the expansion of the great city, and red-tiled roofs and new homes now dot (and in some places cover) the land of the Orchardist and the Farmer; but “the vistas” are there and there are miles upon miles yet to go before suburban settlement can reach the tall slopes of the Dandenongs. Just as the little farms and glades are varied, both in colour and form, so do the new houses show that pleasing variety which betokens individual interest in the problem of the new home. Gone are the old ideas of slate or iron roofs and party-coloured bricks and cast iron trimmings, and now, pleasing colour notes of red, brown and green nestle into the newly-formed gardens of these outer suburbs (cited in Built Heritage 2015:11).

The interwar period saw significant expansion of Balwyn and Deepdene. A weatherboard Church of Christ was built at the corner of Cherry Road (1922) and two brick Catholic church-schools were built in Whitehorse Road, Deepdene (1923), and the subject place in Brenbeal Street, Balwyn (1930). Around the same time, St Barnabas' Anglican Church on Balwyn Road was also extended. There was extensive commercial development, including shops and banks, along both sides of Whitehorse Road in Balwyn. A shopping strip developed along Whitehorse Road, Deepdene, while smaller strips appeared along Burke Road (at Belmore Road, and later at Doncaster Road), and near the junction of Bulleen and Doncaster roads. Other new churches appeared during this period, while some of the older existing church buildings were entirely rebuilt to cater for enlarged congregations, notably the Balwyn Baptist Church on Whitehorse Road (1937), and the Frank Paton Memorial Presbyterian Church on Burke Road in Deepdene (1941) (Built Heritage 2015:11). Fintona Girls' School, which had opened in Hawthorn in 1896, relocated to David Syme's former mansion 'Tourmont' in Balwyn Road in 1936. The Anglican Mission of St James and St John opened a large babies' home on Whitehorse Road, Balwyn, in 1934. Hotels were prohibited in Balwyn and Deepdene following the Local Option vote of 1920, a reflection of the strong temperance views of the local population, but other opportunities for leisure included three picture theatres that operated in Whitehorse Road in the 1930s and 1940s, one of which (the Balwyn Theatre) survives. Beckett Park was well patronised as were the adjacent Maranoa Gardens. There was limited industrial development in Balwyn; an exception was the Oslo Bakery in Deepdene. The textile company Holeproof Ltd established a large factory in Whitehorse Road, Deepdene, in the early 1940s.

Catholic churches in Boroondara

An early Catholic church-school stood at the corner of Balwyn and Belmore Roads, on Elgar's Survey, in 1858, but this was short-lived (Built Heritage 2015). A number of early Catholic churches in Boroondara, for example at Kew, Hawthorn and Camberwell, were erected during the decade of dramatic suburban expansion of the 1880s. These were all replaced on a grander scale during the interwar period when the Catholic Archdiocese of Melbourne, under Dr Daniel Mannix, carried out an extensive building program.

History

Significant residential development in Balwyn (and Deepdene) was experienced during the interwar period. This was encouraged by the extension of the electric tramway along Whitehorse Road in 1913 and the popularity of affordable housing loans offered by the State Savings Bank. Balwyn, along with the wider area that now constitutes the municipality of Boroondara, had a smaller Catholic population than the Melbourne average, with Catholics tending to be more dominant in the

traditional working-class inner suburbs. The considerable interwar development of Balwyn and Deepdene led to a demand for places of worship, as well as Catholic schools, for the growing Catholic population.

A new Catholic parish of Deepdene, named Our Lady of Good Counsel, was established in 1922 and a red brick Catholic church-school opened in Whitehorse Road, Deepdene, the following year. A short distance further east in Balwyn, a new Catholic Church of All Hallows was erected in 1930 in Brenbeal Street, just off Whitehorse Road, within the existing Catholic parish of Surrey Hills. The church was presumably named after the Irish theological college, All Hallows College in Dublin, where the Catholic Archbishop of Melbourne, Dr Daniel Mannix, had studied.

Originally, the church site in Balwyn had been part of a larger allotment comprising Lots 7-17 of Section 6 of the Canterbury Park Estate, which was subdivided for residential development in the 1880s (*Herald* 20 November 1904:5). However, there was little construction on this estate until the 1910s. Council permission for the laying of Brenbeal Street was given in May 1918 (*Camberwell and Hawthorn Advertiser* 31 May 1918:2).

The parishioners of the Surrey Hills Parish contributed generously to the raising of funds for the new church building in Balwyn (*Advocate* 16 January 1930:22). As construction took place during the Depression, this quite likely would have imposed a degree of restraint on the scale and design of the new church. Like the Catholic church-school at Deepdene (1922), the new Catholic church in Balwyn was intended to function both as a church and a school, thus removing the necessity of local Catholics travelling long distances to attend Mass, and serving the needs of Catholic children in the rapidly expanding parish of Surrey Hills (*Advocate* 16 January 1930:22). Unlike Our Lady of Good Counsel, which was designed as parish church in its own right, All Hallows was a more modest structure because it was an out-church of the Surrey Hills parish.

Melbourne architect Robert L Harper built and designed the red brick Catholic church-school at 3 Brenbeal Street, Balwyn (*Advocate* 14 January 1930:5). The building and site, together with furnishings and ground improvements, cost £3964 in total (*Advocate* 16 January 1930:22). The Archbishop of Melbourne, Dr Daniel Mannix, laid the foundation stone and formally blessed the church-school, together with Fr D Gleeson, the first parish priest, at its opening in 1930 (*Advocate* 16 January 1930:22). It is presumed that that foundation stone was an inlaid plaque in this context.

There was considerable population growth in Balwyn in the immediate postwar years and in 1959 Fr J J Shorten established, and took charge of, the newly established Catholic Parish of Balwyn. In 1961 the foundation stone was laid for a new and enlarged All Hallows Church at 17 Brenbeal Street, Balwyn, and by 1962, the new church had opened (BHS 2010; *Age* 27 July 1962:8). The former All Hallows' church-school building at 3 Brenbeal Street of 1930 was subsequently adapted for use as the school hall.

Several alterations and additions to the former All Hallows church-school have been made since its construction. Building permit records reveal that minor works were carried from early in the building's history, including construction of a garage (1935); repairs and re-blocking (1948); the installation of toilets (1964); and the construction of a kitchen, washhouse and classroom (1965). More substantial changes were made to the site during the 1970s. Two adjacent houses were acquired and demolished and a school building was erected in 1975. In 1976, the land was transferred to the Roman Catholic Trusts Corporation for the Diocese of Melbourne (CT V9120 F893). In 1994 a deck and pergola were added (BP), though inspection from the public domain in October 2018 confirms that this had been recently been removed, and brick foundations for a smaller square deck had been constructed at the northwest corner of the building (Figure 3).

In 2012 the Catholic parish of All Hallows, Balwyn, was merged with the larger neighbouring parish of Our Lady of Good Counsel, Deepdene (BHS 2010; OLG). The Catholic girls' school, Genazzano FCJ College, in Kew has since taken up the former school site as a Year 9 campus, including the 1930 red brick church hall.

Robert L Harper

Robert L Harper was an architect and builder based in Abbotsford who specialised in church buildings, working in the period from the early 1900s until his death in 1935. He worked under A.A. Fritsch on the design of the grand Our Lady of Victories Catholic Church (now Basilica) in Camberwell (1913-18). He designed a number of Catholic buildings in Melbourne, including the Mercy Novitiate, Rosanna; the Jesuit Novitiate, Watsonia; and the Church of Our Lady Help of Christians at Brunswick East (*Age* 2 September 1935:8). He also designed the Sisters of Mercy Orphanage at Highton, Geelong. A practising Catholic, Harper incorporated his theological knowledge into his designs. As part of the alterations and improvements he carried out in 1915 at St Alpius Catholic Church, Oakleigh, Harper's decorative scheme was complex and striking. Around the nave he introduced medallions on which were stencilled sacred emblems symbolic of each of the Stations of the Cross (*Oakleigh and Caulfield Times* 11 September 1915:4). His most successful church design was probably Sacred Heart in Oakleigh, built 1923-25 (East 2016:115). The Catholic church-school in Brenbeal Street, Balwyn, was one of his last works; he died in 1935 (*Age* 2 September 1935:8). Overshadowed by fellow Catholic Church architect A.A. Fritsch in terms of his reputation and his prolific output of building designs for the Catholic Church in Victoria in the early twentieth century, Harper has been downplayed by some as an imitator of Fritsch (East 2016:42).

Community connections

All Hallows is part of the parish of Balwyn and Deepdene, which includes the Our Lady of Good Counsel Church (OLGC), and was enlarged in 2016 to include Our Lady of Victories, Camberwell. With the subject building sharing the site with Catholic girls' school, Genazzano FCJ College for their Year 9 campus, and a primary school attached to the OLCG Church, this combination of church and school provides a relatively large local community. At present there are 1200 families in the parish.

Description and Integrity

The former All Hallows' Catholic Church-School is situated at the southern end of the large allotment at 3 Brenbeal Street, Balwyn, on the west side of the street. Immediately to the building's north is a large school yard, and contemporary school buildings occupying the northernmost part of the site. It is in close proximity to the 1960s All Hallows Catholic Church, located on the north-western corner of Brenbeal and Jurang streets.

The main body of the building is an elongated rectangle in plan with a front porch projecting to the east. Constructed in red brick, its simple Gothic Revival style was common among designs produced by the Education Department of Victoria during the late nineteenth and early twentieth centuries, a form also adopted for many public halls of the same period. It has a gabled roof of terracotta tiles, with terracotta ridge capping and round metal rooftop ventilators, with narrow eaves and simple bargeboards.

Visible gable end detailing to the main building consists of a circular louvered vent incorporated in roughcast and timber strapping, to emulate half-timbering. A terracotta cross finial punctuates this gable end of the building. Below the half-timbered gable is a lower entrance porch, also gable-fronted, with one ledged door at the north elevation. On the eastern elevation of the hall near the entrance porch is an inlaid foundation stone commemorating the blessing of the building by Dr Mannix on 12 January 1930. It also references 'R. Harper, Architect & Builder'.



Figure 3. View of gable end detailing and terracotta cross finial. (Source: Context, October 2018)

At the visible side (north and south) elevations, evenly spaced brick piers create recessed wall spaces for fenestration, including several points of entry to the building. The piers suggest Gothic buttressing and lend an illusion of verticality to the otherwise modestly scaled form. Double-hung sash windows are segmentally arched with cement rendered sills and lintels. The windows are larger on the south elevation facing into the adjacent residential property, and smaller on the north elevation looking out to the school yard.

Brick foundations for a square decking area or structure have been recently constructed (in 2018) at the north-west corner of the building.

The former All Hallows' Catholic Church-School at 3 Brenbeal Street, Balwyn, is of high integrity, with very few changes visible to original or early elements of the place. The building retains its original built form and pattern of fenestration, and changes to the building have been largely confined to interior alterations. While original doors have been replaced this is not considered to diminish the integrity of the place substantially.

The integrity of the building is enhanced by the high level of intactness of main elements that include the terracotta tiled gabled roof, ridge capping and cross finial details, unpainted face brickwork and cement rendered sills and lintels, gable end detailing and window joinery.

The integrity of the place is enhanced by the recent removal of the 1994 pergola, however, it appears that a new structure will be built in its place with an unknown impact on views to the building.



Figure 4. View of the north elevation where the 1994 pergola has been recently removed. (Source: Context, October 2018)

Comparative Analysis

Catholic Church buildings

A number of early Catholic churches in Boroondara, for example at Kew, Hawthorn and Camberwell, were erected during the decade of dramatic suburban expansion of the 1880s. These were all replaced on a grander scale during the interwar period when the Catholic Archdiocese of Melbourne, under Dr Daniel Mannix, carried out an extensive building program.

As a result, there are a significant number of grand Catholic Church buildings in the City of Boroondara, including several large private schools, the former archbishop's palace, convents and monasteries, but there are few modest Catholic parish churches remaining that pre-date World War II. Examples include:



HO506 Our Lady of Victories Catholic School, 548 Burke Road, Camberwell, contributory in Civic and Community Precinct (1904, 1923-24) (Source: Google Maps)

A grand two-storey brick building with render dressings and a tiled roof. A prominent brick Romanesque belltower is attached to the façade.

Plans for this school were originally drawn up by A. A. Fritsch and then amended by architect Robert Harper, who also supervised the school's construction. The current building was begun in 1904 and greatly expanded in 1923-24.



No HO St Anne's Church-School hall, 53 Windella Avenue, Kew East (1930) (Source: Context)

This red brick church-school hall at St Anne's predated the main church building on the site, and was designed as both church and school. It was used for both purposes until the church was built. When investigated in 2017, it was considered to have low integrity as a result of substantial additions including the two storey block and new entrance.

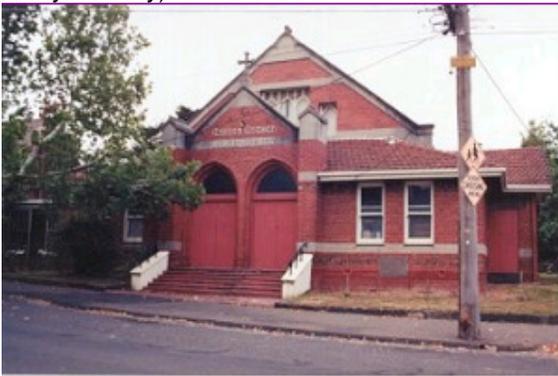
Interwar church halls

Architecturally, the following examples of interwar church halls on the Heritage Overlay can be compared to the former All Hallows' Catholic Church-School.



HO483 St Mark's Anglican Church Hall, 1 Canterbury Road, Camberwell (1914) (Source: Libby Blamey)

Included in the same listing as the main church building, this hall, designed by Louis R Williams and Alexander North, was built in 1914 and acted as the church until main church building was constructed in 1927-1928. It is of red brick construction with terracotta roof tiles, and a refined aesthetic, incorporating Gothic details such as the arch detail over entrance and lancet windows.



HO220 Christ Church Memorial Hall, 2 Denham Street, Hawthorn, contributory in West Hawthorn Precinct (c.1920s) (Source: Victorian War Heritage Inventory)

The Christ Church Memorial Hall is historically significant for its association with Christ Church and adjacent first Anglican Church on the Hawthorn side of the Yarra River. It incorporates fine Gothic Revival detailing.



HO735 (interim) Camberwell Methodist Church Hall, 58 Cooloongatta Road, Camberwell (1933) (Source: Google Maps)

This church hall, designed by architect Harold Bladen and built by R Moor, of brick with a tiled roof, was opened in October 1933 by the president of the Methodist Conference, the Rev HW Frederick. Further brick veneer additions to the building were made by builder AL Ackland in 1948.



HO719 (interim) East Camberwell Baptist Church, 137-139 Highfield Road, Camberwell (1923) (Source: Context)

The East Camberwell Baptist Church is a modest example of interwar church architecture, and is historically significant for its demonstration of the growth of non-conformist churches in the eastern part of the locality during the 1920s and 30s.

Discussion

The former All Hallows' Catholic Church-School compares well to the above examples. Its massing and plan are typical of interwar church architecture and community halls, including the simple rectangular form with projecting entrance porch, main gabled roof, and terracotta tiles and red brick construction. Its detailing, however, is more modest than Catholic and Anglican church buildings, which use traditional Gothic forms particularly for windows and door openings. Only the non-conformist East Camberwell Baptist Church shuns this for a more domestic-style detail.

In most cases the subject building exhibits a higher degree of integrity than the above examples, notably when in comparison to the Camberwell Methodist Church hall (contributory in interim HO735 precinct) and the church-school at St Anne's, Kew East (not recommended for HO). Changes to the subject building have largely been confined to interior alterations, and it retains key elements of its original form and detailing, including ridge capping and cross finial details, unpainted brickwork and cement rendered sills and lintels, gable end detailing and window joinery.

Though an earlier example, it compares particularly closely to the East Camberwell Baptist Church (interim HO719). The buildings share a similar domestic scale, form, construction materials and architectural detailing, as well as a similar degree of intactness, with few visible changes to original or early elements of the places.

Historically, the former All Hallows' Catholic Church-School is rare as an intact example of a modest Catholic Church building erected in Boroondara during the interwar period, when the Catholic Archdiocese carried out a large-scale building program across Melbourne. Purpose-built to function both as a church and a school, its construction removed the necessity for local Catholics to travel long distances for Mass, and served the needs of Catholic school children in the rapidly expanding parish of Surrey Hills. In this regard it is most comparable to the redbrick church-school hall at St Anne's, Kew East (1930), the construction of which also predated the main church building on the site. Similarly, it was designed to function as both a church and school, until the church was built, although the subject church-school at All Hallows' retains a much high degree of integrity than that of St Anne's. The latter has had a substantial entry porch added, a second storey built across part of the frontage, and windows replaced, among other alterations and extensions to the building.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised August 2018, 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 former All Hallows' Catholic Church-School is historically significant as a highly intact and rare surviving example of a modest Catholic Church building erected in Boroondara during the interwar period, purpose-built to function both as a church and a school during the time when the Catholic Archdiocese carried out a large-scale building program across Melbourne. Its early origins are demonstrated by its traditional hall form with gabled porch, the use of face brick walls, terracotta roof tiles, metal roof vents, and half-timbering to the front gable. Its construction removed the necessity for local Catholics to travel long distances for Mass, and served the needs of Catholic school-children in the rapidly expanding parish of Surrey Hills.

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).

N/A

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).

The former All Hallows Catholic Church-School is of social significance for its connection to the Catholic community of Balwyn, Deepdene and Camberwell, and the associated school communities.

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).

All Hallows Catholic Church-School has some association with Catholic Archbishop Daniel Mannix (1864-1963), who laid the foundation stone and formally blessed the church at its opening in 1930. However, as noted in the history, Mannix led a very extensive construction programme during the interwar period across Melbourne. There is no indication that he had particular involvement in this

parish or the erection of this building. For that reason, the association is considered to be of local interest only.

Statement of Significance

What is Significant?

The former All Hallows' Catholic Church-School, designed and built in 1930 by architect and builder Robert L Harper, is significant.

How is it significant?

The All Hallows' Catholic Church-School is of local historic and social to the City of Boroondara.

Why is it significant?

The former All Hallows' Catholic Church-School is historically significant as a highly intact and rare surviving example of a modest Catholic Church building erected in Boroondara during the interwar period, purpose-built to function both as a church and a school during the time when the Catholic Archdiocese carried out a large-scale building program across Melbourne. Its early origins are demonstrated by its traditional hall form with gabled porch, the use of face brick walls, terracotta roof tiles, metal roof vents, and half-timbering to the front gable. Its construction removed the necessity for local Catholics to travel long distances for Mass, and served the needs of Catholic school-children in the rapidly expanding parish of Surrey Hills. (Criterion A)

The former All Hallows Catholic Church-School is of social significance for its connection to the Catholic community of Balwyn, Deepdene and Camberwell, and the associated school communities. (Criterion G)

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:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

Built Heritage Pty Ltd 2015, 'Balwyn and Balwyn North Heritage Study', prepared for the City of Boroondara.

References

Advocate, as cited.

Age, as cited.

Argus, as cited.

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

Balwyn Historical Society (BHS) 2010. 'Early Balwyn and Deepdene Churches', *A Compilation of Newsletter Articles*, <http://home.vicnet.net.au/~balwynhs/>.

Built Heritage Pty Ltd 2015, 'Balwyn and Balwyn North Heritage Study', prepared for the City of Boroondara.

Built Heritage Pty Ltd 2012. 'City of Boroondara Thematic Environmental History'. Prepared for the City of Boroondara. May 2012.

City of Boroondara. Building permit (BP) card for '3-9 Brenbeal Street, Balwyn'.

Camberwell and Hawthorn Advertiser, as cited.

Canterbury Park Estate, Balwyn 190-?, Haughton Collection, State Library of Victoria, <http://handle.slv.vic.gov.au/10381/169748>.

East, John W. 2016. 'Australian Romanesque: A history of Romanesque-inspired architecture in Australia', The University of Queensland: <https://espace.library.uq.edu.au>

Land Victoria, Certificates of Title (CT), as cited.

Oakleigh and Caulfield Times, as cited.

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

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

Young, John c1950, 'Hill road, North Balwyn', *Victorian Places* John Young Collection, <http://www.victorianplaces.com.au/node/69337>, accessed 3 October 2018.