Hornby Street / Somerset Place / McIlwrick Street / Elm Place Precinct

Heritage Place: Hornby Street / Somerset Place / McIlwrick Street / Elm Place Precinct
Address: 2-42 McIlwrick Street, 1-25 Elm Place, 1-2-4 Somerset Place, 1-13 Frederick Street, 20-26 James Street, 2-4 White Street, 2-19 Hornby Street, and 167-199 Dandenong Road, Windsor

HO Reference: HO138
Citation status: Final
Date Updated: 6 August 2024

Designer: N/A
Builder: N/A

Year of Construction: c.1868-1920



Photograph of Frederick Street, Prahran (source: Extent Heritage Pty Ltd, 2024)



Location map and extent of the Hornby Street / Somerset Place / McIlwrick Street / Elm Place Precinct

Heritage Group: Residential Buildings
Heritage Type: Residential Precinct

Key Theme: Building suburbs
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 Hornby Street / Somerset Place / McIlwrick Street / Elm Place Precinct, Windsor, comprising residential, industrial and institutional buildings on McIlwrick, James, Frederick, White and Hornby Streets, Dandenong Road, and Somerset and Elm Place, Windsor, is locally significant. Significant properties include:

- *Presentation College*, 187 Dandenong Road, Windsor;
- *Hopetoun Terrace*, 1-11 Elm Place, Windsor;
- *Windsor Primary School (formerly Windsor School No. 1896*, 12 Hornby Street, Windsor;
- 13 Hornby Street, Windsor;
- 19 Hornby Street, Windsor.

The precinct is primarily characterised by contributory and significant graded properties.

Elements which contribute to the significance of the precinct include:

- Tight subdivision patterns in residential streets and lanes of the precinct contrasted with the large institutional sites;
- High degree of integrity of the area to its late nineteenth/ early twentieth century residential and institutional development, and early 1920s mixed residential and industrial expansion;;
- Narrow streetscapes of mixed high-density small-scale nineteenth and early twentieth century residential buildings, featuring restrained terrace cottages alongside elaborate Boom-Era villas and terraces, as represented by early residential buildings such as those at 11-19 Hornby Street. Additionally, the contrast of the substantial and elaborate Gothic Revival Presentation College bounded by its high boundary wall against the small scale of the terrace cottages and villas of the precinct, conveys a precinct of extremes with small working class residences abutting the monolithic and sprawling College.
- Intactness of individual dwellings to their original states. Early cottages and villas typically survive with their presentation to the street largely intact, retaining verandahs and decorative detailing;
- Small to no street setbacks generally free from vehicle accommodation;
- General absence of modern infill development and prominent additions and alterations particularly in Elm Place, Frederick Street and the western sections of McIlwrick Street.
- Face brick, timber or render materiality to external walls;
- Roofscapes with chimneys and pitched roof forms clad in corrugated galvanised steel or slate shingles;
- Modest scale of the residential buildings which are typically of one storey, contrasting with some larger and more elaborate residences, like Hopetoun Terrace (1-11 Elm Place) and 19 Hornby Street;
- Institutional buildings of high architectural distinction including the Presentation College buildings and the Moreton Bay Fig tree (*Ficus macrophylla)* within the curtilage of site, and the Windsor Primary school (including 1915 additions);

- Some remnant original fencing, including the substantial boundary wall at the Presentation College visible on Dandenong Road, Hornby Street and Somerset Place, and the highly intact Late Victorian verandah iron palisade fencing at Hopetoun Terrace (1-11 Elm Place) and the iron and brick fencing at 199 Dandenong Road;
- The modest factory group around the intersection of Frederick and James Street and at 2-4 White Street date from 1910-1920 but nonetheless contribute to the character and significance of the area and an understanding of its later development; and
- Bluestone kerb, channelling and paving in some streets and laneways.

Later alterations and additions to the properties are not significant, including unsympathetic and obscuring fences, new roofing materials.

How is it significant?

The Hornby Street, Somerset Place, McIlwrick Street, and Elm Place Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Hornby Street, Somerset Place, McIlwrick Street, and Elm Place Precinct is historically significant, retaining some of the earliest, fully developed streets in the former City of Prahran. Development in the area generally predates the surge of urban development which swept across South Yarra, Prahran and Windsor during the 1870s-1880s land boom although some development continued beyond this era. In addition, the precinct illustrates the way in which rapid and unplanned speculative development c.1870s often produced dense streetscapes of modest workers housing adjacent to grander institutional buildings, as represented by the presence of the Presentation College (1874) and Windsor Primary School (1877). The working-class origins of this area are also reflected in the small factories on White and Frederick Streets, which demonstrate the growth of manufacturing in and around Chapel Street during the early twentieth century and interwar period. (Criterion A)

The Hornby Street, Somerset Place, McIlwrick Street, and Elm Place Precinct is of aesthetic significance for its largely intact collection of late nineteenth and early twentieth century buildings, several of which have retained their original fencing. The neighbourhood contains representative examples of modest cottages and villas of the period as well several individually significant residential and institutional buildings. Presentation College is of particular significance as a highly intact nineteenth century Gothic Revival building, constructed in Barrabool sandstone, exhibiting all the architectural features relevant with ecclesiastical architecture, with walled grounds and a substantial and mature *Ficus macrophylla* (Moreton Bay Fig) on the southern boundary. The adjacent 1877-1915 Windsor Primary School is an intact Gothic Revival towered edifice in polychrome brick and is a significant building in its own right. Together, both schools create an early educational precinct around Hornby Street. Unusually tight and intact arrangements of Victorian and Edwardian housing stock, prominent institutional buildings and industrial buildings contrast and combine to create a mixed urban landscape that is uncommon within the municipality. The precinct remains largely intact to its early state with few modern infill buildings or visible additions. (Criterion E)

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	The Hornby Street, Somerset Place, McIlwrick Street, and Elm Place Precinct is historically significant, retaining some of the earliest, fully developed streets in the former City of Prahran. Development in the area generally predates the surge of urban development which swept across South Yarra, Prahran and Windsor during the 1870s-1880s land boom although some development continued into this era and beyond. In addition, the precinct illustrates the way in which rapid and unplanned speculative development c.1870s often produced dense streetscapes of modest workers housing adjacent to grander institutional buildings, as represented by the presence of the Presentation College (1874) and Windsor Primary School (1877). The working-class origins of this area are also reflected in the small factories on White and Frederick Streets, which demonstrate the growth of manufacturing in and around Chapel Street during the early twentieth century and interwar period.
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 Hornby Street, Somerset Place, McIlwrick Street, and Elm Place Precinct is of aesthetic significance for its largely intact collection of late nineteenth and early twentieth century buildings, several of which have retained their original fencing. The neighbourhood contains representative examples of modest cottages and villas of the period as well several individually significant residential

		and institutional buildings. Presentation College is of particular significance as a highly intact nineteenth century Gothic Revival building, constructed in Barrabool sandstone, exhibiting all the architectural features relevant with ecclesiastical architecture, with walled grounds and a substantial and mature *Ficus macrophylla* (Morton Bay Fig) on the southern boundary. The adjacent 1877-1915 Windsor Primary School is an intact Gothic Revival towered edifice in polychrome brick and is a significant building in its own right. Together, both schools create an early educational precinct around Hornby Street. Unusually tight and intact arrangements of Victorian and Edwardian housing stock, prominent institutional buildings and industrial buildings contrast, and combine to create a mixed urban landscape that is uncommon within the municipality. The precinct remains largely intact to its early state with few modern infill buildings or visible additions.
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

Despite the precinct's location only 40 metres east from the major commercial strip on Chapel Street and the wide thoroughfare of Dandenong Road, the Hornby Street, Somerset Place, McIlwrick Street, Elm Place Precinct is characterised by a collection of narrow streets and lanes

producing a highly intact high-density and seemingly unplanned arrangement of modest nineteenth and early twentieth century residences developed in proximity to industrial buildings and large institutional sites. The precinct predominately features late-Victorian structures from the 1870s, along with several dwellings dating from the late nineteenth and early twentieth centuries.

The City of Prahran Character and Conservation Study (1992) summarised the characteristics of the area as follows:

> *Many small brick and timber workers cottage were traditionally located in this area and today a large percentage of these remain, giving the feeling of the original character of this part of Windsor. In contrast, the large educational buildings of the Presentation Convent in Dandenong Road commenced in 1874. Further east, in Hornby Street, the Windsor Primary school was erected in 1877 with subsequent expansion in 1915.*

Houses within the precincts largely comprise of small, single-storey cottages, either freestanding or adjoined as terraces, constructed in either timber or brick with gabled or hipped roofs clad in slate or corrugated steel. The houses typically have small or no front or side setbacks, being constructed to the property boundaries. Chimneys, where present, are typically rendered in the late-Victorian Italianate form or in face-brick bichrome brick masonry.

Elm Place and Frederick Street feature the most intact early streetscapes within the precinct. Frederick Street contains a sequence of late-nineteenth century residential structures on its western side. The eastern side of the street comprises a similar arrangement, however, is notable for two Federation-era factories from c.1920 at the corner of Frederick and James Streets, with a semi-detached pair of bichromatic brick cottages at 4-6 Frederick Street. The presence of factory structures within the precinct, both on Frederick Street and White Street, illustrate the working-class nature of the precinct and reflect the proximity of industry to residential development. Elm Place is greatly elevated by the substantial 1890 terrace group, Hopetoun Terrace, at the intersection of Elm Place and McIlwrick Street. Hopetoun Terrace comprises six, two-storey bichromatic brick residences with original cast iron and lacework verandahs, tessellated tile aprons and highly intact wrought iron palisade fences. The scale and central locality of Hopetoun Terrace within the precinct establishes the terrace row as an important residential landmark within the precinct, as well as being one of several such structures of similar form and integrity to remain within Windsor. Beyond Hopetoun Terrace, Elm Place is characterised by freestanding Late Victorian villas constructed in the mid-1880s. McIlwrick Street has a greater diversity of structures and is less intact, yet still retains an ad hoc, late nineteenth/early twentieth century industrial residential character.

Original and intact fences are not well represented within the precinct. As noted above, the palisade fences on Hopetoun Terrace are some of the few examples of original fencing within the precinct, the other being the highly intact and decorative wrought iron and brick boundary fence at 199 Dandenong Road. Both fences are physical representations of boundary fences since removed from the precinct.

Residences on Hornby Street and Dandenong Road neighbour the large institutional sites. These houses date predominantly from Federation and interwar periods, with a small and highly intact group of late-Victorian residences present at 15-19 Hornby Street as well as a group of Victorian dwellings to the west of Presentation College at 169 and 171 Dandenong Road. The substantial double-storey bichrome brick masonry building at the corner of McIlwrick and Hornby Streets is one of the largest freestanding residences in the precinct and is a landmark of the intersection.

The southern section of Hornby Street is dominated by the substantial Institutional buildings, with Presentation College and Windsor Primary School fronting both sides of Hornby Street. The Prahran Conservation Study, described the Primary School as follows,

> *The Windsor Primary School building is a tight grouping of one and two storied, steep gabled roofed sections with a polygonal protruding bay which accommodates the office. Cream brick corbelling features under the eaves and contrasts with the red brick building. This largely intact primary school building has an unusually prominent tower and central block and, together with Camp Hill Primary School (Bendigo), is one of the only two schools to employ such eaves corbelling. It is an interesting and intact Gothic composition by the school architect H.R. Bastow.*
>
> *The original building at the Windsor Primary School is substantially intact although some of the original pointed arch windows have been replaced at ground level and roof vents and tower finial removed. Later additions to the south of the building are differentiated by the brickwork used..*

Additionally, the Conservation Study describes the Presentation College directly opposite to the Windsor Primary School on Hornby Street, as follows:

> *The main convent building ... was opened in 1884 ...This building was constructed in freestone with a steep slate roof in a gothic style with gable ends and pointed arched windows, arcading and entrances.*

The Study made no reference to important buildings along Hornby Street. These include massive red brick elements and early rendered buildings which (in conjunction with the Windsor Primary School) define this section of Hornby Street as an early educational precinct. The substantial fence on street frontages to Dandenong Road, Hornby Street and Somerset Place demarcating the boundary of Presentation College also contributes to the significance of the institution and the character of the local area. Further, the substantial *Ficus macrophylla* within the grounds of the former Convent contributes to the broader aesthetic significance of the precinct as one of the largest examples of a Moreton Bay Fig within the City of Stonnington.

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.

European settlement in what would become the suburb of Prahran grew gradually following the 1849-1850 Crown Land Sales, which saw 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). George Langhorne, the Commissioner of an 1837 Aboriginal mission in the area south of the Yarra River around Punt Hill, called this area 'Pura-ra-ran', a compound of two Bunurong words believed to mean land partially surrounded by water (O'Callaghan 1922, 54). In 1840 the name was changed to Prahran for official use.

While higher ground overlooking the Yarra to the north of Prahran was quickly acquired and settled by the colonial elite following the 1840 Crown Land Sales, the majority of present-day Prahran, being of poorly drained low-lying land characterised by wetlands, was primarily purchased by land speculators. These areas were subsequently and re-sold for farming, industry and housing the working classes. 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). By 1856, the land encompassing Prahran was primarily characterised by a scattered series of timber and brick workers cottages set on narrow allotments to the west of Williams Road, while land to the east and south remained undeveloped or in use as paddocks (Surveyor-General's Department 1856). The area was also distinguished by its strong market garden character during this 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, which spurred the replacement of many small, mid-nineteenth century cottages with more ornate, single-fronted Victorian and Edwardian style terraces that could house the influx of factory workers as part of the area's growing brick manufacturing, food processing and textiles industries around Chapel Street and Commercial Road. Additionally, upper-middle class enclaves and mansion estates in the formerly undeveloped area of eastern Prahran were also developed to house the wealthy settling adjacent to the suburb of Armadale (Malone 2000, 20). Comprising higher ground with no major drainage problems, this area attracted comparably wealthier residents (Malone 2003, 1). These transformations were also compounded by the construction of impressively detailed shops along Chapel Street, solidifying the strip as a popular retail and commercial centre by the late nineteenth century (Allom Lovell 2000, 45).

Pockets of the suburb continued to be used as a centre for small-scale manufacturing into the early- and mid-twentieth centuries. Although business restructuring and trade liberalisation in the late twentieth century ultimately resulted in the closure and demolition of many of these factories, built remnants of this era can be seen at the c.1910 Former Kia-ora Cordial factory chimney at 181-187 High Street, Prahran and at the former milliner factory at Grattan Street, Prahran (Context Pty Ltd 2009, 95). Today, Prahran's working-class history is best represented through the relatively modest late nineteenth and early twentieth century single fronted cottages and dwellings that dominate the suburb's building stock. Meanwhile, traces of late nineteenth century middle-class residential development are best seen in the grand Victorian dwellings adjacent to Armadale along Grandview Grove.

- ## Place History

The following history has been largely sourced from John Statham's 2012 assessment of HO138, with updates included to address the extension of the precinct on White Street and the *Ficus macrophylla* within the grounds of the former Presentation Convent.

Betty Malone notes:

> *In the late 1830s … Chapel Street was a rough unnamed bush track leading south from the better known Gardiner's Creek (now Toorak) Road in the direction of the Mornington Peninsula, crossing similar tracks that led east to Dandenong and beyond … By the late 1840s … Chapel Street had achieved permanent status. First known as Fitzroy Road it soon took the more popular title of Chapel Road then Chapel Street. (Malone, 2001, 39)*

By the time of the first land sales, Dandenong Road was a major stock route and Chapel Street had developed into an important suburban thoroughfare. Land in Chapel Street to the north of Toorak Road had sold in the Crown land sales of June 1849. Chapel Street Lots between Toorak and Dandenong Roads were released in May 1850. Land along the eastern side of Chapel Street in Windsor comprised two of these allotments, namely Lots 56 and 61. Lot 56 with frontages to Chapel and High Streets was purchased by H Glass and TB Payne for £7/10/0 an acre. Lot 61 to its south addressing Chapel Street and Dandenong Road was purchased by John Pascoe Fawkner for £10/10/0. All were well-known land speculators.

By the late 1850s, many of Fawkner's Chapel Street frontages had been sold. Hanover (later McIlwrick Street) had been established, extending to Nelson Street East (now Hornby Street). The construction of the Windsor Railway station in 1859 stimulated rapid development in the area. Within a few years, Glass and Payne had sold the western two thirds of Lot 56. The new owner subdivided the area into small blocks along narrow streets suitable for workers' housing. Victoria, Eastbourne, Duke and James Streets were created in the 1860s. The nest of narrow streets and lanes to the east of Chapel Street are among the earliest streets in the Municipality. This area quickly became known as Paisley (or Pasley) village.

A small number of houses were erected through the 1850s and 1860s but these co-existed with agricultural and manufacturing premises. The first City of Prahran ratebooks from 1856-7, note seven entries in McIlwrick Street but almost a dozen dwellings, yards, allotments or market gardens away from the street frontages. A photograph published in Cooper's History of Prahran

shows the open character of the area in 1867 with a scatter of neat houses, farmlets and workshops behind the businesses along the Chapel Street frontage (Figure 1).

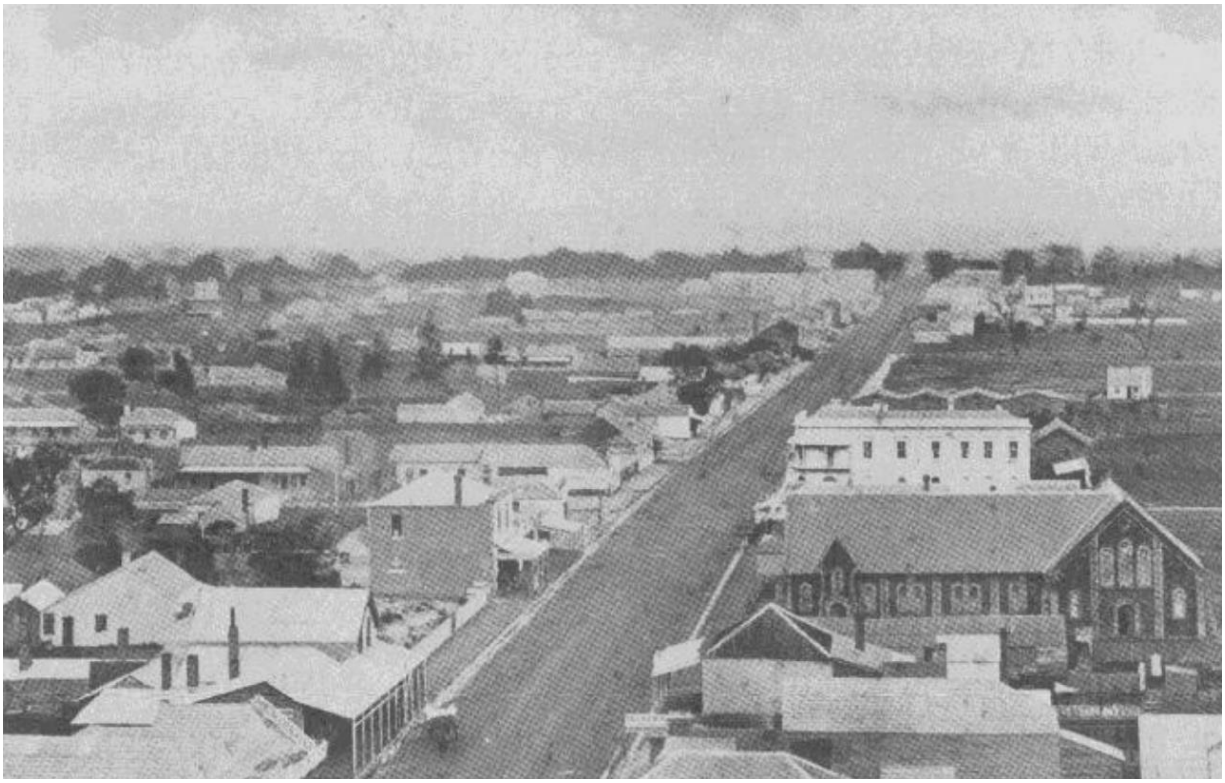


Figure 1. Chapel Street looking south past High Street, 1867, Stonnington History Centre Registration No. PH6018.

Sands and McDougall Directories do not recognise the existence of formal streets in the area until the late 1860s. However, Council's ratebooks indicate that a thriving community existed in James and McIlwrick Streets a decade earlier. Around 1860, James Henry Leonard operated candle and soap making premises in McIlwrick Street, George Stewart ran a shop and Bennett Bascomb operated a workshop. John Waddle maintained allotments in nearby Frederick Street. Paisley village comprised an informal arrangement of unmade streets and ill-defined allotments but accommodated a diversity of shops, residences and workplaces.

From the late 1860s, the character of the area began to change as larger allotments were developed with more permanent housing. The important residential group surviving at 15-19 Hornby Street was constructed before 1868. By the mid-1870s, the area was substantially developed with formal street layouts more or less complete. Directories from this time note around thirty dwellings in and around McIlwrick Street.

From the late 1870s, development in the area was defined by larger developments in the form of new educational institutions to either side of Hornby Street. These were, Presentation College and State School 1896 (later Prahran South Primary School, currently Windsor Primary School).

In relation to the Presentation College on the southern boundary of the precinct, *Some of the Fruits of Fifty Years: Annals of the Catholic Church in Victoria*, written in 1896, noted:

At the invitation of the Pastor of St Kilda, the Rev. Dr. Corbett, a community of five Presentation Nuns arrived from the mother house in Limerick on Sunday, 21st December 1873. They immediately undertook the management of a primary school for girls in St Mary's Church, and at the same time they conducted a primary school in their temporary residence. On 10th December 1874 this small community removed to a house which stood on the present convent grounds. (Malone describes this building as the Turret Lodge). This property was purchased at a cost of £2600. Schools were erected, and the grounds were suitably protected by a substantial wall at a cost of £2000. In 1877 a boarding school was opened, and thus provision was made for every class of Catholic children in the district. Ten years after their arrival the sisters undertook to build a permanent convent. The foundation stone was laid by the pastor, Dr Corbett, on 28 October, 1883. The building was blessed and opened by the Archbishop on 14th September of the following year. In plan the convent is a hollow rectangle, the outside measurements being 176 by 140 feet. The foundations are of bluestone, the superstructure is of Barrabool free-stone and the architectural style employed is a picturesque treatment of the early pointed, with the usual high pitched roofs and cross surmounted gables. The convent is most beautifully situated enjoying as it does, the benefit of the sea breeze. The grounds which are tastefully laid out, afford ample means of recreation for the borders. The cost of the completed portion of the convent amounted to £9000. Early in 1885 new buildings were erected to give additional accommodation to the children attending the select school. The Community at present consist of 24 Sisters. There are 100 day pupils and 25 borders in the select school.

The early character of the site has changed substantially over the past 130 years. The original building, its wall and garden setback continue to present Dandenong Road but areas in the north and east of the site have been extensively developed. Included within the gardens on the southern boundary is a substantial and mature *Ficus macrophylla* (Moreton Bay Fig), the scale of which indicates it was likely planted in the late nineteenth century to early twentieth century. Architects, Grainger Kennedy & Little, undertook additions to the college c.1920. New buildings were constructed along the Hornby Street frontage in the early decades of the twentieth century. Access arrangements have been reconfigured to allow entry via formal gates to Dandenong Road. Previously, access to the site had only been available from Hornby Street. Although no inspection of the site has been undertaken, it is understood that other buildings of interest dating from the original development of the site and later survive.

The Windsor Primary School (formerly Prahran South Primary School, former State School No. 1896) is noted in the Prahran Conservation Study (1983) as:

The Windsor Primary School in Hornby Street was erected in 1877 and designed by Henry Bastow (architect to the Education Department from 1873 to 1894). Known as the Prahran South Primary School until 1891, it was designed in the Gothic style and based on the school designed for the London School Board especially the Blundell Street School, Islington erected in 1873.

Many Victorian schools were influenced by English school design, and the Windsor School closely followed this particular English example with its dominant tower. The Windsor Primary School building is a tight grouping of one and two storied, steep gabled roofed sections with a polygonal protruding bay which accommodates the office. Cream brick corbelling features under the eaves and contrasts with the red brick building. A two-storey wing was added in 1915 when other remodelling was also executed.

The original building at the Windsor Primary School is substantially intact although some of the original pointed arch windows have been replaced at ground level and roof vents and tower finial removed. Later additions to the south of the building are differentiated by the brickwork used.

The school was never large enough to house the children enrolled and between 1880 and 1915, various temporary quarters were used. In 1890, the school was enlarged through the construction of a second storey built over the central wing of the original building. In 1915, further remodelling and an additional two storey wing increased the school's capacity. The school continues to operate as Windsor Primary School

Windsor and Prahran were subject to intensive development through the land boom of the 1880s and the last few tracts of vacant land around McIlwrick Street were subdivided as residential allotments. By the early 1880s, McIlwrick, Frederick and Hornby Streets had come to adopt their present form. Allotments in Hanover Place (later Elm Place) were offered for sale. The first dwellings in the cul-de-sac were constructed c.1882. Hopetoun Terrace, was constructed shortly afterwards in 1890. Although the parapet notes a 1890 construction date and celebrates Lord Hopetoun, Governor of Victoria, Directories suggest that development in Elm Place was completed sometime before the inauguration of the Governor in 1889. The Turret Lodge was demolished and the new building at the Presentation College was constructed. Thomas Jobbins constructed three substantial villas on adjacent sites at 167, 169 and 171 Dandenong Road. During the land boom, and for some decades afterwards, a modest retail presence survived in the area. Elizabeth Palmer’s Dairy and Delicatessen operated from premises at 21 Hanover Street and Quelch's Butchery at 31 Hanover Street operated into the early 1900s. The MMBW of 1896 shows a fully developed residential precinct where a landscape of cottages, light industrial sites and smallholdings had existed a generation earlier (Figure 2 and Figure 3).

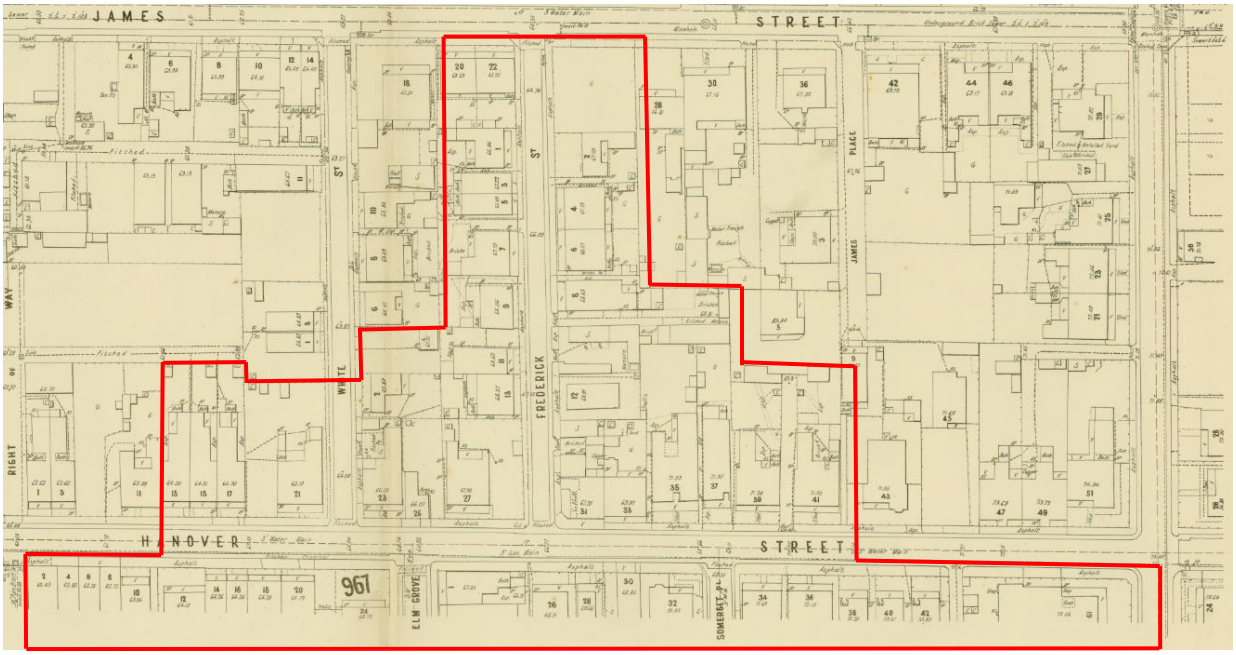


Figure 2. Northern portion of the precinct in 1896. Source: *Melbourne and Metropolitan Board of Works detail plan, 965, City of Prahran [cartographic material]*. (1896). Melbourne: MMBW.

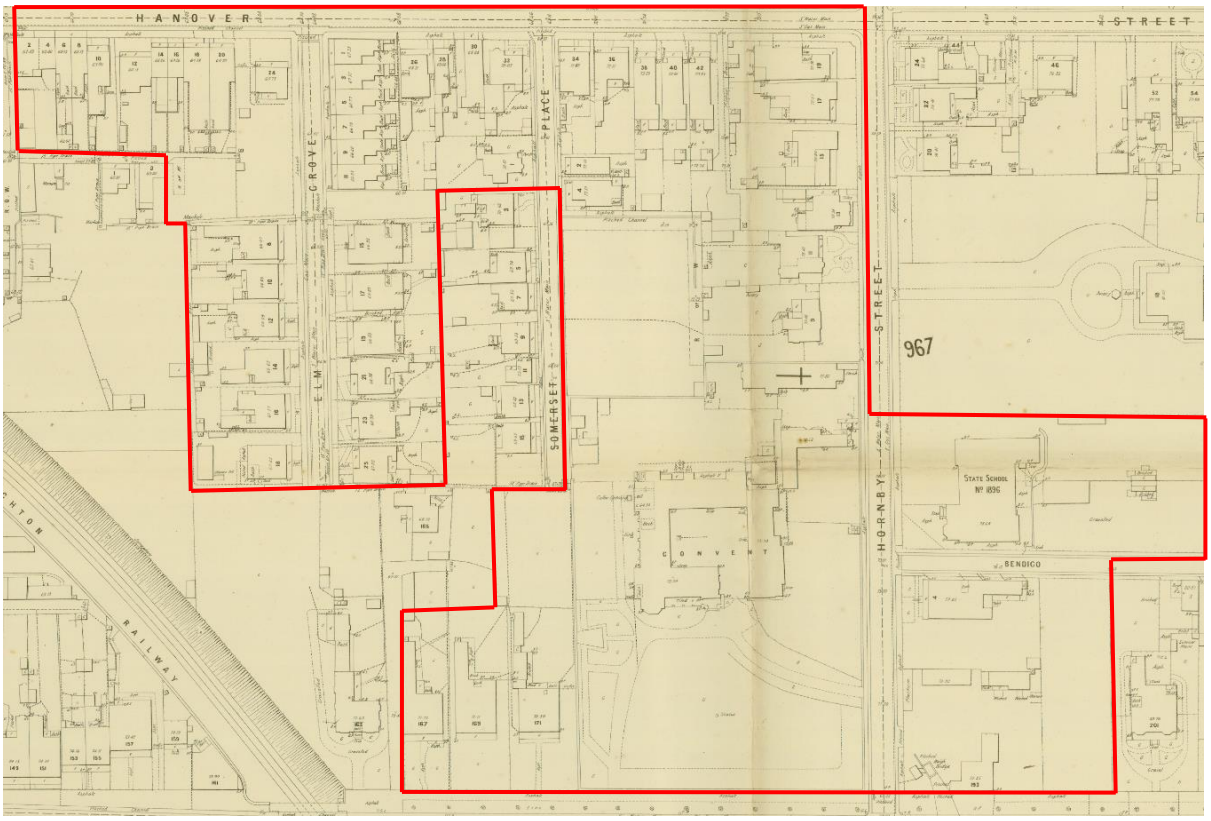


Figure 3. Southern portion of the precinct in 1896. Source: *Melbourne and Metropolitan Board of Works detail plan, 967, City of Prahran [cartographic material]. (1896). Melbourne: MMBW.*

Although the decade before and after WWI were a period of growth in Prahran, development opportunities in Windsor had been more or less exhausted. Industry was booming, with small-scale factories established in working class cul-de-sacs. On White Street, both 2 and 4 White Street are first recorded in the Sands and McDougall street directory for 1910, highlighting the importance of local employment and the convergence of industry and residential areas.

In 1919, the electric tramway was constructed in Dandenong Road between Chapel Street and Glenferrie Road and with it came an agreement between the Prahran, St Kilda, Caulfield and Malvern councils to transform Dandenong Road into the present tree-lined boulevard. However little change occurred in the back streets of Windsor. A few modest houses were constructed; the Presentation College continued to expand; and the Windsor Technical School (demolished) was established in a villa immediately to the north of the primary School. Around 1920, W Mossman established a factory on undeveloped land at the corner of Frederick and James Streets where he (and later Mason & Lake) manufactured clothing.

Although no longer extant, the Windsor Technical School was included in the original mapping of HO138. Land associated with the school was removed from the Heritage Overlay in 2011. The following provides a brief summary of the history of the school and planning developments in relation to the site. The Prahran Mechanics Institute had provided technical education in the Windsor area from 1864. From 1909, the school operated from premises on High Street which have grown to become the Swinburne School of Art and Design. The institution purchased a large villa located at 12 Hornby Street in the late 1920s to allow a School of Domestic Economy School to be opened. This was located immediately to the north of the Primary School. The site was listed in Directories from 1937 onwards as a branch of The Prahran Technical School. The villa was later demolished to allow new school buildings to be constructed. The foundation stone for this new school was laid in 1951 and the new three-storey building was opened in 1955 as part of the City of Prahran Centenary Celebrations. A number of additional buildings had been constructed on the site by 1977. In 1980, the name was changed from The Prahran Technical School to the Windsor Technical School. Through the late 1980s, demand slowed until the school could only remain viable only through amalgamation with the Ardoch Secondary College in St. Kilda. During the early 1990s, the Ardoch-Windsor Secondary College was closed. In 1993, the realignment of the title boundaries and demolition of all of the buildings on the Secondary College site took place. Atkinson and Wise Closes and the Chris Gahan Reserve were established on the vacant site. These areas were removed from the heritage control in 2011.

Through the mid- to late twentieth century, cheap land in the inner city in conjunction with decaying Victorian building fabric and the boom in residential flats led to the renewal of sections of Windsor and Prahran and South Yarra. Sites around McIlwrick Street were not immune to these developments. A small number of intrusive developments such as the double-storey interwar flats at 33 McIlwrick Street and postwar residences at 28, 30 and 39 McIlwrick Street and 3 Somerset Place were constructed as part of this process.

Comparative Analysis

As addressed by John Statham in his 2012 review of HO138, while the precinct is not the only representation of late nineteenth century and early twentieth century residences and factories within the City of Stonnington and Windsor more locally, the combination of intact, small scale

residential streetscapes contrasting against immense institutional buildings is an uncommon relationship. Comparable precincts include:

- **Union Street Precinct, Armadale (HO377)** The Union Street Precinct is a substantial residential precinct, primarily characterised by a strong representation of mid to late-nineteenth century residential development which historically was spurred on by the presence of brickmaking industries. Following the economic collapse of the 1890s and the closure of the claypits, in the early twentieth century the development of small-scale factories and warehouses became more common. Today, the Union Street Precinct comprises late-nineteenth century cottages interspersed with early twentieth century small-scale residences and industrial buildings. The commonalities between both the Union Street Precinct and the Hornby Street, Somerset Place, McIlwrick Street, Elm Place Precinct are clear, with HO138 populated by a collection of comparatively small working-class freestanding and terrace cottages, villas, factories and substantial terraces. However, a clear distinction is the element is the presence of institutional buildings, with HO138 also being informed by the presence of the substantial institutional buildings, with the 1874 Presentation Convent on Dandenong Road and the 1877 Windsor Primary School located on Hornby Street. Concerning the scale and integrity of residential development HO377 is considered overall the better example, however HO138 remains an important example of this type of development within the municipality.
- **Duke and Hornby Street Precinct, Windsor (HO129).** The Duke and Hornby Street Precinct, located approximately 100 metres north of HO138, is comparable to the Hornby Street, Somerset Place, McIlwrick Street, Elm Place Precinct are as two precincts which developed simultaneously on Hornby Street in the late nineteenth century. Both precincts feature the same structural idiom, with single storey terrace cottages and freestanding Late Victorian and Federation-era residences constructed on narrow residential streets. Both precincts are in close proximity to both the former Presentation Convent and Windsor Primary School which contextualise their development, and both precincts are close to nineteenth century and early twentieth century factory buildings. Key differences however include scale, with HO138 being larger than HO129, as well as the extent of industrial representation with factory structures present only in HO138. Further, institutional buildings feature within the curtilage of HO138, as opposed to HO129. Regardless, both precincts are highly comparable due to their proximity, informed historical development and industrial working-class character. Though on the basis of the above comparisons, the Hornby Street, Somerset Place, McIlwrick Street and Elm Place Precinct features the institutional and industrial buildings which contextualised the development of the area as well as the residential buildings, as opposed to purely the residential elements.
- **Greville Street Residential Precinct, Prahran (HO456).** The Greville Street Residential Precinct is aligned with the dual commercial and residential development of Prahran north of High Street and adjoining Chapel Street. The residential character of the precinct is informed by the structures present on Donald Street, as well as the mixed residential and commercial nature of Greville Street. However, the character is significantly different from the Hornby Street, Somerset Place, McIlwrick Street, Elm Place Precinct , with HO456 comprising comparatively substantial Late Victorian freestanding houses with deep setbacks, interspersed with smaller scale adjoined cottages. The commercial elements are

corner hotels and some former warehouses. However, the affluence of HO456 is a key contrast with HO138, which formed as a high-density working-class development with small-scale cottages in close proximity to factories. Of the two, though comparable, HO456 is considered to be of greater integrity, however it does not have the same institutional representation as HO138.

The above comparative analysis highlights a low representation of comparable mixed use heritage precincts within the City of Stonnington. Though the developmental narrative of Prahran, Armadale and Windsor is intertwined with industry and commerce, HO138 is one of the few recorded precincts in the City of Stonnington that includes small-scale working-class residential streets directly neighbouring factories and warehouses while also contrasting with the scale of the large institutions. Further, HO138 comprises some of the earliest residential streets in the City of Stonnington in comparison to other late nineteenth century precincts in Windsor or Prahran. These early streetscapes contribute to the historic values of the precinct and demonstrate the early development of Windsor and Prahran better than, or as well as, comparable places. The above comparative analysis therefore highlights the significance of HO138.

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*
McIlwrick Street			
2 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
6-8 McIlwrick Street	Terrace	Victorian Period (c.1854-1901)	C
10 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
12 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
13 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
14 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
15 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
16 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
17 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
18 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
19 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
20 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
21 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
22 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
23 McIlwrick Street	House	Victorian Period (c.1854-1901)	C

Street address	Place type	Style/era	Grading
24 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
24A McIlwrick Street	House	Federation/Edwardian Period (1902 – c.1918)	C
25-27 McIlwrick Street	Vacant land	Contemporary	NC
26 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
28 McIlwrick Street	House	Post-war Period (1945-1965)	NC
30 McIlwrick Street	House	Victorian Period (c.1854-1901)	NC
31 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
32 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
33 McIlwrick Street	House	Interwar Period (c.1910-c.1940	NC
34 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
35 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
36 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
37 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
38 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
39 McIlwrick Street	House	Contemporary	NC
40 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
41 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
42 McIlwrick Street	House	Victorian Period (c.1854-1901)	C
1 Hanover Lane	House	Contemporary	NC
Elm Place			
1 Elm Place	Terrace	Victorian Period (c.1854-1901)	S
3 Elm Place	Terrace	Victorian Period (c.1854-1901)	S

Street address	Place type	Style/era	Grading
5 Elm Place	Terrace	Victorian Period (c.1854-1901)	S
7 Elm Place	Terrace	Victorian Period (c.1854-1901)	S
9 Elm Place	Terrace	Victorian Period (c.1854-1901)	S
11 Elm Place	Terrace	Victorian Period (c.1854-1901)	S
12 Elm Place	House	Victorian Period (c.1854-1901)	C
14 Elm Place	House	Victorian Period (c.1854-1901)	C
15 Elm Place	House	Victorian Period (c.1854-1901)	C
16 Elm Place	House	Victorian Period (c.1854-1901)	C
17 Elm Place	House	Victorian Period (c.1854-1901)	C
18-20 Elm Place	House	Contemporary	NC
19 Elm Place	House	Victorian Period (c.1854-1901)	C
21 Elm Place	House	Post-war Period (1945-1965)	NC
23 Elm Place	House	Victorian Period (c.1854-1901)	C
25 Elm Place	House	Victorian Period (c.1854-1901)	C
Somerset Place			
1 Somerset Place	House	Contemporary	NC
2 Somerset Place	House	Victorian Period (c.1854-1901)	C
4 Somerset Place	House	Victorian Period (c.1854-1901)	C
Frederick Street			
1 Frederick Street	House	Victorian Period (c.1854-1901)	C
2 Frederick Street	House	Victorian Period (c.1854-1901)	C
2A Frederick Street	Factory	Federation/Edwardian Period (1902 – c.1918)	C

Street address	Place type	Style/era	Grading
3 Frederick Street	House	Victorian Period (c.1854-1901)	C
4 Frederick Street	House	Victorian Period (c.1854-1901)	C
5 Frederick Street	House	Victorian Period (c.1854-1901)	C
6 Frederick Street	House	Victorian Period (c.1854-1901)	C
7 Frederick Street	House	Victorian Period (c.1854-1901)	C
8 Frederick Street	House	Victorian Period (c.1854-1901)	C
8A Frederick Street	House	Contemporary	NC
9 Frederick Street	House	Victorian Period (c.1854-1901)	C
10 Frederick Street	House	Interwar Period (c.1910-c.1940	C
11 Frederick Street	House	Victorian Period (c.1854-1901)	C
12 Frederick Street	House	Interwar Period (c.1910-c.1940	C
13 Frederick Street	House	Victorian Period (c.1854-1901)	C
James Street			
20 James Street	House	Victorian Period (c.1854-1901)	C
22 James Street	House	Victorian Period (c.1854-1901)	C
24-26 James Street	Factory	Federation/Edwardian Period (1902 – c.1918)	C
White Street			
2 White Street	Factory	Federation/Edwardian Period (1902 – c.1918)	C
4 White Street	Factory	Federation/Edwardian Period (1902 – c.1918)	C
Hornby Street			
2 Hornby Street	House	Federation/Edwardian Period (1902 – c.1918)	C
4 Hornby Street	House	Federation/Edwardian Period (1902 – c.1918)	C

Street address	*Place type*	*Style/era*	*Grading*
6-8 Hornby Street	Duplex	Interwar Period (c.1910-c.1940	C
9 Hornby Street	House	Interwar Period (c.1910-c.1940	C
10 Hornby Street	House	Victorian Period (c.1854-1901)	C
11 Hornby Street	House	Interwar Period (c.1910-c.1940	C
12 Hornby Street	School	Victorian Period (c.1854-1901)	S
13 Hornby Street	House	Victorian Period (c.1854-1901)	S
15 Hornby Street	House	Victorian Period (c.1854-1901)	C
17 Hornby Street	House	Victorian Period (c.1854-1901)	C
19 Hornby Street	House	Victorian Period (c.1854-1901)	S
Dandenong Road			
167 Dandenong Road	House	Interwar Period (c.1910-c.1940	C
169 Dandenong Road	House	Victorian Period (c.1854-1901)	C
171 Dandenong Road	House	Victorian Period (c.1854-1901)	C
187 Dandenong Road	School	Victorian Period (c.1854-1901)	S
189 Dandenong Road	House	Federation/Edwardian Period (1902 – c.1918)	C
191 Dandenong Road	House	Federation/Edwardian Period (1902 – c.1918)	C
193 Dandenong Road	House	Federation/Edwardian Period (1902 – c.1918)	C
197 Dandenong Road	House	Federation/Edwardian Period (1902 – c.1918)	C
199 Dandenong Road	House	Federation/Edwardian Period (1902 – c.1918)	C

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Surveyor-General's Department. 1856. *Prahran Municipality*. Map. 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

McIlwrick Street



2 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



6 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



10 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



12 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



13 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



14 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



15 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



16 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



17 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



18 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



19 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



20 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



21 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



22 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



23 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



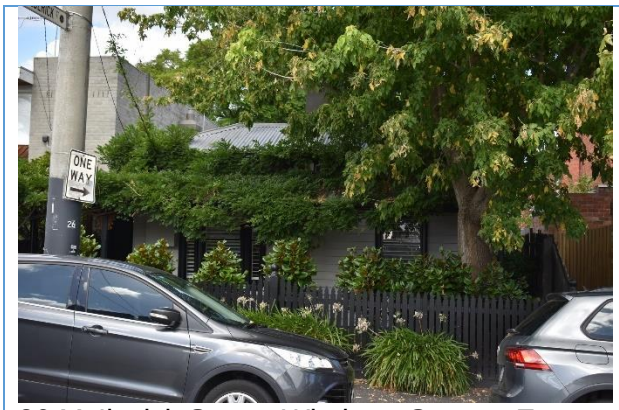
24 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



25-27 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



24A McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



26 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



28 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



30 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



31 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



32 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



33 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



34 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



35 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



36 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



37 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



38 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



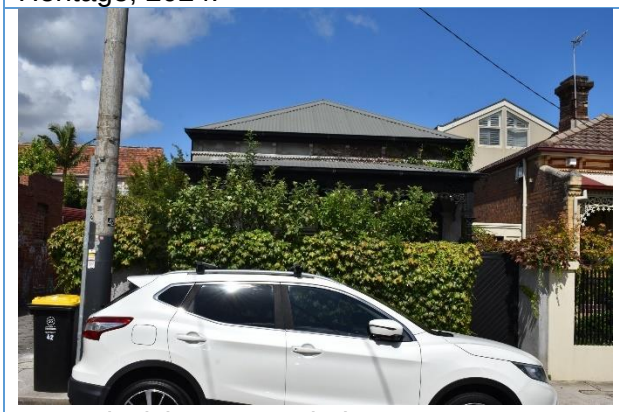
39 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



40 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



41 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



42 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



Streetscape view of McIlwrick Street, looking west from Hornby Street, Windsor. *Source*: Extent Heritage, 2024.

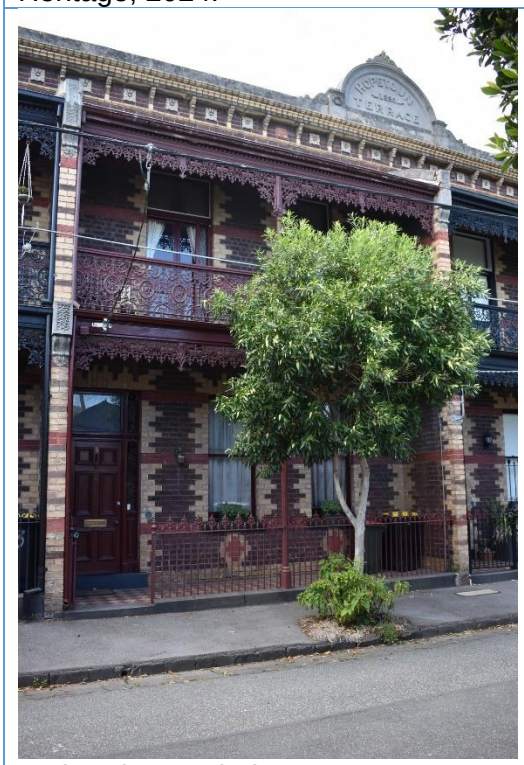
Elm Place



1 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



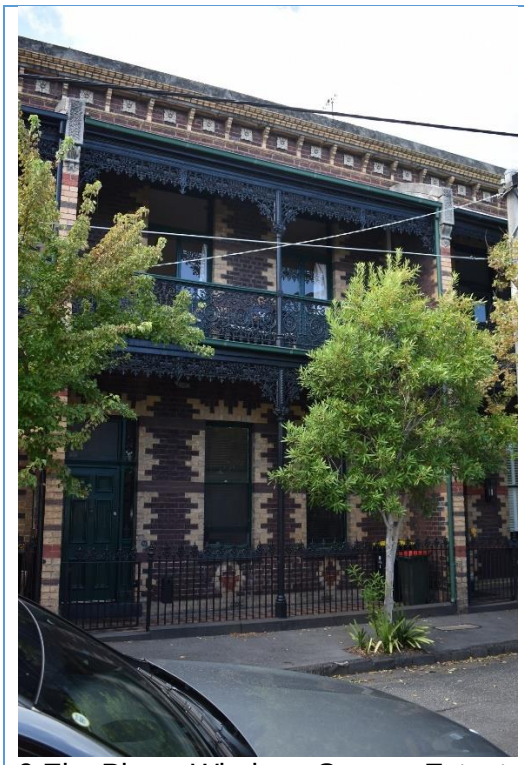
3 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



5 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



7 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



9 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



11 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



12 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



14 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



15 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



16 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



17 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



18-20 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



19 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



21 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



23 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



25 Elm Place, Windsor. *Source*: Extent Heritage, 2024.



Streetscape view of Elm Place, looking south. *Source*: Extent Heritage, 2024.



Oblique view of Hopetoun Terrace at 1-11 Elm Place. *Source*: Extent Heritage, 2024.

Somerset Place



1 Somerset Place, Windsor. *Source*: Extent Heritage, 2024.



2 Somerset Place, Windsor. *Source*: Extent Heritage, 2024.



4 Somerset Place, Windsor. *Source*: Extent Heritage, 2024.



Oblique view of St Mary's College looking south. *Source*: Extent Heritage, 2024.

Frederick Street and James Street



1 Frederick Street, Windsor. *Source*: Extent Heritage, 2024.



2 Frederick Street, Windsor. *Source*: Extent Heritage, 2024.



2A Frederick Street, Windsor. *Source*: Extent Heritage, 2024.



3 Frederick Street, Windsor. *Source*: Extent Heritage, 2024.



4 Frederick Street, Windsor. *Source*: Extent Heritage, 2024.



5 Frederick Street, Windsor. *Source*: Extent Heritage, 2024.



6 Frederick Street, Windsor. *Source*: Extent Heritage, 2024.



7 Frederick Street, Windsor. *Source*: Extent Heritage, 2024.



8 Frederick Street, Windsor. *Source*: Extent Heritage, 2024.



9 Frederick Street, Windsor. *Source*: Extent Heritage, 2024.



10 Frederick Street, Windsor. *Source*: Extent Heritage, 2024.



11 Frederick Street, Windsor. *Source*: Extent Heritage, 2024.



12 Frederick Street, Windsor. *Source*: Extent Heritage, 2024.



13 Frederick Street, Windsor. *Source*: Extent Heritage, 2024.



Rear of 31 McIlwrick Street, Windsor. *Source*: Extent Heritage, 2024.



24-26 James Street, Windsor. *Source*: Extent Heritage, 2024.



Northern elevation of 24-26 James Street, Windsor. *Source*: Extent Heritage, 2024.



Oblique view of 20-22 James Street, Windsor. *Source*: Extent Heritage, 2024



20 James Street, Windsor. *Source*: Extent Heritage, 2024



22 James Street, Windsor. *Source*: Extent Heritage, 2024



Streetscape view of Frederick Street, looking north from McIlwrick Street. *Source*: Extent Heritage, 2024.



Streetscape view of Frederick Street, looking south from James Street. *Source*: Extent Heritage, 2024.

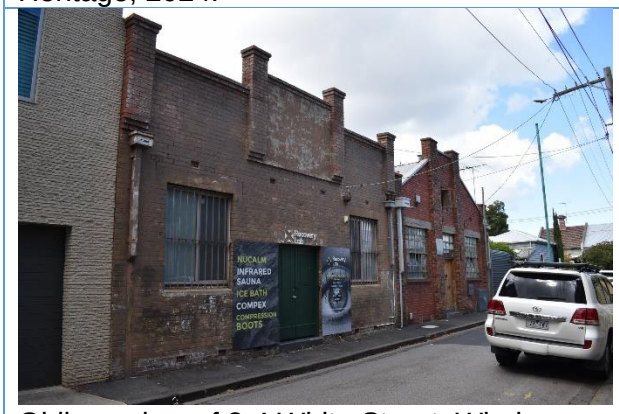
White Street



2 White Street, Windsor. *Source*: Extent Heritage, 2024.



4 White Street, Windsor. *Source*: Extent Heritage, 2024.



Oblique view of 2-4 White Street, Windsor, looking southeast. *Source*: Extent Heritage, 2024.



Streetscape view of White Street, looking north from McIlwrick Street. *Source*: Extent Heritage, 2024.

Hornby Street



2 Hornby Street, Windsor. *Source*: Extent Heritage, 2024.



4 Hornby Street, Windsor. *Source*: Extent Heritage, 2024.



6-8 Hornby Street, Windsor. *Source*: Extent Heritage, 2024..



9 Hornby Street, Windsor. *Source*: Extent Heritage, 2024.



10 Hornby Street, Windsor. *Source*: Extent Heritage, 2024.



11 Hornby Street, Windsor. *Source*: Extent Heritage, 2024.



12 Hornby Street, Windsor. *Source*: Extent Heritage, 2024.



13 Hornby Street, Windsor. *Source*: Extent Heritage, 2024.



15 Hornby Street, Windsor. *Source*: Extent Heritage, 2024.



17 Hornby Street, Windsor. *Source*: Extent Heritage, 2024.



19 Hornby Street, Windsor. *Source*: Extent Heritage, 2024.



Streetscape view of Hornby Street, looking north from Dandenong Road. *Source*: Extent Heritage, 2024.

Dandenong Road



167 Dandenong Road, Windsor. *Source*: Extent Heritage, 2024.



169 Dandenong Road, Windsor. *Source*: Extent Heritage, 2024.



171 Dandenong Road, Windsor. *Source*: Extent Heritage, 2024.



Ficus macrophylla and boundary wall at 187 Dandenong Road, Windsor. *Source*: Extent Heritage, 2024.



Ficus macrophylla 187 Dandenong Road, Windsor. *Source*: Extent Heritage, 2024.



187 Dandenong Road, Windsor. *Source*: Extent Heritage, 2024.



189 Dandenong Road, Windsor. *Source*: Extent Heritage, 2024.



191 Dandenong Road, Windsor. *Source*: Extent Heritage, 2024.



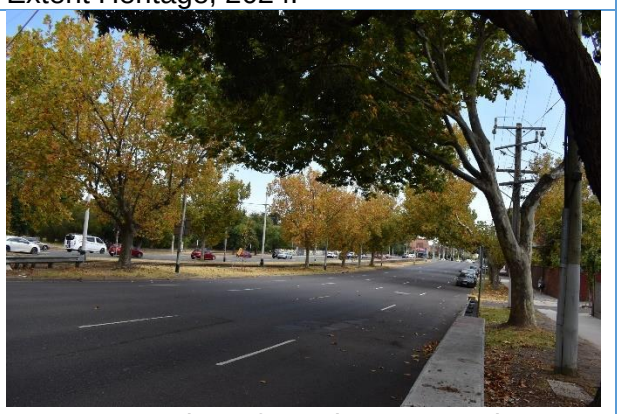
193 Dandenong Road, Windsor. *Source*: Extent Heritage, 2024.



197 Dandenong Road, Windsor. *Source*: Extent Heritage, 2024.



199 Dandenong Road, Windsor. *Source*: Extent Heritage, 2024.



Streetscape view of Dandenong Road, looking west from 199 Dandenong Road. *Source*: Extent Heritage, 2024.

Authors

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Previous citation prepared by: John Statham, 2012.
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