Heritage Citation – Individual Place

Heritage Place: Hampden Road Precinct **Address:** 10, 13-15 & 17 Avalon Road, 371-377 Dandenong Road, 29B-45 & 28-52 Hampden Road, Armadale

HO Reference: HO136
Citation status: Draft
Date Updated: 22 March 2022

Designer: Robert Hamilton, IG Anderson and Eric Beedham and Arnaud E. Wright
Builder: N/A

Year of Construction: c.1880s and 1920s- 1930s



Photograph of 13-15 Avalon Road (source: www.realestate.com.au, 2019).



Location and map extent of HO136.

Heritage Group: Residential buildings
Heritage Type: Residential precinct

Key Theme: Building suburbs
Key Sub-theme: Creating Australia's most prestigious suburbs – the end of an era – mansion estate subdivisions in the twentieth century

Significance Level: Local

Recommendation: Extend the curtilage of HO136 Hampden Road Precinct to include residences at 13-15 and 17 Avalon Road; tree controls are recommended in relation to the mature oak *(Quercus)* trees along Hampden Road.

Controls:	☐	External paint colours	☐	Internal alterations	■ Tree controls
	☐	Victorian Heritage Register	☐	Incorporated Plans	☐ Outbuildings and fences exemptions
	☐	Prohibited uses may be permitted	☐	Aboriginal Heritage Place	

Statement of Significance

What is significant?

The Hampden Road Precinct, comprising properties on Hampden Road, Avalon Road and Dandenong Road, is locally significant. The mature oak (*Quercus*) street trees on Hampden Road are also locally significant.

Significant properties include:

- Former Moorilim, 373-375 Dandenong Road, Armadale (Victorian Italianate mansion, now a school)
- Namarong, 52 Hampden Road, Armadale (Victorian Italianate mansion)

The remainder of the precinct is predominantly characterised by contributory graded buildings, with a small number of non-contributory infill developments. Refer to the grading map for designations.

Character elements that contribute to the significance of the precinct include:

- The generous allotments established by the 1919 subdivision of Namarong Estate and 1929 subdivision of Avalon Estate;
- The presence of intact remnant late Victorian Italianate mansion estate buildings, that were erected prior to the interwar era subdivision;
- The presence of a large group of contributory dwellings of varying Interwar styles, including Old English, Georgian Revival (with Mediterranean influences), American Bungalow, Mediterranean and Streamline Moderne. Some of these buildings are associated with notable architects.
- The relatively high integrity of contributory buildings when viewed from the street. Dwellings typically survive with their presentation to the street largely unaltered, retaining elements such as verandahs, porticos, roof forms, chimneys, windows and door openings, brick detailing and timber joinery;
- The overall consistency of form, scale (one to two storeys), siting (regular front and side setbacks) and external materials and detailing (brick or render with hip or gable tiled roofs and chimneys) of the groups of inter-war houses, apartments and maisonettes;
- Building designs reflecting the growing popularity of interwar high density flat development;
- Building designs responding to the rise in popularity of the motor car;
- The absence of vehicle accommodation or other buildings in front or side setback areas; and
- A garden estate character established by the well-maintained garden settings, low front fences and street trees, particularly the mature oak (*Quercus*) trees.

Later alterations and additions to the properties are not significant.

How is it significant?

The Hampden Road Precinct is of local historical and aesthetic significance to the City of Stonnington. The precinct also has associative significance, featuring examples of domestic architecture by notable architects.

Why is it significant?

The Hampden Road Precinct is historically significant as interwar subdivisions of the Namarong Estate and Avalon Estate respectively, which saw the formation of a wide street with generous allotments

within Armadale. Both the remnant late Victorian dwellings and diversity of interwar houses and flats erected following the subdivision demonstrates urban character changes that occurred between the late 19th and early to mid 20th century in the City of Stonnington. It is also significant as an illustration of the increasing popularity of apartment living during the inter-war period and, in particular, demonstrates the emergence of maisonettes as an acceptable form of apartment development for middle class families. The precinct forms a tangible link to the interwar subdivision and development story of Armadale. (Criterion A)

The Hampden Road Precinct is aesthetically significant as an intact and visually cohesive interwar era streetscape in the City of Stonnington. The streetscape consists of a large number of fine, well-detailed and cohesive freestanding dwellings, apartment buildings and maisonettes from the interwar eras, designed the Old English, Georgian Revival (with Mediterranean influences), American Bungalow, Mediterranean and Streamline Moderne styles. As a group they display cohesion through form, materials, siting, setbacks and one to two story heights. The grand Victorian Italianate mansions add further to the aesthetic significance of the place, owing to their grand scale, detailing and façade articulation. The precinct has a strong garden estate character established by well-maintained gardens, low front fences and street trees, particularly the mature oak (*Quercus*) trees. (Criterion E)

The Hampden Road Precinct has associative significance, featuring examples of the domestic Interwar work of noted architects Robert Hamilton (32 Hampden Road), IG Anderson (35 Hampden Road), Eric Beedham (371 Dandenong Road) and Arnaud E. Wright (13-15 Avalon Road). (Criterion H)

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	The Hampden Road Precinct is historically significant as interwar subdivisions of the Namarong Estate and Avalon Estate respectively, which saw the formation of a wide street with generous allotments within Armadale. Both the remnant late Victorian dwellings and diversity of interwar houses and flats erected following the subdivision demonstrates urban character changes that occurred between the late 19th and early to mid 20th century in the City of Stonnington. It is also significant as an illustration of the increasing popularity of apartment living during the inter-war period and, in particular, demonstrates the emergence of maisonettes as an acceptable form of apartment development for middle class families. The precinct forms a tangible link to the interwar subdivision and development story of Armadale.

B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	The place does not meet this criterion.
C	*Potential to yield information that will contribute to an understanding of our cultural or natural history*	The place does not meet this criterion.
D	*Important in demonstrating the principal characteristics of a class of cultural or natural places or environments*	The place does not meet this criterion.
E	*Importance in exhibiting particular aesthetic characteristics*	The Hampden Road Precinct is aesthetically significant as an intact and visually cohesive interwar era streetscape in the City of Stonnington. The streetscape consists of a large number of fine, well-detailed and cohesive freestanding dwellings, apartment buildings and maisonettes from the interwar eras, designed the Old English, Georgian Revival (with Mediterranean influences), American Bungalow, Mediterranean and Streamline Moderne styles. As a group they display cohesion through form, materials, siting, setbacks and one to two story heights. The grand Victorian Italianate mansions add further to the aesthetic significance of the place, owing to their grand scale, detailing and façade articulation. The precinct has a strong garden estate character established by well-maintained gardens, low front fences and street trees, particularly the mature oak (*Quercus*) trees.
F	*Importance in demonstrating a high degree of creative or technical achievement at a particular period*	The place does not meet this 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 the continuing and developing cultural traditions*	The place does not meet this criterion.
H	*Special association with the life or works of a person, or group of persons, of importance in our history.*	The Hampden Road Precinct has associative significance, featuring examples of the domestic Interwar work of noted architects Robert Hamilton (32 Hampden Road), IG

		Anderson (35 Hampden Road), Eric Beedham (371 Dandenong Road) and Arnaud E. Wright (13-15 Avalon Road).

Description

- Physical Analysis

Hampden Road

Hampden Road, between Dandenong Road and Avondale Road, is a leafy suburban street lined with substantial family homes and flats. The evolution of the street is clearly legible, starting as gracious Victorian mansions whose allotments were subdivided during the interwar period. At the Dandenong Road end there are the earliest subdivisions, built with 1920s flats and single-family Arts and Crafts style homes. The section to the north of Avalon Road, on the west side, was developed in a very short period of time during the 1930s with substantial two-storey Old English and Georgian Revival houses and duplexes/maisonettes disguised as single residences.

On the east side of Hampden Road, north of Avalon road, the precinct contains an interwar apartment building called Waveney at 29B Hampden Road which has Art Deco influences. Notably, the rear of the Waveney apartments features original garages constructed on what is believed to be the c. 1890s stables/carriage block from the original Waveney mansion that previously occupied this site.

On the east side of Hampden Road, south of Avalon Road, the houses at 39-43 Hampden Road are 1920s rendered brick bungalows with Arts and Crafts influences. 43 Hampden Road is a finely executed and relatively intact example, which retains original unpainted roughcast render with red brick accents, diamond leadlight windows, tapered chimneys, and an attic storey. 37 Hampden Road demonstrates classical influences to a bungalow with a recessed, colonnaded verandah, while Mon Reve at 35 Hampden Road is an example of the Streamline Moderne style designed by architect I.G. Anderson. 41 Hampden Road is the least intact of this section of the road, featuring a non-original porch, front windows and a garage addition.

On the west side of Hampden Road, north of Avalon Road, this portion of the precinct contains a succession of handsome interwar dwellings and maisonettes with consistent two-storey scale and established garden settings. A number of these, including 28-30, 32, 38 and 42 Hampden Road, draw upon Interwar Old English antecedents with steeply pitched roofs, tall chimneys and a face brick expression, while others such as 36 and 40 Hampden Road are relatively plain with few obvious stylistic influences. With specific regard to 32 Hampden Road, this is a fine example of a maisonette design by noted architect Robert Hamilton. It is complemented by the clinker brick front fence that features half-circular sections at the driveway entrance incorporating planter boxes, the name 'Rothesay' in lead letters as well as the original two mail box slots. Many of the other buildings retain their original or early low front fences; examples include the lava rock fence to 28-30 Hampden Road, the rendered fence to 40 Hampden Road and the clinker brick fence to 38 Hampden Road.

On the west side of Hampden Road, south of Avalon Road, there is a two-storey interwar era residence with Arts and Crafts influences at 10 Hampden Road. It retains its original roughcast render and

unpainted timber shingles. At the southern end of this section of the precinct, a property known as Namarong is located at 52 Hampden Road and consists of a large Victorian Italianate mansion which is relatively intact and finely detailed.

A number of modern houses and apartments have been constructed on the west side of the Hampden Road as well, however many of these have not substantially compromised the character of the streetscape. The notable exception is 48 Hampden Road which is quite visually dominant.

Dandengong Road

There are four properties on Dandenong Road that are included in the precinct. The primary property is Former Moorilim at 373-375 Dandenong Road which retains a small frontage to Dandenong Road and is characterised as a large Victorian Italianate mansion which has been integrated into The King David School. While significant additions have been made to the rear of the building, the main facade remains largely intact. 371 Dandenong Road, designed by architect Eric C. Beedham, represents the era of interwar apartment living, with a two-torey Mediterranean Revival flats building. The apartment building at 377 Dandenong Road adds to this interwar era story. Between the two apartment buildings is an interwar era residence at 375 Dandenong Road with timber shingle accents and a Marseille tile roof; it now forms part of a school complex.

Avalon Road

Another notable c.1930s Interwar Old English style residence is located at 13-15 Avalon Road, also known as Tudor Lodge. The property is located on one of the largest remaining land holdings in the suburb. The substantial two-storey residence is a prominent building on the street, set amongst mature trees within a generous terraced garden and sweeping driveway. The rendered brick building is characterised by prominent open gable projections, contrasting brickwork corbelling, a steep pitched roof and tall chimney stacks. Other defining features including the gable front entrance porch, bay windows and open face brick motifs further emphasise the design style.

Another important feature of the Precinct is the mature oak (*Quercus*) street plantings, which are clustered around the intersection of Hampden Road Avalon Road, and the triangular traffic island at the intersection with Avondale Road. These trees are complemented by fine specimens within the generous front gardens of many houses in Hampden Road, including a Copper Beech (*fagus sylvatica f. purpurea)* at 37 Hampden Road, a Scarlet Oak (*Quercus coccinea*) and Liquidambar (*Liquidambar styraciflua*) at 28-30 Hampden Road, and an Oak (*Quercus*) at the corner of the property at 46 Hampden Road. There are some surviving early plantings at the two Victorian era properties Namarong and Moorilim, including Canary Island Palms (*Phoenix canariensis*) on both properties, and a large cluster of palms, possibly Mediterranean Fan Palm (*Chamaerops humilis*), on the grounds of Namarong.

Overall, the building stock is of high quality and is in good condition.

- Alterations and Additions

Notable visible streetscape modifications include:

- Most properties have rear extensions and additions including swimming pools, however the scale and visibility of these elements is not intrusive.

- Second storey gable window with Colorbond clad added to 43 Hampden Road.
- Original face brick front walls rendered, including at 34, 36 and 45 Hampden Road.
- New timber front fence added to 10 Avalon Road.
- Front garage or carport additions including at 36, 40 and 43 Hampden Road.
- Contemporary grey colour scheme introduced at 45 Hampden Road and 371 Dandenong Road.
- Roof reclad with black Marseilles tiles at 45 Hampden Road.
- 375-373 Dandenong Road converted into a school.
- Contemporary infill development at 44, 46, 48, 48A and 50 Hampden Road.

History

Historical Context

For thousands of years preceding European colonialism, the area now known as Stonnington was the traditional home of the Woi wurrung and Boon wurrung people of the Eastern Kulin Nation. This environment would have provided Traditional Owners with access to pre-contact plains, grassy woodland, and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot), and Hawksburn Creek (now channelised), in a rolling landscape on the northern shore of Port Phillip Bay. It is important to note that the rich cultural heritage of Traditional Owners in Stonnington did not end with colonialism—it has a rich presence to this day.

The first land sales in what would become Armadale began in 1854 following the surveying of Glenferrie Road and High Street. The suburb of Armadale was formally included in the City of Prahran and, as is the case with many of the suburbs in Stonnington and surrounds, it received its name from a lone but notable property. Armadale House was built by one James Munro, son of the first keeper of the Prahran pound. On arriving in Australia from his home in Sutherland, Scotland, Munro worked for the stationer business Fergusson and Moore—Fergusson being James Fergusson of Kooyong. Armadale House, built in c.1887, was the first of many grand houses constructed in the suburb in the late 19th century. Munro went on to become Premier of Victoria and, later, Attorney General, before losing all in the economic crash of the 1890s. Following the turn of the century, many of the original 19th century properties faced demolition and subdivision, encouraging growth in early 20th century and the interwar period. While Armadale today enjoys an affluent reputation for its association with the surrounding suburbs of Toorak, Malvern and Kooyong, traces of remnant working class houses can be seen at the small timber workers cottages present in some parts off High Street and near the border with Malvern (Cooper 1924, 268).

Place History

The land comprising Hampden Road was formerly part of Crown Portions 52 and 65, each of around thirty acres each. Purchased by John Pascoe Fawkner and Benjamin Tindale respectively in 1850 at the second Crown Land sale, Fawkner and Tindale subsequently subdivided their land into allotments of five to seven acres and quickly sold their holdings as estates. The lots provided good residential land, as they were fairly level and drained to the Bay rather than the Yarra. However, between 1850 and 1870 very little development occurred. Kearney's map of 1855 shows that Lot 65 and part of Lot 52 had been roughly cleared. A track that would later form the northern end of Hampden Road had been formed and a handful of buildings to the street frontages had been constructed but development was otherwise sparse (Malone 1998, 29-32).

The surviving mansions in the Hampden Road area were built during the latter part of the 19th century. The opening of the railway stimulated development in the vicinity of the new stations at Toorak and Armadale from the late 1870s onwards, resulting in the erection of substantial estates within the vicinity of Hampden Road. To the south of Avondale Road, several large mansions set within expansive grounds occupied the land to the west of Hampden Road. Barnato and Avalon were sited at the eastern end of long blocks extending from Hampden Road to Orrong Road, while Seabrof and Redcourt were situated near the intersection of Orrong Road and Dandenong Road (the latter two properties did not have a frontage to Hampden Road). At the intersection of Hampden Road with Dandenong Road was Namarong, now at present day 52 Hampden Road. It was constructed in c.1870 on the west side, while Mount Melville (later Moorilim) at present day 373 Dandenong Road, was built on the eastern corner for John Currie (Malone 1998, 29-32). These mansion estates were the homes of wealthy and influential people in Melbourne's political and social life, and the large estates are shown in two MMBW Detail Plans dating from 1901. Plan No. 998 shows development on the west side of Hampden Road including Barnato, Avalon, Seabrof, Redcourt and Namarong (MMBW 1901). On the east side, the extensive grounds of Moorilim, including its tennis court, extending from Hampden Road to Denbigh Road, are shown on Plan No. 997. Also shown on Plan No. 997 is Waveney, the house originally built for Major-General H.W. Grimwade on a site just to the north of Hampden Villa. Further to the north there is another large villa, Remura, facing toward Avondale Road (MMBW 1901). The extent of development in Hampden Road shown in these MMBW plans would remain essentially unchanged until after World War I.

The municipality of Stonnington was the scene of intensive subdivision and development in the 1920s and 1930s. While the subdivision of large estates was taking place as well before this period, rising labour costs following World War I made the cost of servants and other workers to maintain the mansion estates prohibitive (Context Pty Ltd 2006). This resulted in the formation of several streets characterised by grand architect designed homes in suburbs like Toorak, as well as flat development in suburbs like Prahran. In the Hampden Road area, the Namarong Estate was subdivided in 1919, followed by the subdivision of the Avalon Estate in 1929. This led to the creation of Avalon Road, generally following the route of the former carriage drive to the now demolished Avalon mansion, as well as the creation of suburban sized allotments along the west side of Hampden Road. To the south of Avalon Road, Namarong mansion remained on a reduced allotment with frontage to Hampden Road only; the Dandenong Road frontage was divided into three new allotments. Immediately to the north of the mansion allotment were three further lots facing Hampden Road, the northernmost situated on the south-west corner of Avalon Road. A further nine lots were created to the north of Avalon Road on the Avalon Estate (Land Victoria).

Meanwhile, in 1921, the grounds of Moorilim were subdivided. The mansion was retained on a smaller allotment with a reduced frontage to Dandenong Road, while five lots were created along the east side of Hampden Road, with another four fronting Dandenong Road and two facing Denbigh Road. Further to the north, the grounds surrounding Waveney and Remura were subdivided by the mid-1930s (Land Victoria). Ultimately, Moorilim and Namarong survived and were converted to guest houses by the late 1930s - Moorilim became the Rio Grande Guest House by 1936, while Namarong was managed by Misses Wehl (who had been sole occupants for a number of years) as a guest house by 1937. Remura was converted to flats, while the house at the Waveney Estate was eventually demolished; the stables,

however, were retained and now form part of the garage complex at the rear of the Waveney apartments at 29B Hampden Road.

Consequently, Hampden Road was almost completely redeveloped during the interwar period, commencing at the southern end. On the east side, the first house on the Moorilim subdivision, at 41 Hampden Road, appeared in the 1923 Directory with Mr J.R. Bonwick listed as occupant. By 1928, it had been joined by the houses at 39, 43 and 45. On the opposite side of the road within the Namarong subdivision, a house known as Toronto was built by 1922 for the Buxton family at 48, while the house at 10 Avalon Road was constructed by 1923 for Fred Hill (Sands & McDougall 1923).

Meanwhile, in Dandenong Road a house was built by 1926 for Mr J. T. Guy on Lot 5 of the Moorilim subdivision, while the Coonett flats at present day 371 Dandenong Road, were designed by architect Eric C. Beedham. They were among the first flats erected along Dandenong Road and followed Kelvin Mansions, constructed c. 1922, just to the west of Orrong Road. By 1931, they were joined by the Darley flats situated on present day No. 377 Dandenong Road. Apartments were also built within Hampden Road itself. By 1928, Remura, at the south-east corner of Avondale Road, had been converted to the Hampden Court flats and in 1934 Waveney was sold and re-developed into flats. Another form of flat development, the maisonette, was also making an appearance. In 1933, the Jesmond Dene flats were built at 28-30 Hampden Road, while the adjacent Rothesay flats at 32 Hampden Road were built by 1934 (Sands & McDougall 1934). Both comprised two residences within what appeared as one large Tudor Revival house and the latter development was designed by the noted architect, Robert Hamilton. A contemporaneous article described the Rothesay flats as a 'happy compromise in that two flats are provided, which have practically all the conveniences of a large suburban house' (Argus 1933). The article noted that 'particular care' had been paid to soundproofing with the result that 'the two flats might well be imagined as two separate houses' and that the only feature that linked the flats in one building was the garden (Argus 1933).

The houses built in the precinct during the 1930s were mostly in the Mediterranean, Old English, Bungalow or fashionable Revival styles of the interwar period. Noted examples include the substantial Old English residence known as Ken-Alisa at 13-15 Avalon Road. Constructed in c.1935 to designs by noted interwar architect Arnaud E. Wright, this residence was owned by the prominent horse racing Dibb family for over sixty-four years and has been noted for its high degree of intactness and design quality.

One exception to the area's dominant Revival styles include Mon Reve at 35 Hampden Road. Constructed in c. 1938 to designs by architect I.G. Anderson, the building is noted for its discernible interwar Streamline Moderne style.

Comparative Analysis

The Hampden Road Precinct is primarily characterised by a mixture of interwar freestanding residences and apartment buildings constructed following the subdivision of large mansion estates during the interwar period. Consisting of architect designed dwellings situated on generous allotments, the Hampden Road Precinct is typical of the middle-class residential estates that were developed during the interwar period. It is particularly noted for its range of apartments and maisonettes alongside freestanding houses, as well as its retention of the two original late Victorian mansions Namarong and Moorilim. Comparative precinct examples include:

- **Kooyong Precinct, Kooyong (HO181).** The Kooyong Precinct is a residential area comprising two pockets of Federation and interwar housing stock. It compares directly to the Hampden Road Precinct as an architecturally diverse group of buildings that were developed following the interwar subdivision of Victorian mansion estates. It shares many qualities with the Hampden Road Precinct, including the prevalence of interwar Old English dwellings, the level of intactness of dwellings to their original states, the level of design quality, as well as the presence of Late Victorian buildings that date back to the Victorian era estates. As with the Hampden Road Precinct, its streetscape is occasionally broken up by modern residential infill buildings. However, unlike the Hampden Road Precinct, the Kooyong Precinct also comprises a mixture of substantial interwar bungalows and one-storey villas. Given the wide range of building stock and more non-contributory sites, it is considered to be a less cohesive precinct than Hampden Road overall.
- **Redcourt Avenue, Armadale (HO384).** The Redcourt Avenue Precinct in Armadale is an interwar residential area developed following the subdivision of the 19th century Redcourt and Sebrof mansion estates. It compares directly to the Hampden Road Precinct as an interwar era residential area that maintains a historical relationship to the Late Victorian mansion estates erected for Melbourne's landed gentry. It also shares a number of aesthetic qualities with the Hampden Road Precinct including a cohesive mixture of intact and high quality interwar designs such as Old English, Spanish Mission and Streamline Moderne, a consistency in setbacks and siting, a garden character afforded by mature tree lined streets and gardens, as well as sittings on generous allotments. A key differences is the absence of interwar maisonettes. It has a relatively small degree of infill in comparison to the Hampden Road Precinct and is thus considered a more intact precinct.
- **Jessamine Avenue and Linden Court, Prahran (HO141).** The Jessamine Avenue and Linden Court Precinct is an outstanding and intact group of 1920s-1940s interwar buildings set on landscaped grounds and a tree lined streetscape. It is notable for its curved concrete roadways, and diversity of interwar designs that include Spanish Mission, Georgian Revival, Art Deco and Streamline Moderne. Despite the variation of designs, the consistency in setbacks, siting, allotments and materiality create a harmony in the streetscape. As with the Hampden Road Precinct, the Jessamine Avenue and Linden Court Precinct also features interwar flats that illustrate the rise of higher density living by the 1930s. It is more intact than Hampden Road, owing to the lack of contemporary infill.

While the Hampden Road Precinct is not the most intact interwar era precinct compared with other examples, it encompasses a stylistically cohesive group of residences through form, sitting, setbacks, and materiality. The prevalence of a large range of intact interwar Old English style dwellings is of particular note. While this is occasionally broken up by the presence of modern residential buildings, these instances are limited and are generally of a scale, setback and form that are broadly complementary to the character of the older building stock.

Precinct Map



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

Street address	*Place type*	*Style/era*	*Grading**
HAMPDEN ROAD			
9/29B Hampden Road	Flats	Interwar period (c.1910-c.1940)	C
30 Hampden Road	House	Interwar period (c.1910-c.1940)	C
32 Hampden Road	Former Duplex	Interwar period (c.1910-c.1940)	C
34 Hampden Road	House	Interwar period (c.1910-c.1940)	C
35 Hampden Road	House	Interwar period (c.1910-c.1940)	C
36 Hampden Road	House	Interwar period (c.1910-c.1940)	C
37 Hampden Road	House	Interwar period (c.1910-c.1940)	C
38 Hampden Road	House	Interwar period (c.1910-c.1940)	C

Street address	*Place type*	*Style/era*	*Grading**
39 Hampden Road	House	Interwar period (c.1910-c.1940)	C
40 Hampden Road	House	Interwar period (c.1910-c.1940)	C
41 Hampden Road	House	Federation/Edwardian Period (1902 – c.1918)	NC (heavily modified)
42 Hampden Road	House	Interwar period (c.1910-c.1940)	C
43 Hampden Road	House	Interwar period (c.1910-c.1940)	C
44 Hampden Road	House	Contemporary	NC
45 Hampden Road	House	Interwar period (c.1910-c.1940)	C
46 Hampden Road	House	Contemporary	NC
48 Hampden Road	House	Contemporary	NC
48/A Hampden Road	House	Contemporary	NC
1/50 Hampden Road	House	Contemporary	NC
52 Hampden Road	House	Victorian Period (1851-1901)	S
AVALON ROAD			
10 Avalon Road	House	Interwar period (c.1910-c.1940)	C
13-15 Avalon Road	House	Interwar period (c.1910-c.1940)	C
17 Avalon Road	House	Contemporary	NC
DANDENONG ROAD			
5/371 Dandenong Road	Flats	Interwar period (c.1910-c.1940)	C
373-375 Dandenong Road	House (now a school)	Victorian Period (1851-1901)	S
375 Dandenong Road	House	Interwar period (c.1910-c.1940)	C
4/377 Dandenong Road	Flats	Interwar period (c.1910-c.1940)	C

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Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



13-15 Avalon Road, Armadale (source: www.realestate.com.au, 2019).



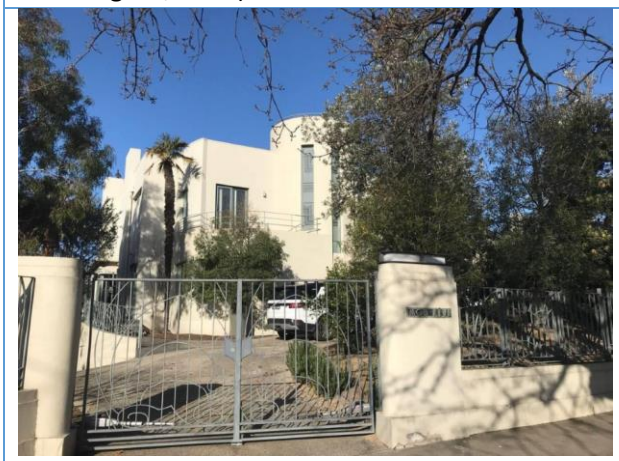
10 Avalon Road, Armadale (source: City of Stonnington, 2020).



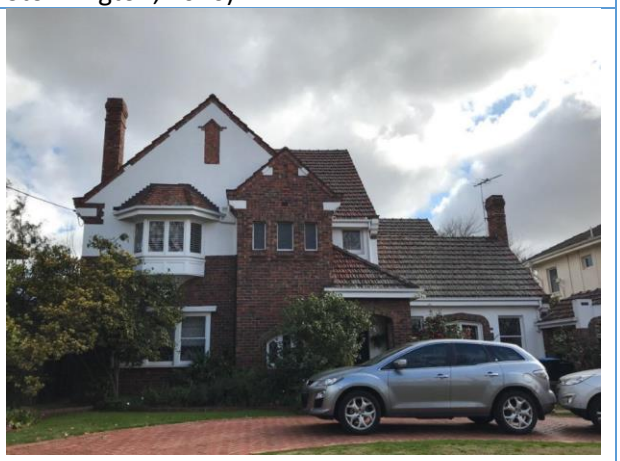
28-30 Hampden Road, Armadale (source: City of Stonnington, 2020).



32 Hampden Road, Armadale (source: City of Stonnington, 2020).



35 Hampden Road, Armadale (source: City of Stonnington, 2020).



38 Hampden Road, Armadale (source: City of Stonnington, 2020).



42 Hampden Road, Armadale (source: City of Stonnington, 2020).



Namarong, 52 Hampden Road, Armadale (source: City of Stonnington, 2020).



371 Dandenong Road, Armadale (source: City of Stonnington, 2020).



Mature oak (*Quercus*) street trees on Hampden Road (source: Google Street View, 2019).

Authors

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