Former Eyelets Factory, 4/40, 6-10/40 Green Street, Windsor

Heritage Place: Former Eyelets Factory
Address: 4/40, 6-10/40 Green Street, Windsor

HO Reference: HO774
Citation status: Final
Date Updated: 5 April 2024

Designer: A. and K. Henderson
Builder: Simmie and Co.

Year of Construction: 1938/39



Photograph of the Former Eyelets Factory, 4/40, 6-10/40 Green Street, Windsor. *Source*: Extent Heritage Pty Ltd, 2022.



Location map and extent Former Eyelets Factory, 4/40, 6-10/40 Green Street, Windsor.

Heritage Group: Manufacturing and Processing
Heritage Type: Factory

Key Theme: Developing local, regional and national economies
Key Sub-theme: Creating a manufacturing industry for Victoria – Clothing

Significance Level: Local

Controls:	☐	External paint controls	☐	Internal alteration controls	☐	Tree controls
	☐	Include on Victorian Heritage Register	☐	Incorporated Plans	☐	Outbuildings and fences not exempt
	☐	Prohibited uses may be permitted	☐	Aboriginal Heritage Place	■	Solar energy system controls

Statement of Significance

What is significant?

The property at 4/40, 6-10/40 Green Street, Windsor (otherwise known as the Former Eyelets Factory), is significant. Specifically, the form, detailing, fenestration and materials of the architect designed interwar factory building is of local heritage significance. Later alterations and additions to the property are not significant.

How is it significant?

The Former Eyelets Factory is of local historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

The Former Eyelets Factory is of historical significance as an example of an architect designed interwar era factory building associated with Windsor's manufacturing history. It not only reflects the growth of manufacturing factories within Windsor during this period, which saw the emergence of modestly scaled textiles and clothing manufacturing factories throughout the 1920s and 1930s, but also demonstrates the economic role manufacturing once played in this area of the municipality. It is also noted for having employed factory workers for over forty years, and thereby forms a tangible link to twentieth century working life in the municipality. (Criterion A)

The Former Eyelets Factory is of representative significance as an intact Streamline Moderne interwar factory building that clearly demonstrates the style and character of medium scaled industrial development in Windsor during the interwar period. Stylistically, the group exhibits the key features associated with the Streamline Moderne style as applied to a factory building, including contrasting horizontal and vertical forms, an asymmetrical massing, stylised ornamentation in the form of geometric shapes, rounded corners and elongated window bank. As a medium scaled factory set off a main commercial strip in Windsor, the building also encapsulates the scale and siting of interwar industrial buildings in the municipality. (Criterion D)

The Former Eyelets Factory is of aesthetic significance as a substantially intact and well-articulated Moderne style factory building. It is visually distinguished by its contrasting use of horizontal and vertical forms and distinct Streamline effect created by its elongated window bank with steel framed glazing and cantilevered awning. Further visual interest is created by its incorporation of stylised ornamentation derived from Jazz Moderne sources in the form of a finial paired with a shaped steel bracket. Combined, these features imbue in the building a stylistically progressive and dynamic appearance. (Criterion E)

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	The Former Eyelets Factory is of historical significance as an example of an interwar era factory building associated with Windsor's manufacturing history. It not only reflects the growth of manufacturing factories within Windsor during this period, which saw the emergence of modestly scaled textiles and clothing manufacturing factories throughout the 1920s and 1930s,

		but also demonstrates the economic role manufacturing once played in this area of the municipality. It is also noted for having employed factory workers for over forty years, and thereby forms a tangible link to twentieth century working life in the municipality.
B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	The Former Eyelets Factory is significant as a rare surviving example of an interwar factory building in Windsor. While these buildings were formerly concentrated in areas adjacent to the municipality's main commercial strips, only a handful have survived into preservation. Moreover, interwar era factory buildings that have survived typically comprise former food processing facilities as opposed to textiles and clothing manufacturing facilities. As such, the Former Eyelets Factory is an uncommon example of a typology associated with the municipality's industrial history.
C	*Potential to yield information that will contribute to an understanding of our cultural or natural history*	This place does not meet this criterion.
D	*Important in demonstrating the principal characteristics of a class of cultural or natural places or environments*	The Former Eyelets Factory is of representative significance as an intact Streamline Moderne interwar factory building that clearly demonstrates the style and character of medium scaled industrial development in Windsor during the interwar period. Stylistically, the group exhibits the key features associated with the Streamline Moderne style as applied to a factory building, including contrasting horizontal and vertical forms, an asymmetrical massing, stylised ornamentation in the form of geometric shapes, rounded corners and elongated window bank. As a medium scaled factory set off a main commercial strip in Windsor, the building also encapsulates the scale and siting of interwar industrial buildings in the municipality.
E	*Importance in exhibiting particular aesthetic characteristics*	The Former Eyelets Factory is of aesthetic significance as a substantially intact and well-articulated Moderne style factory

		building. It is visually distinguished by its contrasting use of horizontal and vertical forms and distinct Streamline effect created by its elongated window bank with steel framed glazing and cantilevered awning. Further visual interest is created by its incorporation of stylised ornamentation derived from Jazz Moderne sources in the form of a finial paired with a shaped steel bracket. Combined, these features imbue in the building a stylistically progressive and dynamic appearance.
F	*Importance in demonstrating a high degree of creative or technical achievement at a particular period*	This 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*	This 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.*	This place does not meet this criterion.

Description

- ### Physical Analysis

The Former Eyelets Factory consists of a two-storey interwar era commercial building designed in the Streamline Moderne style. The Former Eyelets Factory forms part of a larger structure with a sawtooth roof. The structure extends south from the main building and adjoins a wider structure to the southeast extending towards Union Street. The bagged brick structure is laid with a stretcher bond and finished with a dark grey contemporary colour scheme. The main roof section of the factory consists of a hipped roof clad with corrugated sheet metal, connected to the sawtooth roof sections extending south. The roof profile is obscured from view by the flat parapet.

The façade presents a double fronted, asymmetrical form with contrasting horizontal and vertical motifs. The projecting bay housing the main entrance features a rounded edge form and cantilevered concrete awning. The awning includes a row of open lightbulbs. The bay includes paired vertical windows topped with a shaped steel bracket and finial derived from Jazz Moderne sources. The remainder of the elevation is fronted by a raised brick and concrete platform. Both levels include an elongated window bank with steel framed glazing, angled brick sill and flush soldier course laid lintel, which combine to emphasise the building's horizontality.

The flat parapet above the upper-level window bank features moulded extruded lettering, half inset into the brickwork reading 'EYELETS PTY LTD'.

The structure is narrowly setback from the street and the side elevations consist of overpainted brick. The eastern side elevation includes secondary entrances and is painted with street art. A concrete laid pathway extends along the eastern elevation providing access to a rear parking area on the property.

The Former Eyelets Factory is considered in good condition. The main alteration visible from the public domain comprises the overpainting of the façade. Its original massing, form and characteristic Moderne elements are otherwise substantially intact. Thus, it would be considered with high integrity.

- Alterations and Additions

- Air raid shelter constructed within the structure (1945).
- Alterations to split the factory buildings into separate structure (c.1980s).
- Brick edged garden bed along the front façade infilled with concrete.
- Façade and side elevations overpainted.
- Pair of vertical windows added to the projecting bay.
- Various subsequent internal alterations to suit a variety of use including a dance studio, warehouse, office and workshop spaces.
- Contemporary colour scheme to the front façade (by 2009).
- Street art along the side eastern elevation (by 2013).
- Contemporary street number sign affixed to the front façade.
- Minor accretions include new rainwater goods.

History

- Historical Context

The area presently known as Stonnington is the traditional home of the Wurundjeri Woi Wurrung and Bunurong peoples of the East Kulin Nation. Formerly characterised by pre-contact plains, grassy woodland, and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot) and Hawksburn Creek (now channelised), this once thriving habitat provided Traditional Owners access to a range of water, plant, and animal resources integral to their way of life. The onset of colonialism not only saw the transformation of these landscapes, but also Woi wurrung and Bunurong displacement through violence and land dispossession, as is evident in the establishment of George Langhorne's Aboriginal Mission Station Reserve along the southern banks of the Yarra River in present day Prahran and Toorak. Operating under the guise of 'protection', this reserve ultimately became a focal point for segregation, dislocation, and colonial control of Aboriginal people's lives (Context Pty Ltd 2009, 31).

Despite decades of ongoing dispossession, the rich cultural heritage of Traditional Owners in Stonnington has an enduring presence to this day. Through continued resistance and the passing down of Indigenous knowledge, the Wurundjeri Woi Wurrung and Bunurong people maintain an ongoing connection to, and care for Country.

The first Crown Land Sales in what would become the suburb of Windsor took place in 1849-50, including the subdivision of land bounded by present day Toorak Road, Orrong Road, Dandenong Road and Punt Road into fifty-one allotments (Context Pty Ltd 2009, 39). The land

encompassing present-day Windsor, being bound by High Street, Kooyong Road, Dandenong Road and Punt Road, comprised twenty-two of these allotments. Formerly known as Prahran South, the area was later re-named Windsor in 1891. While higher ground overlooking the Yarra to the north of Prahran was quickly acquired and settled by the colonial elite from the 1840 Crown Land Sales, Windsor, being of poorly drained low-lying land characterised by wetlands further to the south, was primarily set aside for farming and housing for the working and lower middle classes.

By 1856, the land encompassing Windsor was primarily characterised by a mixture of undeveloped land and small timber and brick workers cottages set on narrow allotments (Surveyor-General's Department 1856). The high level of natural deposits of alluvial clay in the area meant that pockets of low-lying land were used as brickyards (Context Pty Ltd 2009, 17). An early suburban railway station also opened in Windsor in 1859 as part of the Hobsons Bay line, which encouraged further housing development in the vicinity. The area was distinguished by its strong market garden character during its early period, with much of the land awaiting development being used for cultivation during the 1850s and 1860s (Malone 1983, 12).

The area underwent a period of rapid change following the 1880s land boom. This spurred residential development on farming land and the replacement of modest mid-nineteenth century wooden dwellings with more ornate, single-fronted Victorian and Edwardian style brick and timber cottages, some joined as terraces, that could house the influx of factory workers as part of the area's growing manufacturing industries (Malone 2000, 20). While both post-war 'slum' clearance and gentrification from the 1970s saw the loss of many of these Victorian- and Edwardian-era cottages, a significant number have survived intact. Beyond the small group of modest c.1920 factories concentrated around the intersection of Frederick and James Street, Windsor's working-class history can primarily be found in the form of several surviving 1850s and 1860s cottages, as well as in the late-nineteenth and early-twentieth century single-fronted cottages and dwellings concentrated on streets between Chapel Street and Punt Road.

- ## Place History

The land on which the Former Eyelets Factory presently sits formed part of Crown Portion 57 during the 1849-50 Crown Land Sales (Surveyor-General's Department 1849). Consisting of land bounded by present day Chapel Street, High Street, Union Street and Upton Road, this allotment, measuring 15 acres and 27 perches, was purchased by Edward B. Green, and the street would later be named after him. The portion was thinly populated and was an extension of Prahran rather than part of Windsor proper (Malone 1999, 31). It was divided into two halves, 57A and 57B, with the site situated in the 57B half of the portion, between Green Street and Union Street (Malone 1999, 26). While there was a scattering of dwellings to the north streets by 1856, the subject site remained vacant and formed part of a paddock (Surveyor-General's Department 1856) (see Figure 1).



Figure 1. 1856 map showing the approximate location of present day 40 Green Street, Windsor (then a paddock) in red. Source: Public Record Office Victoria.

The area was further developed during the 1880s land boom, which saw the paddock subdivided into allotments and the subsequent establishment of residential dwellings along Green Street (Dixon 1883; MMBW 1896). By 1896, the subject site comprised a pair of semi-detached residential dwellings, then numbered 36 Green Street (MMBW 1896) (see Figure 2).

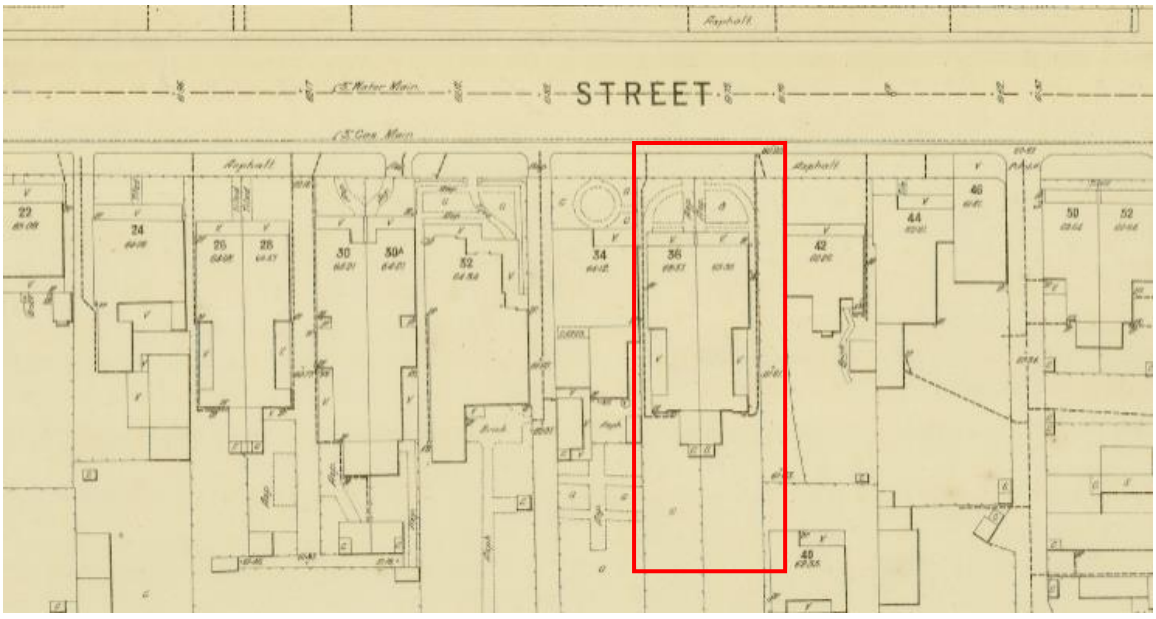


Figure 2. 1896 MMBW map showing 40 Green Street, Windsor, then listed as 36 Green Street, Windsor, occupied by a pair of semi-detached residential dwellings at 36, and various work rooms at 42, 44 and 46. Source: State Library of Victoria.

In c.1924, Eyelets Pty Ltd demolished the various work rooms listed as 42-46 Green Street, Windsor in the 1896 MMBW map, consolidated the area into one holding, and established a factory building (Daily Commercial News and Shipping List 1924, 5) (see Figure 3). Meanwhile,

the subject site continued to be occupied by the semi-detached residential dwellings (see Figure 3).



Figure 3. 1931 aerial showing subject area in red and the c.1924 Eyelets Pty Ltd factory at what was formerly 42-46 Green Street, Windsor in green.

Eyelets Pty Ltd's registered company's directors were James Beauchamp, Henry Buck, Frederick William Dennett and Daniel Clarence Hellings, and by 1931, the factory employed thirty-eight staff at the Green Street factory (Daily Commercial News and Shipping List 1924, 5; Labour Call 1931, 8; Sands & McDougall 1930, 536). Notably, the firm manufactured eyelets to be used in boots, tents, stationery, corsets and in the wireless and electrical trades, and supplied over fifty per cent of the eyelets used in Australia.

In 1938, builders Simmie and Co carried out alterations and extensions to the existing Eyelets Pty Ltd factory building to designs by architects Messrs. A. and K. Henderson (The Age 1938, 13). As part of this, the present-day Moderne style factory building at 40 Green Street was erected (see **Error! Reference source not found.**). This building replaced the pair of semi-d etached terraces that formerly occupied the site and also extended to the rear of the existing factory at 42-26 Green Street, Windsor. It was subsequently consolidated with the existing factory to the east, as well as the residential dwelling to the west, the latter of which was used as the company's head office (The Herald 1939, 23; Certificate of Title 1980). While Eyelets Pty Ltd retained ownership of this entire holding, records indicate that the company moved their operations into the new A. and K. Henderson designed building and adjacent residential building (see Figure 5). Meanwhile, the c.1924 factory building to the east was rented out to an upholstery supplier known as Hair Springs Pty Ltd (Sands and McDougall 1940) (see Figure 4).



Figure 4. c.1939 view of the new Eyelets Pty Ltd building at present day 4/40, 6-10/40 Green Street, Windsor. Note 'Hair Spring Pty Ltd' on the building to the left *Source*: State Library of Victoria.



Figure 5. 1951 aerial showing consolidated holdings of Eyelets Pty Ltd in green and the subject site in red.

In 1942 during the Second Word War, an air raid shelter, also designed by A. and K. Henderson, was erected at 40 Green Street for the company. In March 1945, a newspaper reported Eyelets Pty Ltd was busily occupied on priority defence work (The Argus 1945, 22). Eyelets Pty Ltd resumed general eyelets production after the war, and in 1955, a newspaper provided the following account of the company:

> 'For over 30 years, Eyelets Pty Ltd have made eyelets in every imaginable shape, size and color for the ever fashion conscious boot, manufacturer. A boot eyelet must have resistance to water, and the abrasive action of laces, color fastness, resistance to damage during insertion in the upper, and the ability to withstand certain manufacturing processes encountered during the manufacture of the shoe. The manufacture of eyelets is therefore a specialist's job. The majority of the machinery used at Eyelets is designed and built by their own engineering staff. In spite of these difficulties, boot eyelets pour from the factory at Windsor at the rate of many millions a week' (The Argus 1955, 18).

Eyelets Factory Pty Ltd retained ownership and occupancy of 40 Green Street, Windsor, as well as the factory building to the east, until 1980. The entire holding was subsequently sold to Glenset Nominees Pty Ltd, who carried out minor alterations to the building at 40 Green Street, Windsor in 1981 (Building Permit 15709). In the same year, Tony Bartuccio established a Dance Centre at 40 Green Street, and the building was internally altered for used for dance class and musical auditions throughout the late twentieth century (The Age 1986, 21).

Further internal renovations were carried out by 2006 to transform the building into a mixed-use space. As of 2023, the building is in use as an office space for an audio and video production company.

- ## A. & K. Henderson

Comprised of father and son duo Anketell Matthew Henderson (1852-1922) and Kingsley Anketell Henderson (1883-1942), A. & K. Henderson was a noted Melbourne-based architectural practice. Originally established in 1906, the partnership eventually expanded in 1920-24 to include Rodney Aslop and M. W. Martin (hereafter occasionally known as A. & K. Henderson & Partners) following the death of Anketell Henderson (Goad and Willis 2012).

The firm became one of the most prominent firms in Australia by the interwar period, particularly in the field of commercial architecture. The practice was regarded as being at the forefront of commercial architectural design, particularly owing to Kingsley Anketell Henderson's understanding of the functional requirements of office development (Balderstone 1983). As such, he made a major contribution to the architecture of Melbourne, particularly along Collins Street, which formerly boasted seven A. & K. Henderson buildings. Noted designs in Melbourne include the Renaissance Revival style influenced 1929-30 Alcaston House (VHR H0500), and the 1929 T & G Building at the corner of Collins and Russell Street, the first major building in Melbourne to reach the 132-foot height limit and raise a tower above it as an architectural feature.

Aside from major commercial buildings, the firm also designed university buildings, libraries, hospitals, factory buildings and occasionally residential buildings, the most noted of which include the 1918-19/1926-27 Braille Library and Hall in South Yarra (VHR H1926) and the 1929 Traill Wing

of Janet Clarke Hall at the University of Melbourne (VHR H2334) (The Argus 1942, 2). Across their works, the firm employed the full range of interwar architectural expression, with their buildings ranging from the Gothic and Classical Revival styles to the Moderne and restrained Modernism of the later interwar years (Balderstone 1983).

Comparative Analysis

Manufacturing factories in Prahran and Windsor commenced as small enterprises in the late nineteenth century and gradually rose in importance during the 1920s and 1930s in the form of modestly sized textiles and food processing factories (Wilde 1993, 145-146). As exemplified at the Former Eyelets Factory, a number of these interwar era manufacturing buildings were designed in the Moderne idiom due to the style's association with progress and cleanliness. The manufacturing industry would see a decline by the latter half of the twentieth century due to business restructuring, industry rationalisation, rising land values, and the loss of tariff protection. Although a handful of these interwar factories have survived demolition, extant examples within the municipality that are comparable to 4/40, 6-10/40 Green Street, Windsor typically comprise former dairies and food processing facilities as opposed to factories associated with clothing manufacturing. These include:

- **109 Wattletree Road, Armadale (Significant within HO349 Glenferrie Road/High Street Precinct)**. A former Dairy erected in the Interwar period, 109 Wattletree Road, Armadale draws clear similarities to the Former Eyelets Factory as an interwar building designed in the Streamline Moderne style. Common features include the rounded corner and horizontally expressed ribbon windows which combine to create an articulated streamlined effect, as well as the contrasting use of vertical and horizontal forms. Like the Former Eyelets Factory, its façade culminates in a vertically expressed element, in this case, a raised parapet imitating a clock tower. Although it retains its original face brick finish, its ground floor has been substantially modified and used as a restaurant and bar. It lacks the remnant stylised Jazz Moderne detailing demonstrated at the Former Eyelets Factory.
- **Former Caufield Butter Factory, 1091 Dandenong Road, Malvern East (HO423)**. Constructed in 1931 to designs by local architect Leslie J. Reed, the Former Caufield Butter Factory comprises a rare and unusual Interwar Spanish Mission style manufacturing building. This is mainly observed in its distinct front façade featuring a shaped gable parapet. Other Spanish Mission style influences can be seen in the arched fenestration and blind arches, decorative use of Cordova tiles to the parapet, and opulent precast mouldings. Although of a different architectural style to the Former Eyelets Factory, it compares in terms of historical development and similarly exemplifies the application of fashionable and ornamental Interwar styles to manufacturing buildings in the 1930s. As with the Former Eyelets Factory, it has been overpainted with a contemporary colour scheme. As such, it is also of a similar scale and level of intactness and consequently establishes a precedent for the inclusion of the Former Eyelets Factory on the Heritage Overlay.
- **Former Factory, 2A Frederick Street and 24/26 James Street, Windsor (Significant in HO138 Hornby Street/Somerset Place/McIlwrick Street/Elm Place Precinct).** The building at 2A Frederick Street and 24-26 James Street comprises an early twentieth century factory building distinguished by face brick and a gabled parapet. While distinct from 40 Green Street in terms of style and provenance, it nevertheless similarly demonstrates the pattern of small to medium scale industrial development in Windsor during the twentieth

century. It is more intact than 40 Green Street, however lacks the aesthetic distinction and stylistic expression exhibited at the latter.

The Former Eyelets Factory comprises a fine and substantially intact Streamline Moderne manufacturing building that compares well to existing examples in terms of intactness and aesthetic. As demonstrated above, this typology is not well-represented on the municipal Heritage Overlay, and only a handful of interwar buildings associated with manufacturing, the majority of which pertain to food processing industries, have survived. As such, the Former Eyelets Factory not only forms a striking, architect designed building along the streetscape, but also draws clear associations with Windsor's industrial past.

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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 as well as desktop resources.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Images



Overview of façade. *Source*: Extent Heritage Pty Ltd, 2023.



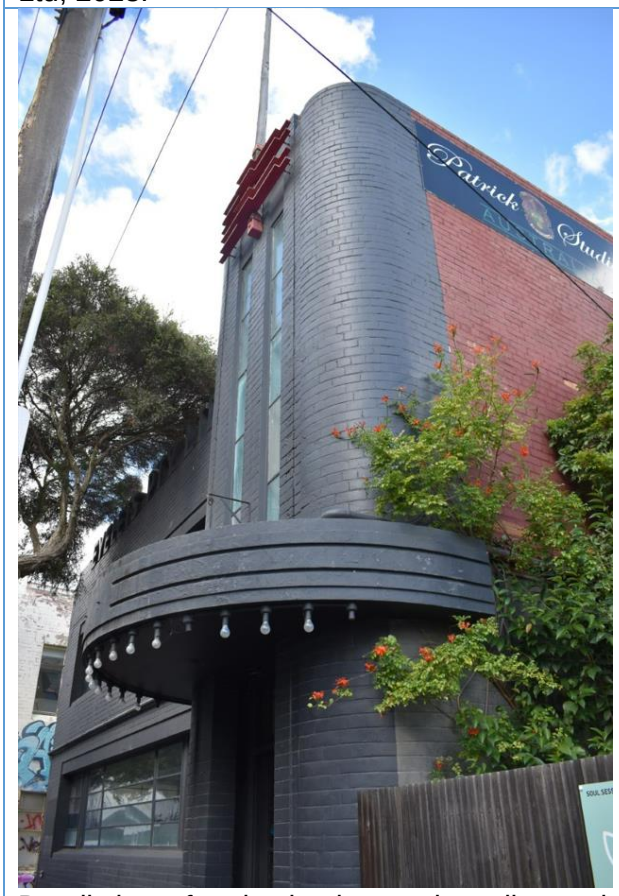
Oblique overview of façade. *Source*: Extent Heritage Pty Ltd, 2023.



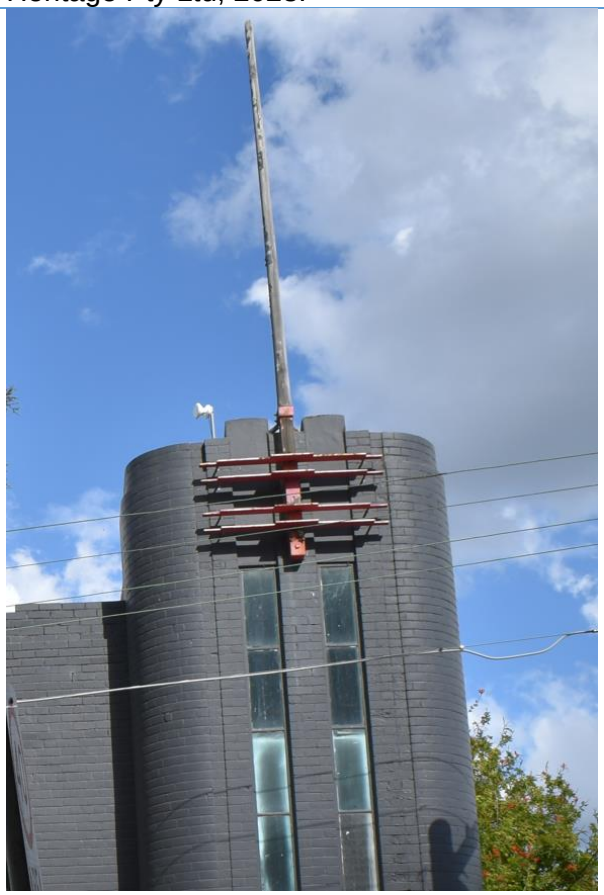
View of façade. *Source*: Extent Heritage Pty Ltd, 2023.



Detail view of ground floor. *Source*: Extent Heritage Pty Ltd, 2023.



Detail view of projecting bay and cantilevered concrete awning. *Source*: Extent Heritage Pty Ltd, 2023.



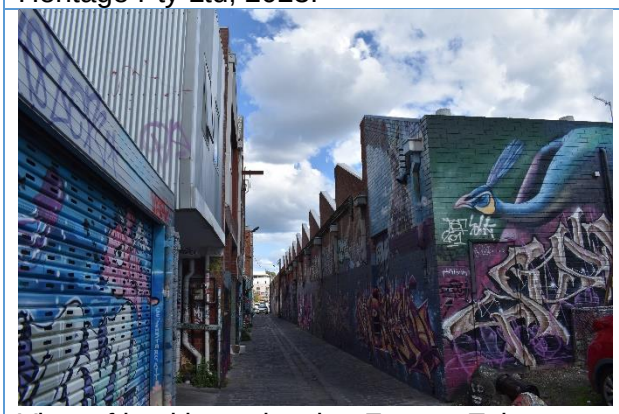
Detail view of shaped steel bracket and finial ornamentation derived from Jazz Moderne sources. *Source*: Extent Heritage Pty Ltd, 2023.



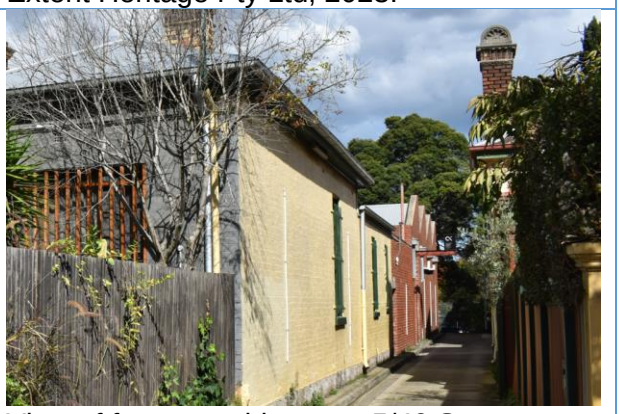
Oblique overview showing former residence at 5/40 Street (formerly part of the larger Former Eyelets Factory site). *Source*: Extent Heritage Pty Ltd, 2023.



Oblique overview showing adjacent factory building at 3/40 Street (formerly part of the larger Former Eyelets Factory site). *Source*: Extent Heritage Pty Ltd, 2023.



View of backlane showing Former Eylets Factory at (sawtooth roof). *Source*: Extent Heritage Pty Ltd, 2023.



View of former residence at 5/40 Street showing showing Former Eyelets Factory (sawtooth roof) at the rear. *Source*: Extent Heritage Pty Ltd, 2023.

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Quality assurance review conducted by: Michelle Bashta, 2024.