

## ARMADALE HOUSE



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2008



armadale house kooyong  
road armadale front view  
jan1985



armadale house kooyong  
road armadale balcony  
jan1985

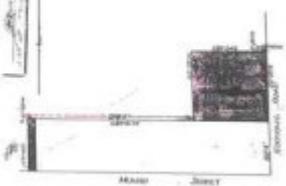


armadale house kooyong  
road armadale entrance  
jan1985



Angus Gilligan Incorporated, the office of which is at King William Street, Adelaide  
 South Australia. I am  
 now the proprietor of an Estate in Freehold subject to the Encumbrances  
 set forth hereunder in All the pieces of Land delineated and coloured  
 pink on the map in the margin being part of Crown Portion Fifty, Parish of Portarlington,  
 County of Bourke. - Together with a right of overage over the roads coloured  
 brown in the said map, and over the roads coloured brown on the map on Certificate of  
 Title Vol. 3488 Pg. 1316753 and together with a right to use the land coloured yellow  
 on the said map for drainage and sewerage purposes.

Dated the 20th day of February  
 thousand nine hundred and forty-one.  
 Justice of Peace  
 FRAHMAN  
 ENCLERBANCES REFERRED TO



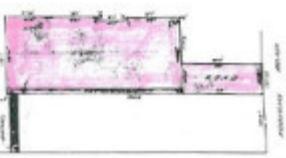
H0637 title 1



The following title Institute of 107 King William Street, Adelaide, to  
 now the proprietor of an Estate in Freehold subject to the Encumbrances  
 set forth hereunder in All the pieces of Land delineated and coloured  
 pink on the map in the margin being part of Crown Portion Fifty, Parish of  
 Portarlington, County of Bourke. - Together with a right of overage over the roads coloured  
 brown on the said map and over the roads coloured brown on the map on  
 Certificate of Title Vol. 3488 Pg. 1316753

Dated the 20th day of February  
 thousand nine hundred and forty-one.  
 Justice of Peace  
 FRAHMAN  
 ENCLERBANCES REFERRED TO

As to the land coloured blue ---  
 THE JOHN AND SUSIE SMITH created by Instrument of  
 Transfer No. 1040195 in the Register Book ---  
 As to the land coloured green ---  
 THE JOHN AND SUSIE SMITH created by ---  
 the said Instrument of Transfer ---.



H0637 title 2

## **Municipality**

STONNINGTON CITY

## **Level of significance**

Registered

## **Victorian Heritage Register (VHR) Number**

H0637

## **Heritage Overlay Numbers**

HO67

## **VHR Registration**

July 30, 1986

## **Heritage Listing**

Victorian Heritage Register

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## **Statement of Significance**

Last updated on - June 17, 2024

### **What is significant?**

Armadale House was built in 1876 for Scottish-born businessman and prominent public figure James Munro. Originally located within extensive landscaped gardens but now on a reduced site, the house is a two storey brick and stucco Italianate mansion, traditionally arranged and complete with cast iron balcony verandah.

### **How is it significant?**

Armadale House is of historical and architectural significance to the State of Victoria.

### **Why is it significant?**

Armadale House is of historical significance for its association with James Munro (1832-1908) who was an outstanding figure in the social, political and economic life of 19th century Victoria. One of the best known of the Land boom generation of developers and politicians, Munro was Premier of Victoria prior to the collapse of his personal fortunes and bankruptcy in 1893. His career exhibited the close ties between Temperance organisations, building societies and land speculation that underlay the boom of the 1870s and 1880s. In 1873 Munro began purchasing land on the eastern boundary of Prahran Municipality which became his large Armadale estate, named after the village in Sutherlandshire where he grew up. By 1876 he had initiated an ongoing process of subdivision and building in the area, and had erected his own mansion. The land developments were eventually to form a suburb that took the name of Munro's house. Armadale House thus provides a link with Munro's early career as a developer and stands as an important testament to the process of suburban development of metropolitan Melbourne.

Armadale House is of architectural significance as a solid but comparatively modest example of boom-era mansion design which is the focus of an urban conservation area, and for its associations with the important Victorian architect WH. Ellerker. In scale and design the mansion provides a contrast to some of the more extravagant mansions of other prominent boom figures, and as such is illustrative of the early, more humble, phase of Munro's career. Ellerker was chiefly notable as a competition-winning State school designer. Armadale House was built at the time he was most active in school design.

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

**Places of worship:** In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

**Subdivision/consolidation:** Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Construction dates	1876,
Architect/Designer	Ellerker, William H,
Heritage Act Categories	Registered place,
Other Names	DAVID FINKEL HOUSE,
Hermes Number	30
Property Number	

## History

### Contextual History:History of Place:

James Munro migrated to Melbourne in 1858 from Armadale in Sutherlandshire, Scotland. In 1865 he began the Victoria Permanent Property Investment Building Society. By 1874 Munro was MLA for North Melbourne. He was closely involved with the Toorak Presbyterian Church and the temperance movement. Munro combined his political career with property speculation until the collapse of his fortunes in 1893, shortly after his brief tenure as Premier of Victoria, 1890-92.

The development and sub-division of the Armadale suburb, which took its name from Munro's mansion built in 1876, was inextricably linked with railway building and property speculators, who like Munro, lost their fortunes in the depression of the 1890s. The connection of the Gippsland Line to the city via South Yarra in 1879 (with new stations at Hawksburn, Toorak and Armadale) benifited by association with local mansions, and thus Armadale Station also drew its name from Munro's mansion.

Associated People: James Munro, Premier of Victoria 1890-92

## Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 637, Armadale House, 117 Kooyong Road, Armadale (to the extent of all of the buildings and all of the land in Vol. 7240 Folio 1447816 and Vol. 6584 Folio 1316753 as shown by the plans held by the Ministry for Planning and Environment).

[*Victoria Government Gazette* No. 65 30 July 1986 p. 2977]

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*