Statement of Significance: Fern Avenue Precinct, Windsor (June 2026)

Heritage Place:	Fern Avenue Precinct Windsor	**PS ref no:**	HO132



Figures 1-6: *Examples of residences included in the precinct (L-R, starting at the top) 4, 10, 18, 19, 21-27 Fern Avenue, Windsor* (City of Stonnington, March 2020).

What is significant?

The Fern Avenue Precinct, comprising a group of Federation dwellings on Fern Avenue, Prahran, is locally significant.

The precinct is wholly characterised by contributory graded buildings.

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

- The distinctive pattern of the 1913-1915 subdivision of Fernhill Estate and subsequent development created by the group of Federation era buildings;
- A relatively high degree of integrity arising from the same construction period and absence of modern infill within the curtilage;
- The regularity and harmony of the freestanding and semi-detached Federation era houses, primarily characterised by front facing half-timbered gable ends, face red brickwork, casement windows with timber frame and lead light glass, terracotta Marseille tiled roofs, exposed timber eaves supported by decorative timber brackets, two faced red brick corbelled chimneys with chimney pots, verandahs consisting of brick piers with decorative timber posts and valences;
- The uniformity of allotments, scale, siting, setbacks and built forms across the precinct;
- The retention of original bluestone kerb and gutters; and
- The retention of original and sympathetic low timber picket fencing.

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

How is it significant?

The Fern Avenue Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Fern Avenue Precinct is historically significant as a fine collection of Federation era houses that were developed following the 1913-1915 subdivision of Fernhill Estate. The subdivision of these large estates was repeated across the municipality and can now be seen in the variety of housing styles representing the different eras in which the estates were subdivided. As such, the precinct not only forms a tangible link to east Windsor's shift from sparsely developed paddocks and Victorian era mansion estates to a suburban middle-class enclave, but also a phase of renewed residential growth in the early twentieth century. (Criterion A)

The Fern Avenue Precinct is aesthetically significant as an intact residential streetscape characterised by freestanding and semi-detached Federation style dwellings. The buildings retain a high degree of integrity and demonstrate cohesion through built form, scale, setbacks, materials, fenestration, and detailing. These features, along with the retention of original and sympathetic low to medium height timber picket fencing, combine to create a visually consistent and harmonious residential streetscape. (Criterion E)

Primary source

Prahran and Windsor Heritage Review (Extent Heritage, April 2024).

Precinct map



Gradings schedule

Street address	Grading
2 Fern Avenue, WINDSOR	Contributory
4 Fern Avenue, WINDSOR	Contributory
6 Fern Avenue, WINDSOR	Contributory
8 Fern Avenue, WINDSOR	Contributory
10 Fern Avenue, WINDSOR	Contributory
12 Fern Avenue, WINDSOR	Contributory
14 Fern Avenue, WINDSOR	Contributory
16 Fern Avenue, WINDSOR	Contributory
18 Fern Avenue, WINDSOR	Contributory
19 Fern Avenue, WINDSOR	Contributory
20 Fern Avenue, WINDSOR	Contributory
21 Fern Avenue, WINDSOR	Contributory
22 Fern Avenue, WINDSOR	Contributory
23 Fern Avenue, WINDSOR	Contributory
24 Fern Avenue, WINDSOR	Contributory

25 Fern Avenue, WINDSOR	Contributory
27 Fern Avenue, WINDSOR	Contributory