Residence, 36 Green Street, Windsor

Heritage Place: Residence
Address: 36 Green Street, Windsor

HO Reference: HO46
Citation status: Final
Date Updated: 5 April 2024

Designer: Unknown
Builder: Unknown

Year of Construction: c.1887-1888



Photograph of 36 Green Street, Windsor .
Source: Extent Heritage Pty Ltd, 2022.



Location map and extent of HO46.

Heritage Group: Residential buildings
Heritage Type: House

Key Theme: Building suburbs
Key Sub-theme: Middle-class suburbs and the suburban ideal

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 36 Green Street, Windsor, is significant. Specifically, the form, detailing, fenestration, materials, sitting and scale of the Victorian boom era residence, along with the front boundary fence is of local heritage significance. Later alterations and additions to the property are not significant.

How is it significant?

36 Green Street, Windsor, is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

36 Green Street, Windsor is of historical significance as a late Victorian dwelling constructed in c.1887-1888 during the 1880s Victorian land boom period, which spurred widespread residential development and the replacement of modest mid-nineteenth century timber dwellings with more ornate brick residences across Windsor. Its generous size and front setback are also of particular note and is demonstrative of the form and freestanding character of the late nineteenth century middle-class suburban villa as applied in the predominantly working-class character of the suburb of Windsor. (Criterion A)

36 Green Street, Windsor is of aesthetic significance as a highly expressive example of a late Victorian boom era residence that incorporates an extraordinary level of ornamentation. It is distinguished by its triple fronted form, face brick, prominent face brick chimneys with ornate precast cornices, wraparound verandah with cast iron columns, polychrome encaustic tiled flooring and slate trim, timber framed sash windows framed with an ornate architrave and sill, and detailing including incised diamond patterned fascia with decorative eaves and moulded quoining. These features, along with the front setback and original rendered brick and palisade street front boundary fence, combine to create a well-presented late Victorian property. (Criterion E)

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	36 Green Street, Windsor is of historical significance as a late Victorian dwelling constructed in c.1887-1888 during the 1880s Victorian land boom period, which spurred widespread residential development and the replacement of modest mid-nineteenth century timber dwellings with more ornate brick residences across Windsor. Its generous size and front setback are also of particular note and is demonstrative of the form and freestanding character of the late nineteenth century middle-class suburban villa as applied in the predominantly working-class character of 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*	36 Green Street, Windsor is of aesthetic significance as a highly expressive example of a late Victorian boom era residence that incorporates an extraordinary level of ornamentation. It is distinguished by its triple fronted form, face brick, prominent face brick chimneys with ornate precast cornices, wraparound verandah with cast iron columns, polychrome encaustic tiled flooring and slate trim, timber framed sash windows framed with an ornate architrave and sill, and detailing including incised diamond patterned fascia with decorative eaves and moulded quoining. These features, along with the front setback and original rendered brick and palisade street front boundary fence, combine to create a well-presented late Victorian property.
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

36 Green Street, Windsor consists of a single-storey residence built in a Victorian style. The masonry structure consists of face brown brick laid with a Flemish Bond. The residence includes a two-storey weatherboard clad back extension. The structure has a hipped roof clad with slate

tiles and metal ridge capping. Sections of the main internal and south facing roof, and back extension roof is clad with corrugated sheet metal. Five tall face brick chimneys extend from the roof. The chimneys include ornate precast concrete cornice mouldings with dentils and a feathered design. The south-eastern chimney also features a precast concrete arched cowl with a shell design.

The façade (north) presents an asymmetrical triple-fronted form with a return verandah extending along the east elevation. The hipped verandah awning is clad with a red corrugated sheet metal and is supported by smooth red cast iron columns with modest iron brackets. The verandah features a geometric polychrome tiled floor and slate trim. The front façade windows consist of single and paired timber sash windows. The windows are framed by an ornate architrave featuring expressed pilasters, Corinthian capital, and sill supported on console brackets. The corners of the triple fronted façade include moulded quoining. The quoins and window architraves are finished with a smooth stucco with a light yellow colour, contrasting the dark brown brick face.

The main entrance is set back along the return verandah. It consists of a timber panelled door with rectangular fanlight and sidelights. The door is framed by an architrave mirroring the Corinthian capital design of the window architraves. The west elevation includes single arched timber sash windows with a rendered brick sill. A key feature of the residence is the intricately moulded fascia consisting of an incised diamond pattern with eaves brackets. The fascia also includes a filigree trim under the quad guttering.

To the rear is an upper-level extension. The ground level is finished with a yellow render. The weatherboard clad upper-level includes a south facing verandah. At the rear there is a small, enclosed backyard space laid with concrete and used as car parking. The space is accessed via a roller garage door along the east boundary to Farrell Way.

The residence occupies a long and relatively narrow lot. The residence is set back from the street with a landscaped front yard. Aggregate laid pathways lead to the verandah flanked by formal garden beds. The street front boundary is demarcated by a low rendered brick fence with cast concrete pillars and black palisade fence. The circular centre pillars flanking the main gate are fluted with a pointed cap with brackets. The end pillars feature a simpler rectangular form with a hipped cap. The east boundary fence consists of a corrugated sheet metal panel and post fence.

36 Green Street is bounded by Green Street to the north and the narrow, concrete laid Farrell Way along its east. It is located close to the commercial district along Chapel Street. 36 Green Street is currently used as a residential property. Despite the second storey addition and alterations to the back of the structure, the main residence retains its original detailing and is of high integrity.

- Alterations and Additions

- Second storey weatherboard clad addition to the south elevation;
- South elevation rendered;
- South elevation fenestration altered with steel casement windows;
- External aluminium screening added to timber framed sash windows along west elevation;
- Backyard laid with concrete and garage door added to the laneway;
- Metal panel and post fence added to the east boundary; and

- Sections of the roof reclad with corrugated sheet metal (between 2009 and 2014).

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 dwelling at 36 Green Street is located on land that formed part of Crown Portion 57 (Surveyor General's Department 1849). This portion was bounded by Chapel Street, High Street, Union Street and Upton Road. It 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).

Green Street was named after the first owner of the area following the land sales Mr Edward Bernard Green. Green was the first contractor of mails from Melbourne to Sydney and owned a several parcels between Punt Road and Chapel Street (Malone 1999, 29). There were a few scattered shops and houses in the surrounding area, however the Surveyor General's map indicates that the site and surrounds was in use as a paddock by 1856 (Surveyor-General's Department 1856, see Figure 1).



Figure 1. 1856 map showing the approximate location of present day 36 Green Street, Windsor (then a paddock) in red, and scattered workers cottages and buildings on adjacent streets. *Source:* Public Record Office Victoria.

The address of this site has changed several times since its construction. Initially numbered as 20 Green Street, the land was acquired by George Pepper in 1884-85 (Prahran Rate Books 1884-85). George Pepper built the house present today in 1887-1888, at this time the NAV for site went from £18 to £80 in the Rate Books, indicating large scale renovation/construction (Prahran Rate Books 1887-88). There is also no mention of 20 Green Street in Sands & McDougall in 1885 whilst by 1890, George Pepper was listed as occupier (Sands & McDougall 1885-1890).

The numbering had changed by 1895, with George Pepper listed at 32 Green Street. The listing of the same neighbouring occupants along with the change to the right of way in Sands &

McDougall accords with the general numbering change that occurred around 1890, at the time of the introduction of wards (Sands & McDougall 1895) (Prahran Rate Books). The 1896 MMBW plan also confirms the same, with the house, of the same footprint as the existing house, located next to Farrell Way numbered 32 (MMBW 1896, Figure 2). George Pepper occupied 32 Green Street until the early 1900s, with changing individuals listed as occupants in the directories from this period (Sands & McDougall 1905-1920).

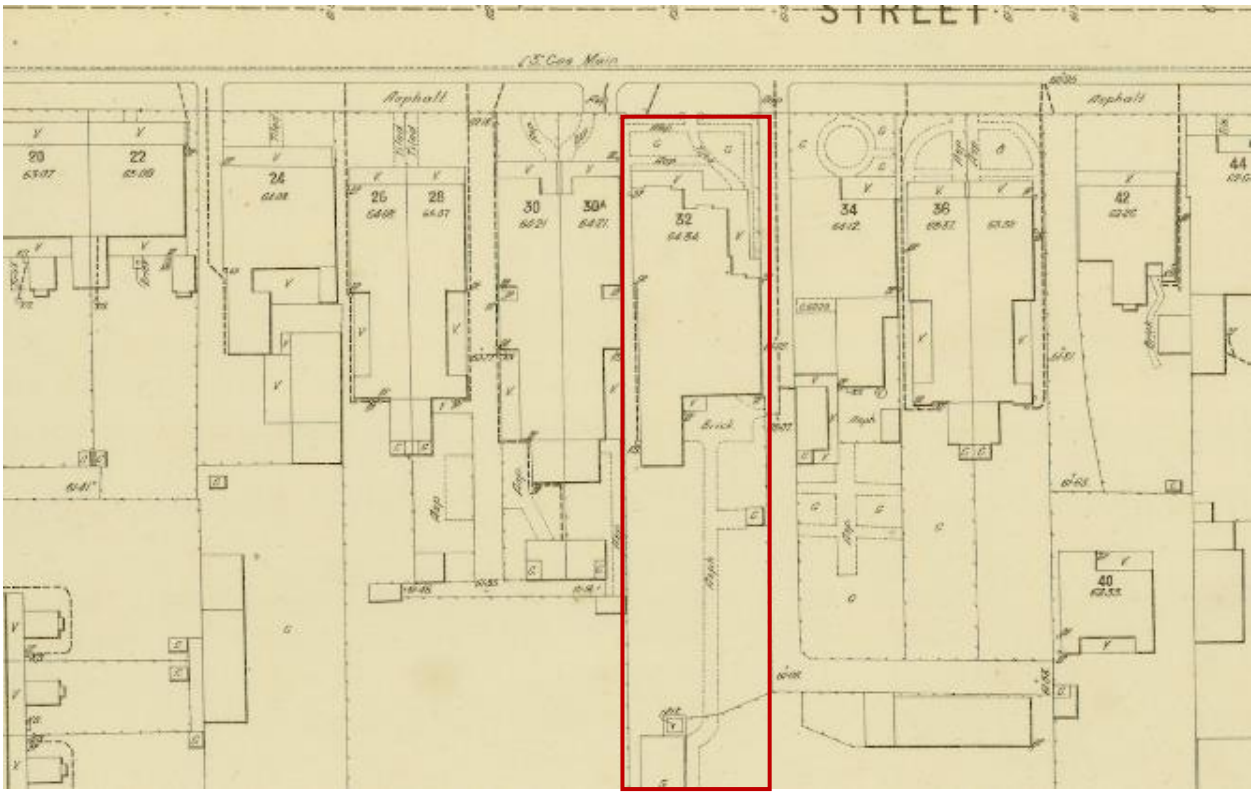


Figure 2. 1896 MMBW map showing 36 Green Street, Windsor, then numbered 32 Green Street, Windsor. *Source*: State Library of Victoria.

A 1943 Public Works Department sewerage plan of 36 Green Street references the re-numbering of the site from 32 to 36 (Public Works Department 1943). Sands & McDougall has a Miss K. McMahon listed at 32 in 1935 and then at 36 in 1940. A law notice of Miss Katherine McMahon's death and the subsequent granting of her will in 1941 mention her to be 'formerly of 32, but late of 36, Green Street' thereby confirming the numbering change (The Age 1941, 1).

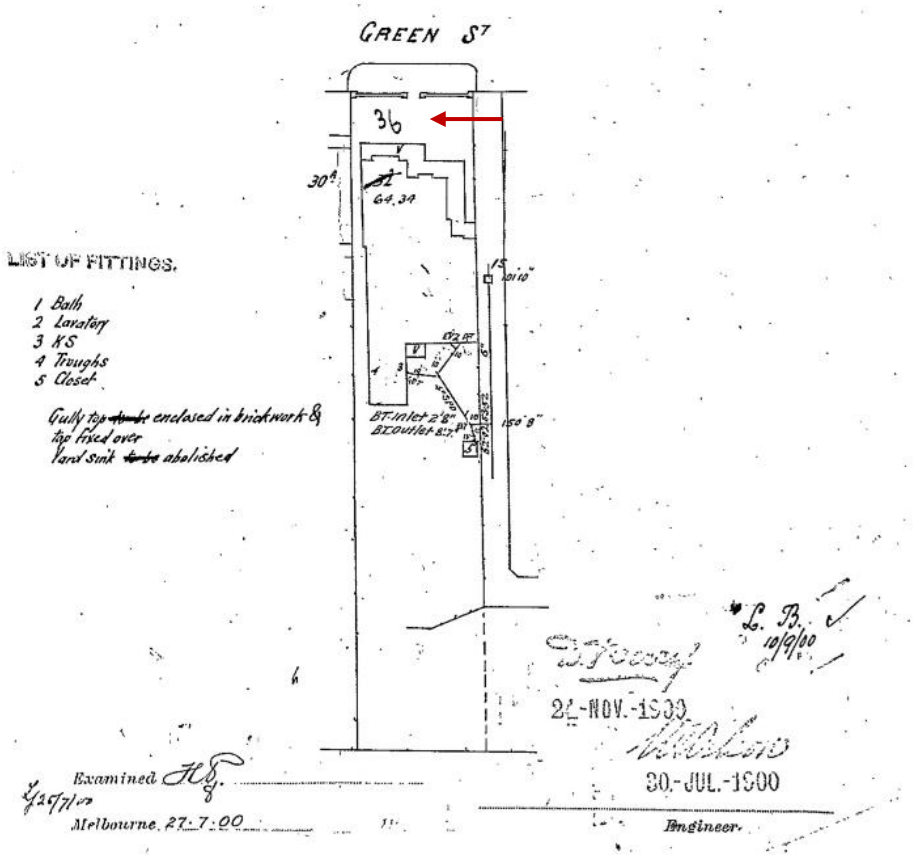


Figure 3. 1943 drainage plan showing 36 Green Street fittings and re-number of site. *Source*: South East Water.

In the late 1940s, a timber sleepout was added to the rear of the site under the ownership of a M. McMahon (Building Inspection Card 011488). In the early 1950s, this sleepout underwent certain timber additions to its form, under the ownership of Mrs Deblancus (Building Inspection Card 011488). In 1968, the house, with eight rooms at the time, was described by City of Prahran Valuers as 'a larger Victorian brick house in original condition with a neat exterior, and the interior not renovated' (Context Pty Ltd 1993). The house today is a five-bedroom, two-bathroom dwelling and was last sold in 2013. It remains in use as a private residence.

Comparative Analysis

As a highly ornamented boom era Victorian Italianate residence, 36 Green Street, Windsor, is distinct from most contemporaneous Victorian housing stock in the Windsor area, which is predominantly dominated by semi-detached modestly sized cottages reflecting the working-class character of the suburb towards the late nineteenth century. The level of detailing exhibited at 36 Green Street, Windsor, in conjunction with its generous setback, is thus more typical of 1880s Victorian Italianate houses constructed in the wealthier middle-class areas of the municipality including, Malvern, Armadale and eastern Windsor. Comparative examples include:

- **Glenmore, 29 Winter Street, Malvern (significant in HO550 Winter Street Precinct).** Built in 1892 by the Brokensha Brothers, Glenmore comprises a substantial single-storey Italianate villa constructed in an asymmetrical plan form. It encompasses the key characteristics associated with the late Victorian boom era house, and noted features

include its cast-iron return verandah set between two perpendicular projecting bays, precast ornamental mouldings, incorporation of brackets and garlands, and ornately rendered chimneys. While its defining projecting polygonal bay, rendered walls and cast-iron verandah lacework differs from the form of 36 Green Street, Windsor, the pair share a number of key similarities. These include a triple fronted façade, return verandah, hipped roof forms and ornate detailing including moulded quoining, prominent brackets, and polychrome tiled verandah floor. Unlike 36 Green Street, Windsor, Glenmore makes use of precast ornamental mouldings and brackets along the fascia as opposed to an incised pattern.

- **11 Avondale Road, Armadale (significant in HO123 Auburn Grove Precinct).** 11 Avondale Road, Armadale comprises a substantial freestanding single-storey Italianate villa constructed during the boom era. While it features a stucco finish as opposed to face brick, it is nevertheless directly comparable to 36 Green Street, Windsor as a late Victorian residence defined by its tripled fronted asymmetrical form, prominent bracketed eaves, incorporation of precast moulded ornaments, quoining and wraparound verandah with encaustic floor tiling. Other synonymous features include its ornate chimneys, and use of timber framed sash windows framed by an ornate architrave featuring expressed pilasters with a Corinthian capital. Although its raised sitting and setting on a prominent corner lot lends it a greater sense of formality, it is less impressive in terms of detailing, and lacks the distinct incised pattern that characterises the fascia at 36 Green Street.
- **44 The Avenue, Windsor (significant in HO148 The Avenue Precinct).** Constructed during the boom era, 44 The Avenue, Windsor comprises a freestanding Victorian villa distinguished by its bichrome brickwork, symmetrical form, and concave verandah with lacework. Despite differences in form and the loss of original windows along the façade, 44 The Avenue, WIndsor shares similarities with 36 Green Street, Windsor in terms of its projecting bays, prominent chimneys and materials, including a slate tiled roof, face brick finish and cast-iron verandah columns. Of the two, 36 Green Street Windsor is noticeably more impressive in terms of its elaborate incorporation of moulded ornamentation, quoining and incised fascia.

As the above analysis has shown, 36 Green Street, Windsor, comprises an impressively ornamented late Victorian boom era villa that readily compares to other freestanding late Victorian Italianate dwellings currently included on the Heritage Overlay. Notably, it forms a unique example within this area of Windsor, which is better known for its modest semi-detached and freestanding Victorian dwellings set on narrower allotments. Its incised diamond pattern fascia is also of particular note and is not found at comparable ornamented Victorian dwellings located within the wealthier neighbouring suburbs of Malvern and Armadale.

References

City of Prahran Rate Books, Windsor Ward.

City of Prahran. 1950-1994. Record of Building Inspections. Building inspection cards. Prahran Collections, ref no. PH60678. Stonnington History Centre.

Context Pty Ltd. 1993. ‘Conservation Review: City of Prahran.’ Unpublished report prepared for City of Prahran. PDF file.

Context Pty Ltd. 1993. 36 Green Street, Windsor. Textual material. Stonnington History Centre, ref no. SHC61894. Stonnington History Centre.

Context Pty Ltd. 2009. *Stonnington Thematic Environmental History*. Unpublished report prepared for City of Stonnington. PDF File.

Malone, Betty. 1983. *Chapel Street, Prahran, Part 1: 1834-1918.* Prahran: Prahran Historical & Arts Society.

Malone, Betty. 1999. *Discovering Prahran, Area 2.* Prahran: Prahran Historical & Arts Society.

Malone, Betty. 2003. *Discovery Prahran, Area 6.* Prahran: Prahran Historical & Arts Society.

O'Callaghan, T. 1922. 'Place Names.' *The Yarra Cooee,* May 1922.

Public Works Department. 1943. Plan of drainage, Municipality of Prahran, 27 August 1943. Drawing, Drainage plan no. 18879. South East Water, Victoria.

State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 964, 1896.

State Library of Victoria, Sands & McDougall Street Directories of Victoria, 1895-1929 ed.

Stonnington City Council. 2011. Heritage Citation Report: Auburn Grove Precinct, Armadale, Hermes ID 150356. Unpublished report. PDF file.

Stonnington City Council. 2015. Heritage Citation Report: 44 The Avenue, Windsor, Hermes ID 152978. Unpublished report. PDF file.

Stonnington City Council. 2018. Heritage Citation Report: Villa, 29 Winter Street, Malvern, Hermes ID 31116. Unpublished report. PDF file.

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.

Surveyor-General's Department. 1856. *Prahran Municipality.* Map. Historic Plan Collection VPRS8168. Public Record Office Victoria.

The Age. 1941. 'Advertising.' 10 January 1941.

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



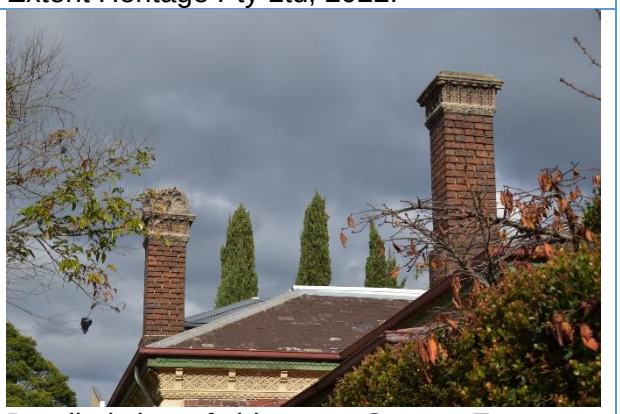
Overview of property from Green Street. *Source:* Extent Heritage Pty Ltd, 2022.



South-west facing view of property and adjacent laneway from Green Street. *Source:* Extent Heritage Pty Ltd, 2022.



Detailed view of fascia and eaves. *Source:* Extent Heritage Pty Ltd, 2022.



Detailed view of chimneys. *Source:* Extent Heritage Pty Ltd, 2022.



Detailed view of quoining and east elevation. *Source:* Extent Heritage Pty Ltd, 2022.



View of veradah cast iron columns and decorative brackets. *Source:* Extent Heritage Pty Ltd, 2022.



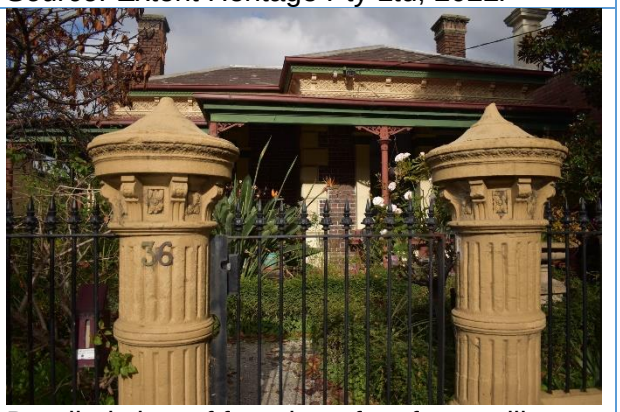
View of encaustic tiled verandah flooring. *Source:* Extent Heritage Pty Ltd, 2022.



View of veradah cast iron columns, decorative brackets and slate tiled roof. *Source:* Extent Heritage Pty Ltd, 2022.



View of front boundary rendered brick and iron palisade fence. *Source:* Extent Heritage Pty Ltd, 2022.



Detailed view of front bounfary fence pillars flanking entrance gate. *Source:* Extent Heritage Pty Ltd, 2022.

Authors

Former citation prepared by: Context Pty Ltd, 1993.
Updated citation prepared by: Extent Heritage Pty Ltd (Vivian Lu, Reuel Balmadres and Larika Desai), 2023.
Quality assurance review conducted by: Michelle Bashta, 2023.