Duke and Hornby Streets Precinct, Windsor

Heritage Place: Duke and Hornby Streets Precinct
Address: 37-55, 56-62 Duke Street, 51-53, 67-81, 68-74 Hornby Street, Windsor

HO Reference: HO129
Citation status: Final
Date Updated: 5 April 2024

Designer: N/A
Builder: N/A

Year of Construction: 1886-1910s



Photograph of 69-75 Hornby Street, Windsor. *Source*: City of Stonnington, 2020).



Location map and extent of HO129.

Heritage Group: Residential buildings
Heritage Type: Residential precinct

Key Theme: Housing the workers
Key Sub-theme: 'Struggletown' – working class housing in the nineteenth and early twentieth century

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 Duke and Hornby Streets Precinct, comprising a group of Victorian and Edwardian style dwellings on Duke Street and Hornby Street, is locally significant.

Significant properties include:

- 39 Duke Street, Windsor (a fine and intact two-storey Victorian Free Gothic style former hotel).

The remainder of the street is largely characterised by contributory properties. Refer to the grading map for designations.

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

- The distinctive pattern of development created by the group of freestanding semi-detached and terraced Victorian and Edwardian era residences on narrow allotments;
- A relatively high degree of intactness arising from the different phases of development and the relative absence of infill development;
- The regularity and harmony of the freestanding and terraced Victorian era houses characterised by modest single and double fronted façades, hipped roofs clad with slate, corrugated iron or corrugated steel sheet metal, verandahs with cast iron lacework, corbelled chimneys, bracketed eaves, sash windows, and brick or weatherboard materials;
- The regularity and harmony of the freestanding and semi-detached Edwardian era houses characterised by red face brick, hipped and gable roof forms clad with slate or terracotta, front facing gables - some with half-timbering and roughcast, corbelled chimneys - some with chimney pots, verandahs with timber fretwork, timber joinery and bracketed eaves;
- The relative uniformity of allotments, siting, setbacks and building heights across the precinct;
- The retention of some original bluestone kerbing and guttering;
- The retention of bluestone or red brick laid kerb extensions with pocket garden beds at intersections, historically developed as a traffic management scheme; and
- The retention of most original and sympathetic low timber picket fencing.

Later alterations and additions to the properties are not significant.

How is it significant?

The Duke and Hornby Streets Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Duke and Hornby Streets Precinct is historically significant as a substantially intact collection of Victorian and Edwardian style buildings, developed during the late nineteenth and early twentieth century. With development initially encouraged by its proximity to the Windsor railway station and Prahran's commercial area, the Precinct's character represents a traditional Windsor locality with small workers cottages, within walking distance of small shops and local industries. The Precinct is also representative of Melbourne's 1880s land boom and the

subsequent economic recovery of the 1890s financial collapse. Accordingly, it forms tangible links to the phases of development that precipitated major urban character changes in the suburb of Windsor. (Criterion A)

The Duke and Hornby Streets Precinct is aesthetically significant as a substantively intact residential streetscape characterised by freestanding, semi-detached and terraced Victorian and Edwardian style dwellings. The buildings retain a high degree of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, detailing, heights, allotment sizes and setbacks. These features, along with the retention of most original and sympathetic low timber picket fencing, bluestone kerbing and guttering and bluestone or red brick laid kerb extensions with pocket garden beds combine to create a visually consistent and harmonious residential streetscape. (Criterion E)

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	The Duke and Hornby Streets Precinct is historically significant as a substantially intact collection of Victorian and Edwardian style buildings, developed during the late nineteenth and early twentieth century. With development initially encouraged by its proximity to the Windsor railway station and Prahran's commercial area, the Precinct's character represents a traditional Windsor locality with small workers cottages, within walking distance of small shops and local industries. The Precinct is also representative of Melbourne's 1880s land boom and the subsequent economic recovery of the 1890s financial collapse. Accordingly, it forms tangible links to the phases of development that precipitated major urban character changes in the suburb of Windsor.
B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	This place does not meet this criterion.
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*	This place does not meet this criterion.
E	*Importance in exhibiting particular aesthetic characteristics*	The Duke and Hornby Streets Precinct is aesthetically significant as a substantively intact residential streetscape characterised by freestanding, semi-

		detached and terraced Victorian and Edwardian style dwellings. The buildings retain a high degree of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, detailing, heights, allotment sizes and setbacks. These features, along with the retention of most original and sympathetic low timber picket fencing, bluestone kerbing and guttering and bluestone or red brick laid kerb extensions with pocket garden beds combine to create a visually consistent and harmonious residential streetscape.
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 Duke and Hornby Streets Precinct consists of a group of residences fronting the eastern and western sides of Hornby Street, and the northern and southern side of Duke Street. The precinct is centred at the intersection of Mary Street and Duke Street and bounded by Earl Street, Earl Street East, and the Harry Gregory Reserve to the north. The streets within the precinct are generally narrow and bi-directional with parking on both sides. They feature narrow bitumen laid footpaths with bluestone kerb and guttering, with some sections partially replaced with concrete. Street intersections also feature bluestone or red brick laid kerb extensions, with pocket garden beds lined with bluestone, and historically developed as a traffic management scheme. Street planting is generally limited to the pocket garden beds with semi-mature trees including a few London Plane trees (*Platanus acerifolia*).

The Duke and Hornby Streets Precinct comprises small single and double storey, freestanding, semi-detached and terraced residences. The precinct includes Victorian and Edwardian style dwelling that draw from a range of late nineteenth to early twentieth century architectural influences. This includes Victorian weatherboard cottages and Edwardian residences.

The weatherboard cottages are generally located along Hornby Street. The weatherboard structures at 68 and 70 Hornby Street present influences of Victorian Filigree. The northern extent of Hornby Street includes a group of terraced single-storey residences with polychromatic patterned brickwork characteristic of the Boom era. Prominent examples of Edwardian style residences include 53, 72 and 74 Hornby Street. The residences feature characteristic details of the style including face red brick work, half-timbered gable facades, and ornate verandah timber fretwork.

The structures along Duke Street generally consist of Edwardian style residences. This includes two pairs of semi-detached residences with relatively simple detailing at 56-58 and 60-62 Duke Street. The residences along the northern side of Duke Street present more ornate detailing including turned timber verandah posts and fretwork, slate tile clad roofs with a louvred gable vent, corbelled chimneys, and terracotta crested ridge capping and finials. Duke Street also comprised two commercial buildings, a two-storey former hotel at the junction with Primrose Street, and a corner shop at the junction of Duke, Hornby, and Mary Streets.

The former hotel, known as the Red Lion Hotel at 39 Duke Street, was constructed in c.1886 in a Victorian Free Gothic Style. It presents a symmetrical front façade with prominent flanking gables. The centred main entrance loggia features decorative columns and a palisade fence. The façade is punctuated with paired gothic arched windows. The upper-level gable windows feature a prominent bay projection with highly ornate brickwork and painted lettering reading 'RED LION HOTEL'. The fenestration and loggia forms are emphasised with the used of polychrome brickwork and rendering extending into flush sill courses across the façade. The Victorian corner shop and residence located at 67 Hornby Street presents a simple face red brick structure with timber sash windows. While it lacks decorative detailing, its prominence lies in its corner location and double-storey height over the neighbouring single-storey residences.

The residences within the Duke and Hornby Streets Precincts generally have varied but narrow setbacks from the streets. The street boundaries originally consisted of low timber picket fencing but has seen some replacement with timber paling or rendered brick fences. There has also been considerable replacement of roof cladding with sheet metal or contrasting roof tiling. Most residences generally include single storey rear extensions, resulting in a relatively small backyard.

The Duke and Hornby Streets Precinct is visually dominated by the closely spaced residences. The residences present a highly diverse range of architectural styles and influences typical of domestic architecture from the late nineteenth to early twentieth centuries. The residences have generally retained the original front façade form and detailing. However, façade alterations to semi-detached and terraced residences are highly prominent, often in contrast to neighbouring intact residences. A defining characteristic of the precinct is the narrow grid streetscape with bluestone and brick kerbing developed as a traffic management scheme. The Duke and Hornby Streets Precinct is considered to be of moderate integrity but in overall good condition.

- ## Alterations and Additions

- Residences generally include single storey rear extensions.
- Roof sections with contemporary or contrasting cladding visible from the public domain at 73, 74, 79-81 Hornby Street, 49 and 60-62 Duke Street.
- Altered unsympathetic front fences at 53, 71-73 and 79 Hornby Street, and 56-62 Duke Street.

- Rendering and repainting of original face brickwork or the introduction of a contemporary colour scheme to the façade or façade elements at 69, 73, 77 and 81 Hornby Street, 49 and 60-62 Duke Street.

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 Duke and Hornby Streets Precinct is located on land that formed part of Crown Portion 56 (Surveyor General's Department 1849). Located at the High Street and Chapel Street corner, Lot 56, was bought by H. Glass and T. B. Payne at £7.10 per acre (Malone 2001, 29). Due to the land's proximity to Chapel Street, an already important through road, the blocks sold quickly, and development began soon after (Malone 2001, 39).

Glass and Payne sold the western two-thirds of the plot in the 1850s, and the new owner subdivided this section into small blocks and narrow streets suitable for workers' houses, thereby forming Duke Street, one of the oldest streets in the municipality (Malone 2001, 39). The eastern third was sold off by the 1870s at which time Hornby Street was formed, known at the time known as Nelson Street East (Malone 2001, 40). The 1855 Kearney and the 1856 Surveyor General's Department maps show the presence of structures towards the eastern end of Duke Street (Surveyor-General's Department 1856) (see Figure 1).



Figure 1. 1856 map showing structures towards the eastern end of Duke Street (then known as Wellington Street) in red *Source:* Public Record Office Victoria.

The Duke and Hornby Street Precinct includes structures to the north and south of Duke Street (formerly known as Wellington Street) and to the east and west of Hornby Street (formerly known as Nelson Street). The development of this area as a residential precinct was encouraged by the completion of the Windsor railway station in 1859 and its proximity to it and

the Chapel Street commercial area. Red Lion Hotel on Duke Street forms a landmark within the precinct. The Red Lion Hotel was established in 1867 and its location in a residential street is typical of nineteenth century inner city, suggesting the area was substantially developed or developing by the 1860s (Context 1993, 60). The hotel was built by Lincolnshire Brewery, situated between James and Duke Street, as an outlet for its products (Malone 2001, 50). The present Red Lion Hotel building was constructed in the Victorian style, sometime during 1886-87 (Context 1993, 60).

Two timber weatherboard Victorian cottages on Hornby Street were also built around the same time (Prahran Rate Books 1886). The row of terraced houses on Hornby Street represents the Boom era period of construction. The precinct also includes a corner shop, built in a modest Victorian style, constructed sometime after 1890 (Sands & McDougall 1890-95). The 1896 MMBW plans show the presence of the abovementioned structures along with freestanding buildings along Duke Street that were soon after replaced by the Edwardian style residences.

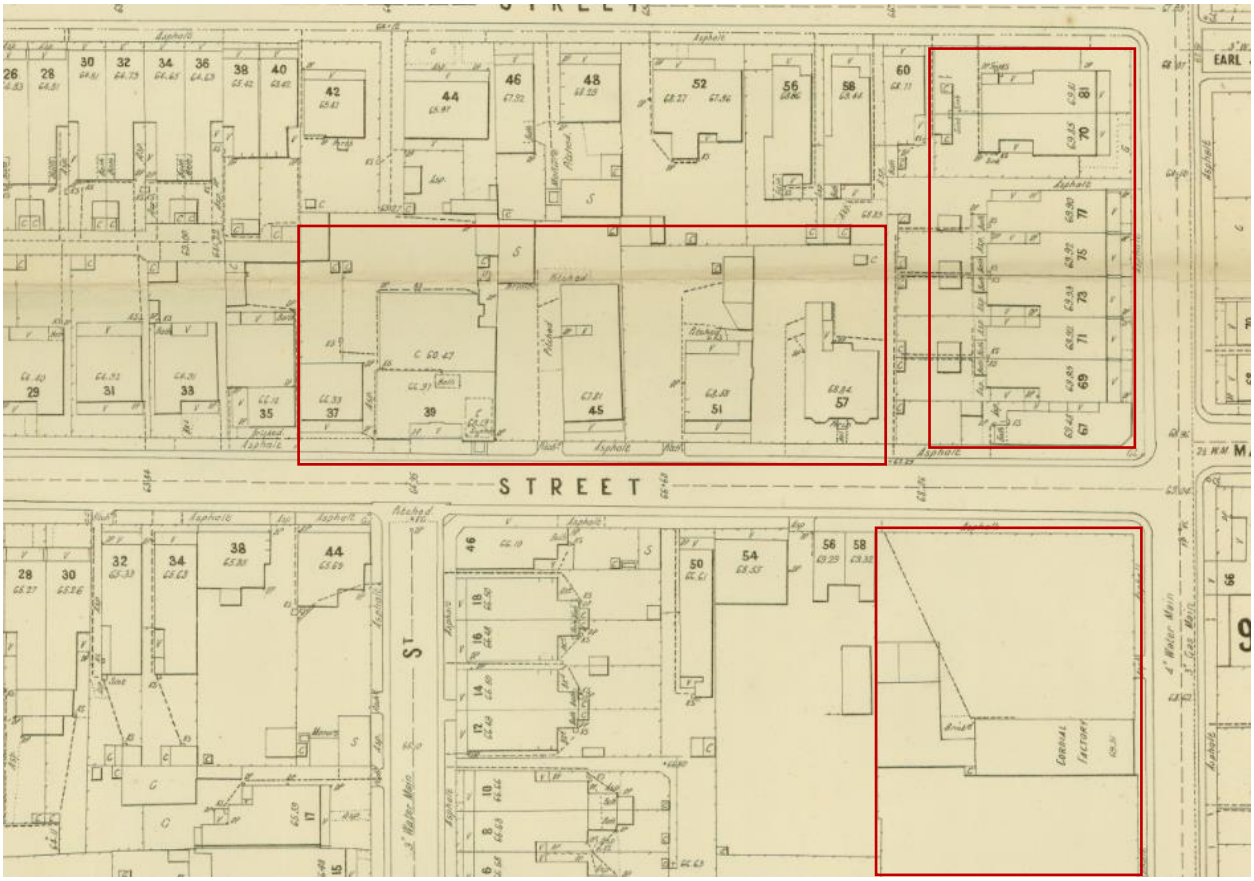


Figure 2. 1896 MMBW map showing row of semi-detacced terraces at 67-81 Hornby Street and the site of Edwardian dwellings along Duke Street (then occupied by freestanding Victorian building stock) within present day Duke and Hornby Street Precinct. Source: State Library of Victoria.

The Red Lion Hotel ceased operating as a licensed venue in 1920 and has since been adapted into a luxury residence, last sold in 2016. The corner shop has also been converted into a residence and was last sold in 2020. The Precinct today is entirely residential and while the structures have undergone slight alterations and additions, they largely retain their form and exhibit their Victorian and Edwardian architectural features. The Precinct maintains the

traditional character of a Windsor locality with small workers cottages within walking distance of small shops and local industries (Context 1993, 61).

Comparative Analysis

The Duke and Hornby Streets Precinct comprises a substantially intact group of freestanding, semi-detached and terraced Victorian and Edwardian style dwellings, constructed in the late nineteenth and early twentieth century. Developed somewhat haphazardly, the Precinct maintains an intact sequence of small brick and timber cottages with some more elaborate Edwardian cottages, within walking distance of small shops and local industries. The Precinct is representative of the impact of Melbourne's 1880s land boom within the municipality, but also the subsequent economic recovery of the 1890s financial collapse. The City of Stonnington, has several residential areas that evidence this developmental trajectory. Comparative examples include:

- **Gladstone Street Precinct (HO134).** Gladstone Street Precinct comprises a streetscape of late nineteenth and early twentieth century freestanding and semi-detached Victorian and Edwardian dwellings. As with the Duke and Hornby Streets Precinct, the area largely developed following the 1880s boom period, as well as during the 1900s following the economic recovery of the 1890s. Key comparative features include its clear Victorian and Edwardian character stemming from a combination of hipped and gabled roof forms clad with slate, terracotta or corrugated iron, front facing gable ends – some half-timbered with rough cast, face red brick, ornate polychrome brickwork, timber joinery, verandahs with cast iron lacework or timber fretwork, corbelled chimneys, and sash windows. Gladstone Street Precinct also has a narrow grid streetscape with bitumen laid pavements and bluestone kerbing and maintains consistency in siting, form, and setback.
- **Chatsworth Road Precinct (HO127).** Chatsworth Road Precinct is comparable to Duke and Hornby Street Precinct as a late nineteenth and early twentieth century comprising freestanding and semi-detached Victorian and Edwardian dwelling. Key comparative features include its clear Victorian and Edwardian character stemming from a combination of hipped and gabled roof forms clad with slate, terracotta or corrugated iron, front facing gable ends – some half-timbered with rough cast, face red brick, timber joinery, verandahs with cast iron lacework or timber fretwork, corbelled chimneys, and sash windows. As with Duke and Hornby Streets Precinct, Chatsworth maintains is streetscape rhythm and consistency in terms of siting, forms, and setbacks. However, as it is situated in easter Prahran towards the more affluent suburb of Armadale, its dwellings are more generous in scale and elaborate in terms of ornamentation than those within Duke and Hornby Streets Precinct. It also lacks the presence of modest weatherboard Victorian and simply detailed Edwardian era cottages, as present in Duke and Hornby Streets Precinct.
- **Williams Road Precinct (HO155).** Developed between the late nineteenth and early twentieth century, the Williams Road Precinct comprises of Victorian and Edwardian era building stock, established in two distinct phases. While it primarily consists of freestanding dwellings, it nevertheless shares key architectural similarities in terms of its Victorian dwellings characterised by hipped roofs, profiled chimneys, timber joinery, sash windows and verandahs with cast iron lacework and Edwardian dwellings characterised by hipped and gable roofs, front facing gable ends – some half-timbered with rough cast,

timber joinery, verandahs with timber fretwork and decorative timber brackets. Other comparable features include consistency in terms of siting, forms, and setbacks. Williams Road Precinct has more generous allotments than Duke and Hornby Streets Precinct however, its early twentieth century state is less intact due to the presence of infill development and unsympathetic boundary street fences.

Although the Duke and Hornby Streets Precinct is smaller in comparison and modest in terms of the quality of its individual housing stock, it nevertheless comprises a substantially intact working and middle class residential streetscape that was developed in the late nineteenth and early twentieth century. It is comparable in terms of its clear Victorian and Edwardian character, and overall consistency in terms of styles, sitting, forms and setbacks.

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.

Note: the Style/era column follows the architectural style categories set out in Heritage Victoria's HERMES Orion heritage database and does not necessarily reflect the date of construction. For details on construction era(s) where available, refer to the Place History section.

Street address	*Place type*	*Style/era*	*Grading*
37 Duke Street, Windsor	House	Victorian Period (1851-1901)	C
39 Duke Street, Windsor	House	Victorian Period (1851-1901)	S
45 Duke Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
47 Duke Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
49 Duke Street, Windsor	House	Victorian Period (1851-1901)	C
51 Duke Street, Windsor	House	Victorian Period (1851-1901)	C
53 Duke Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
55 Duke Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
56 Duke Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
58 Duke Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
60 Duke Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
62 Duke Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
51 Hornby Street, Windsor	House	Victorian Period (1851-1901)	C
53 Hornby Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
67 Hornby Street, Windsor	House	Victorian Period (1851-1901)	C
68 Hornby Street, Windsor	House	Victorian Period (1851-1901)	C
69 Hornby Street, Windsor	House	Victorian Period (1851-1901)	C
70 Hornby Street, Windsor	House	Victorian Period (1851-1901)	C
71 Hornby Street, Windsor	House	Victorian Period (1851-1901)	C
72 Hornby Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
73 Hornby Street, Windsor	House	Victorian Period (1851-1901)	C
74 Hornby Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
75 Hornby Street, Windsor	House	Victorian Period (1851-1901)	C
77 Hornby Street, Windsor	House	Victorian Period (1851-1901)	C
79 Hornby Street, Windsor	House	Victorian Period (1851-1901)	C
81 Hornby Street, Windsor	House	Victorian Period (1851-1901)	C

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Surveyor-General's Department. 1849. *Plan or Portions measured in the Parish of Prahran, County or Bourke*. Survey Plan. Historic Plan Collection VPRS8168. Public Record Office Victoria.

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



37 Duke Street, Windsor (source: City of Stonnington, 2020).



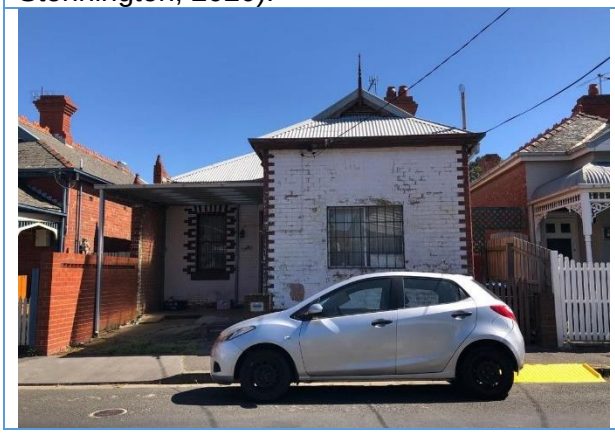
39 Duke Street, Windsor (source: City of Stonnington, 2020).



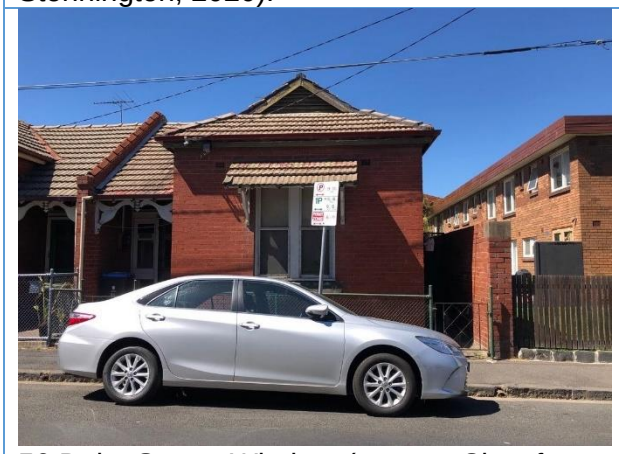
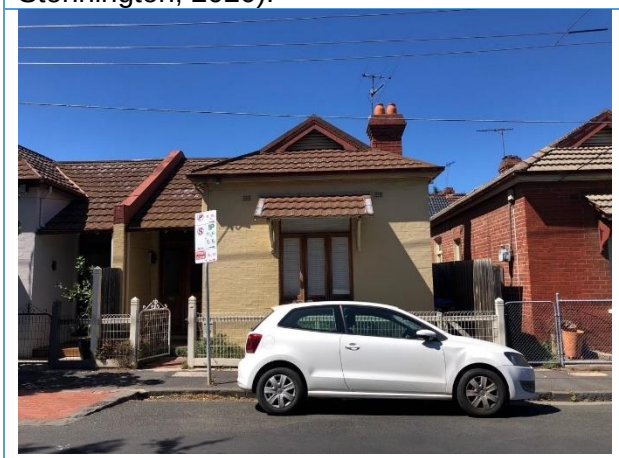
45 Duke Street, Windsor (source: City of Stonnington, 2020).



47 Duke Street, Windsor (source: City of Stonnington, 2020).





49 Duke Street, Windsor (source: City of Stonnington, 2020).	51 Duke Street, Windsor (source: City of Stonnington, 2020).
	
53 Duke Street, Windsor (source: City of Stonnington, 2020).	55 Duke Street, Windsor (source: City of Stonnington, 2020).
	
56 Duke Street, Windsor (source: City of Stonnington, 2020).	58 Duke Street, Windsor (source: City of Stonnington, 2020).
	
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68 Hornby Street, Windsor (source: City of Stonnington, 2020).



69 Hornby Street, Windsor (source: City of Stonnington, 2020).



70 Hornby Street, Windsor (source: City of Stonnington, 2020).



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73 Hornby Street, Windsor (source: City of Stonnington, 2020).



74 Hornby Street, Windsor (source: City of Stonnington, 2020).



75 Hornby Street, Windsor (source: City of Stonnington, 2020).



77 Hornby Street, Windsor (source: City of Stonnington, 2020).



79 Hornby Street, Windsor (source: City of Stonnington, 2020).



81 Hornby Street, Windsor (source: City of Stonnington, 2020).

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