

'Aloha'

Prepared by: Context

Address:

9 Boston Road, Balwyn

Name: 'Aloha'	Survey Date: October 2018
Place Type: Residential	Architect: G H Earp (attributed)
Grading: Significant	Builder: Not known
Extent of Overlay: To title boundaries	Construction Date: 1922



Figure 1. View of 9 Boston Road, Balwyn. (Source: Context, September 2017)

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 'Idylwyde' 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 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.

History

The subject site is located on the southwest corner of Boston Road, facing Balwyn Park. The first use of the name Boston Road appears in 1896, but the east-west stretch of Boston Road was

formerly known as Hopetoun Street well into the twentieth century (MMBW 1998, 1926; S&Mc, 1893, 1896, 1935).

Following Elgar's survey, the surrounding area was used predominately for agricultural purposes until the 1880s, when subdivision of land to form residential estates began, spurred on largely by the proposed Outer Circle Line in 1876 (*Argus* 30 May 1876:6; *Age* 22 June 1888:2). The western side of Boston Road to the western side of Salisbury Street was subdivided as part of the Grandview Estate in the late 1880s to early 1890s (Grandview Estate Poster n.d., SLV). The eastern side of Boston Road, including the land on which the subject site stands, was subdivided as part of the Mont Albert Estate, allotments of which were sold from 1886 (see Figure 2) (McWilliam 2010:157). The area then was known as Surrey Hills. Development in the Mont Albert Estate was slow due to the economic depression of the 1890s.

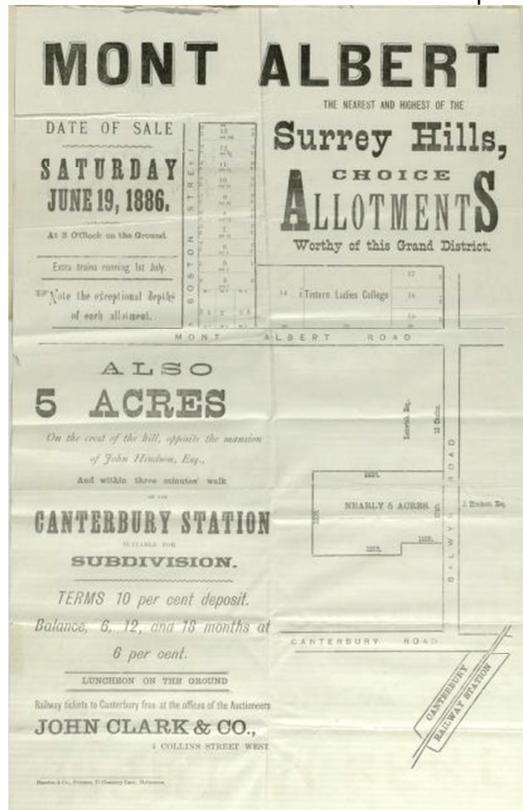


Figure 2. Mont Albert estate Surrey Hills, 1886. (Source: Clark 1886, SLV)

The double-storey interwar dwelling at 9 Boston Road was built in 1922 for Francis Edward Bellmaine, a London-born printer and councillor on the Camberwell City Council from 1917, who named the house 'Aloha' (RB 1923-24: England Census 1871; *Camberwell and Hawthorn Advertiser* 16 June 1917:4; *Table Talk* 8 February 1923:12; *Horsham Times* 5 May 1922:5). Francis Bellmaine had established Bellmaine Brothers printers in Flinders Lane, Melbourne, by 1917 (Adult Deaf and Dumb Society 1917:21). It is likely that architect G H Earp was responsible for the building's design. In 1920, Earp invited tenders for the erection of a two-storey brick residence at Boston Road, Balwyn (*Argus*, 20 November 1920:25). In 1926 there were only ten properties recorded extant on Boston road, most of which had footprints that suggest a Victorian date of construction (indicated by the presence of bay windows and verandahs) thereby increasing the likelihood that Earp's tender was for the subject site (MMBW Detail Plan 1998, 1926).

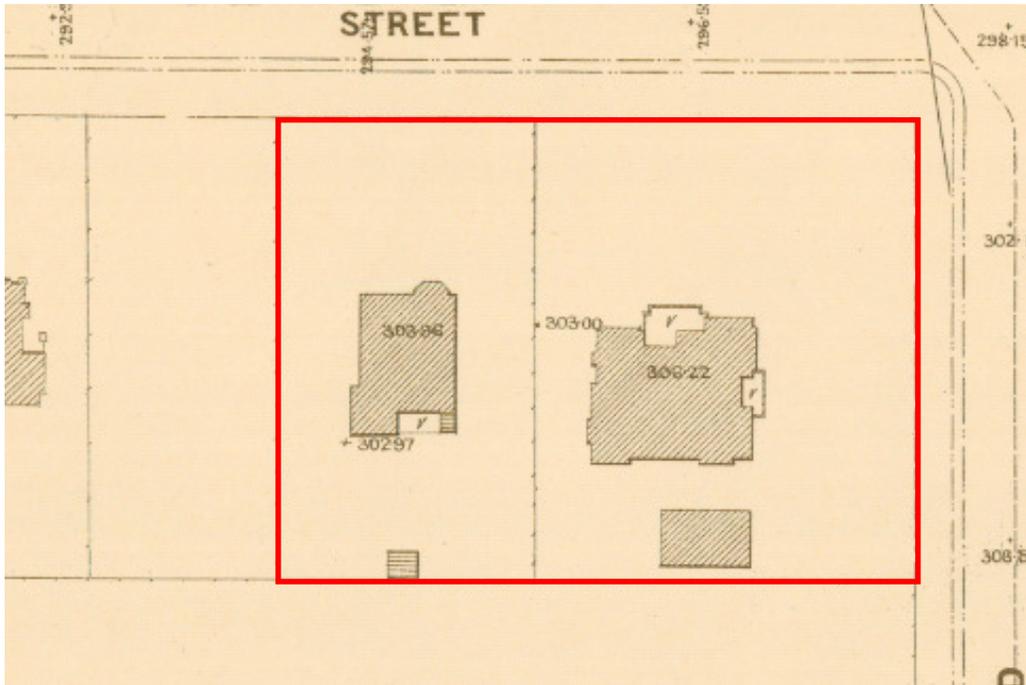


Figure 3. Extract from MMBW 1926 Detail Plan, 1926, with inserted box showing the current allotment size of number 9 Boston Road, which was enlarged after 2009 to encompass the former number 11 (at left). The subject house is located on the right. (Source: State Library of Victoria)

In c1918, Bellmaine purchased the subject land from Fanny Lucinda Busse, who owned multiple blocks on the west side of Boston Road (RB 1917-1919). The land remained vacant for some years until construction of 'Aloha' begun in 1921 but which was promptly delayed when the 'partially built' brick villa was advertised for sale (*Argus* 4 March 1921). The advertisement noted that the site presented a 'rare chance for builders and investors' and that the original plan was available (*Argus* 4 March 1921). The half-erected 'Aloha' did not sell, however, and the Bellmaine's remained owners of the land and were recorded as the occupants of 9 Boston Road from 1923 until 1950 (RB 1920/21, 1925; S&Mc 1950). The first recording of the subject site in the Sands and McDougall Directories appears in 1923 indicating that construction of the house was completed c1922 (S&Mc 1923). It

In 1923 'Aloha' had a net annual value of £165, which was the highest value, by a significant amount, on Boston Road that year (RB 1923-24). Bellmaine owned another property on Boston Street that was registered under the name of his wife, Mabel Bellmaine (RB 1923-24; *Argus* 23 March 1949:9). Mabel and Francis appear to have married in Fiji in 1906 then visited Hawaii; presumably the name of their house is a reference to these travels (Ancestry 2018). Mabel Bellmaine took an active interest in health services and philanthropy. She founded the City of Camberwell Victorian Eye and Ear Hospital auxiliary in 1926 and was its president for five years before retiring due to poor health; she was also the president of the Camberwell Baby Health Centre movement and contributed to the establishment of five baby health centres in Camberwell during the 1920s (*Herald* 1 July 1931:14; *Australasian* 24 November 1923: 39).

On his death in 1949, an obituary noted that Bellmaine was chairman of the Freemasons' Hospital board of management from 1945 to 1948. He was also a past Deputy Grand Master of the Victorian Grand Lodge, and represented the Grand Master in England, as the Provincial Prior of the Order of Knights Templar in Victoria. He also held high office in the Mark Lodge and Grand Chapter (*Age* 23 March 1949:2).

Few changes were made to the property at 9 Boston Road while it remained in the Bellmaine family's ownership, which lasted until 1951, the year Mabel Bellmaine died (*Age* 3 November 1951:19).

The property was listed for sale in 1951 and 1956, possibly remaining vacant between these years (*Age* 17 October 1956:21). The fencing was replaced in 1953 (BP 1951, 1953). The subsequent owners enclosed the ground floor porch on the northern elevation and extended it to create a sunroom in 1961 (BP). An advertisement for the house in 1985 lists ten rooms and describes the following internal features: a spacious 'reception hall' with surrounding gallery, vaulted ceiling, parquet flooring, extensive built-in furniture and wood panelling (*Age* 2 March 1985:50).

The subsequent owners undertook further alterations in 1987 (BP). These were largely internal and included the renovation of the kitchen, several bathrooms and some minor alterations to windows on the southern and western elevations. Two skylights were installed to the western plane of the roof.

The current allotment encompasses what was originally two lots: numbers 9 and 11 Boston Road (see Figure 3). Aerial photography from 2009 reveals that there was a residence in existence at number 11 Boston Road (now the western part of the site), that has since been demolished and replaced with tennis courts and other landscaping (Google Maps 2009). An outbuilding, which appears to be early but would have been associated with number 11, exists on this half of the site in the southwest corner of the allotment.

George Howard Earp

George Howard Earp (1892-1951) was born in New Zealand, migrating to Australia as a child and receiving his education at Melbourne Grammar School (*Pastoral Review and Graziers' Record*, 19 January 1951:29-31). In 1911, he obtained a qualification in building construction from the Working Men's College, the predecessor to today's Royal Melbourne Institute of Technology (RMIT) (*Herald* 25 January 1911:8). His qualification in architecture coincided with the outbreak of World War I, and he enlisted and attained the rank of lieutenant before the end of the war.

In 1918 Earp gained membership of the Royal Victorian Institute of Architects' Students' Society (RVIA 1918). Little is known about Earp's architectural career, though from available sources it appears it was short-lived, and consisted of residential commissions across the suburbs of metropolitan Melbourne, including East Malvern, Coburg and Springvale (*Argus* 10 Jan 1920:4; *Argus* 26 June 1920:5; *South Bourke and Mornington Journal* 14 Aug 1919:14). In 1923 Earp moved to Glenrowan, established a stud at his property, 'Athlea', and soon became well known as an exhibitor and judge at Victorian and interstate agricultural shows. He also served for many years as a councillor of the Benalla Agricultural Society (*Pastoral Review and Graziers' Record*, 19 January 1951:29-31).

Description and Integrity

'Aloha', 9 Boston Road, Balwyn, is a substantial double-storey red brick bungalow built in 1922. Prominently sited on the bend of Boston Road, overlooking Balwyn Park to the north-east, the house is set within an expansive garden of established trees. The site falls gently south to north. The property is bound on its east and northern boundaries by a tall clinker brick fence, which is a recent addition. A double garage and entry porch are reached off a return brick drive entered via mild steel gates along its eastern boundary.

The house is set under a hipped roof with multiple projecting gables and gabled porch. It has exposed rafter ends and eaves brackets. Gable ends are left unadorned with three vertical terracotta vents being the only decoration.

The building's dominant red-orange palette is achieved with the combination of red brick walls and the Marseille-pattern terracotta tiled roof. Notably, a belt course made up of a basketweave brick pattern sits within lines of projecting moulded bricks at the junction between the two storeys. This gives a subtle modulation to wall surfaces and building forms.

The house has two public elevations, though the eastern one is treated as the principal facade. It is symmetrically arranged and consists of two gable ends at the first-floor level with a projecting, central gabled entrance porch below. Above this entrance is a small casement window beneath the eaves. The southern gable has a tripartite widow at the first and ground floor levels whilst the northern gable is dramatically intersected by a stepped chimney, with its shoulders capped by contrasting triangular rendered fillets. This detail synthesises with the broad lintels of the first-floor windows and is repeated on the southern elevation. A timber frame double hung window punctuates the chimney breast at the first-floor level. This unusual detail is repeated at the ground floor level on the southern elevation. The northern elevation is dominated by a large, centrally placed projecting gable that houses an enclosed veranda/sunroom below, and a deep sheltered porch above. Windows are timber framed double hung sash windows with leaded panes to their upper sashes. Lintels and sills are painted and are either render on brick or precast concrete.

A detached garage, which appears to be original and appears on the 1926 MMBW plan, is constructed of red brick with a tiled roof and gable front.

'Aloha' is of high integrity with very few changes visible to original or early elements of the place. The house retains its original building form, complex hipped and gabled roof, original fenestration, and face brickwork.

The integrity of the house is greatly enhanced by the high level of intactness of these main elements, which includes details such as the Marseille patterned terracotta tiled roof, exposed rafter ends and eaves brackets, red face brick chimneys with corbelled detailing and inset windows, red face brick walls with basket-weave patterned brickwork demarcating the floor levels, terracotta wall vents, timber framed double hung sash windows with leaded upper sashes, expressed lintels and sills, gabled porch with arch and open balcony at first floor level.

The integrity of the place is enhanced by its substantial garden setting with mature landscaping and early garden elements including the original brick garage, sympathetic (but possibly not original) brick paved drive and stone garden walls.

The integrity of the place is slightly diminished by the addition of a sunroom to the northern elevation that resulted in the enclosure of an original porch.

Comparative Analysis

Built in 1922, 'Aloha' is a substantial interwar two-storey Bungalow that demonstrates the transition between the Federation style and the Californian Bungalow style. Houses built at this time frequently cast off the picturesque complexities and decorative elements of the Federation style and introduced features associated with the Californian Bungalow style. This included an emphasis on carpentry details and natural material with a simple massing and roof forms.

The Federation style is named after the federation in 1901 of the Australian colonies following a decade-long national discussion about constitutional change and then further years of adaption by the newly federated Australian states.

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 Californian Bungalow was at once a type of dwelling and a design style redolent of its West Coast American origins where it developed from nineteenth-century timber cottages and as a vernacular distillation of such diverse sources as Japanese architecture, Swiss chalets, and California's Spanish Mission heritage.

Originating in North America around the turn of the twentieth century, the Californian Bungalow style was introduced to Australia during years immediately prior to the First World War and then greatly popularised in the 1920s.

The Californian Bungalow sat midway in pretension between a cottage and villa (to use popular nineteenth-century terminology) and provided a quintessential pre-war and interwar dwelling suited to Australia's relatively large allotments and garden city ethos as a domestic repose in an industrial world.

Typical features of the Californian Bungalow style were its low-slung building form, substantial exterior transitional spaces sheltered under expansive verandahs with roofs supported on exaggerated piers or less typically as large recessed porches enveloped by the main roof, generally relating to a single dominant building form (often transverse in orientation).

Many stylistic characteristics of the Arts and Crafts or Craftsmen styles were shared by the Californian Bungalow style, often in a simplified form, including elements such as pergolas, projecting rafters, wide eaves overhangs, and sometimes a rustic use of natural materials.

Other individually significant two-storey Bungalow houses in Boroondara include:



'Banff', 150 Winmalee Road, Balwyn is of local historical and architectural significance as an intact and relatively early example of a two-storey Bungalow residence. It is relatively uncommon in the Melbourne context as an example of a clear two-storey Bungalow form as opposed to the attic form. With a construction date of 1915, 'Banff' is also relatively early in the development of the

HO422 'Banff' 150 Winmalee Road, Balwyn (1915) (Source: Lovell Chen Architects & Heritage Consultants) modern bungalow form in Australia.



653 Burke Road, Camberwell is architecturally significant for the early use of Californian Bungalow features and for the rare use of these features on a two-storey mansion house design. It illustrates a transition from the Queen Anne influenced houses incorporating bungalow features such as heavy masonry piers, shallow roof pitch and wide eaves with exposed rafter ends.

HO144 653 Burke Road, Camberwell (1919) (Source: realestate.com)



6 Summerlea Grove, Hawthorn is of local and architectural significance as a large interwar residence of the 1920s with a prominent hipped roof and asymmetrical front dominated by a central balcony and porch. It features materials and detailing typical of the period including face brickwork, roughcast stucco, Marseille pattern terracotta roof tiles and shingling.

HO476 6 Summerlea Grove, Hawthorn (1925-6) (Source: realestate.com)



HO372 930 Burke Road, Balwyn (1919) (Source: VHD)

930 Burke Road, Balwyn is of local historical and architectural significance as a fine and generally externally intact example of a substantial attic house constructed in Melbourne's wealthier middle ring suburbs in the early interwar period. Architecturally, it is a highly skilled composition that uses a long transverse hipped roof as a compositional spine and is dominated by the use of juxtaposed gables and boldly scaled, carefully placed chimneys.



HO142 10 Marshall Avenue, Kew (Source: Google Maps)

10 Marshall Avenue, Kew is of local architectural significance as a large and externally intact interwar attic bungalow. It features a long transverse gable roof with dominant gable porched entry with balcony above. Materials and detailing are typical of the period including face brickwork, roughcast render, heavy masonry piers and wide eaves with exposed rafters.

Discussion

'Aloha' is one of a number of substantial bungalow-style dwellings that represent a key local phase of interwar residential development in the Balwyn area. Whilst the theme of prestigious living is well represented along the so-called "Golden Mile" of Mont Albert Road by a number of surviving grand Victorian and Edwardian residences, the bungalow-style dwellings of the 1920s in this area tend to be somewhat smaller in scale.

In the wider Boroondara context, 'Aloha' compares particularly closely to 'Banff' at 150 Winmalee Road, Balwyn and 653 Burke Road, Camberwell. Whilst slightly later in date, it is a representative example of a relatively uncommon built form in Melbourne of the two-storey Bungalow form as opposed to the more common attic form of the period. This can also be seen at 6 Summerlea Grove, Hawthorn although its hipped roof results in a more standard and boxier two-storied form rather than that of a low-slung bungalow.

More typical of substantial bungalow-style dwellings built at the time is the attic bungalow form, as seen at 930 Burke Road, Balwyn and 10 Howard Street, Kew. Whilst more demonstrative of the Californian Bungalow style, similar design elements to 'Aloha' including its multiple projecting gables with gabled porch, wide eaves with exposed rafters and dominant chimneys.

'Aloha' is also of note for its historic connections to Francis and Mabel Bellmaine. Francis was a prominent local businessman, Freemason and City Councillor whilst Mabel founded the City of Camberwell Victorian Eye and Ear Hospital Auxiliary and established five baby health care centres in Camberwell, an early and progressive initiative for the 1920s.

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).

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).

'Aloha' is significant as a good and highly intact representative example of a relatively uncommon built form in the municipality during the interwar era, that is, a clear two-storied Bungalow form as opposed to the more common attic-storey Bungalow of the period. It retains typical elements of the Californian Bungalow style, namely its multiple projecting gables with gabled porch, face brickwork, wide eaves with exposed rafters and dominant chimneys.

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).

'Aloha' is significant for its association with Francis Edward Bellmaine and his wife, Mabel, for whom the residence was built. The house remained in their ownership until 1951. Francis Edward was a Camberwell City Councillor from 1917 to 1925, and chairman of the Freemasons' Hospital board of management from 1945 to 1948. He was also a past Deputy Grand Master of the Victorian Grand Lodge, and represented the Grand Master in England, as the Provincial Prior of the Order of Knights Templar in Victoria. Mabel founded the City of Camberwell Victorian Eye and Ear Hospital auxiliary in 1926 and was its president for five years before retiring due to poor health. She was also the president of the Camberwell Baby Health Centre movement and contributed to the establishment of five baby health centres in Camberwell during the 1920s.

Statement of Significance

What is Significant?

'Aloha', 9 Boston Road, Balwyn, built in 1922 for Francis Edward Bellmaine to designs by architect G H Earp, is significant. The original brick garage is also significant.

The later brick front fence is not significant.

How is it significant?

'Aloha', is of local representative (architectural) and associative significance to the City of Boroondara.

Why is it significant?

'Aloha' is significant as a good and highly intact representative example of a relatively uncommon built form in the municipality during the interwar era, that is, a clear two-storied Bungalow form as opposed to the more common attic-storey Bungalow of the period. It retains typical elements of the Californian Bungalow style, namely its multiple projecting gables with gabled porch, face brickwork, wide eaves with exposed rafters and dominant chimneys. (Criterion D)

'Aloha' is significant for its association with Francis Edward Bellmaine and his wife, Mabel, for whom the residence was built. The house remained in their ownership until 1951. Francis Edward was a Camberwell City Councillor from 1917 to 1925, and chairman of the Freemasons' Hospital board of management from 1945 to 1948. He was also a past Deputy Grand Master of the Victorian Grand Lodge, and represented the Grand Master in England, as the Provincial Prior of the Order of Knights Templar in Victoria. Mabel founded the City of Camberwell Victorian Eye and Ear Hospital auxiliary in 1926 and was its president for five years before retiring due to poor health. She was also the president of the Camberwell Baby Health Centre movement and contributed to the establishment of five baby health centres in Camberwell during the 1920s. (Criterion H)

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>	Yes—brick garage
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.

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