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## Hornby-Mary Streets Urban Conservation Area [Area 8.1]

### Extent

The Hornby-Mary Streets Urban Conservation Area centres round the intersection of Hornby, Mary and Duke Streets and extends in all four directions from this corner.

### History

The Windsor precinct between Chapel Road (now Street) and Williams Road, bounded on the north by High Street and on the south by Great Dandenong Road, originally formed part of Allotment 61 alienated from the Crown at the land sales of 15 May 1850.<sup>96</sup> Its southern boundary had been a stock route and was later formed into a road and used as the municipal boundary between Prahran and St. Kilda.<sup>97</sup> Like other land south of High Street, this area was not included in the early 1840s land sales, when more desirable land north of Toorak Road, preferably with river frontages, was chosen for the residential sites of Prahran's wealthier families.<sup>98</sup>

The section of Windsor close to the Chapel Street commercial centre, on the other hand, was the location for many clusters of workers' small brick and timber cottages last century.<sup>99</sup> As early as 1855, Hornby Street, located in that area, was clearly marked on James Kearney's map of the Windsor area. It was shown as a major north-south street linked by a number of smaller cross streets to Chapel Street.<sup>100</sup>

The former Red Lion Hotel in Duke Street was established in 1867, and the present building dates from 1886-87. Its location in a residential street is typical of the nineteenth century inner city, suggesting the area was substantially developed or developing by the late 1860s.<sup>101</sup>

This Windsor precinct developed even more rapidly after the Windsor railway station complex was completed in 1885<sup>102</sup> and after the opening of a cable tram service along Chapel Street in 1888.<sup>103</sup> Hornby Street was well-located for residential development, close to the new railway station and with the Chapel Street commercial area within walking distance.<sup>104</sup> By the 1890s, the west side of Hornby Street was fully developed into small allotments, except for some large allotments facing Dandenong Road and the Windsor Convent site. There were even more small cross streets linking it to Chapel Street. On its east side, there were streets linking it with a new wide street, The Avenue. The area around Hornby and Mary Street at this time was one where numbers of small cottages stood on small allotments.<sup>105</sup>

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96. George Tibbits, *History of Prahran*, p.29.
  97. Nigel Lewis & Associates. *Prahran Character and Conservation Study 1992*, p.33.
  98. George Tibbits, *History of Prahran*, pp.25-26.
  99. Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*, p.34.
  100. James Kearney *Map of Melbourne and Its Suburbs*, 1855.
  101. Nigel Lewis & Associates, *Prahran Conservation Study*, 1982, p. 13-8.
  102. Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*, p.33.
  103. Betty Malone. *Chapel Street Prahran*. Part One : 1834-1918, p.50.
  104. Sands & McDougall's *Directory Map of Prahran*. 1885-86.
  105. MMBW 1895 drainage plan.

The Hornby-Mary Streets Urban Conservation Area remains today as a place where an intact sequence of small brick and timber cottages combine with some more elaborate Edwardian cottages. This area maintains the traditional character of the Windsor locality with its small workers cottages within walking distance of small shops and local industries.

## **Description**

This Hornby-Mary Streets Urban Conservation Area comprises small, semi-detached and attached terraces and cottages set within a narrow street pattern. In Hornby Street their development is predominantly Victorian in period, comprising attached terraces to the north and detached timber cottages to the south. North of Mary Street there is a pair of fine Edwardian cottages, one with a dairy (still operating) at the rear. This pair of Edwardian cottages is elaborate and well detailed. Along Duke Street the houses are predominantly Edwardian on both sides of the street. At the north western end of the area is the Red Lion Hotel a two storey red brick building which forms one of two important focal points within this area. The other focal point is the two storey former shop building on the corner of Duke and Hornby Street, also in red brick.

This Urban Conservation Area is set within a larger area which also contains housing of this form and period, but is separated by newer developments and a large park on the corner of Anne and Hornby Street. This park has resulted from the demolition of houses on this site at some time in the past.

The precinct has an integrity which is created by the period of development, the Edwardian houses, and the two important focal buildings.

## **Heritage characteristics**

The key characteristics of the Hornby-Mary Streets Urban Conservation Area are:

- the character of the streets being narrow and in grid form, reflecting the early period of development
- the form and period of the housing and the associated Red Lion Hotel and former corner shop, development characteristic of mid-late nineteenth century inner Melbourne
- the retention of traditional street materials being bluestone kerb and guttering and asphalt footpaths and roadway
- The development of traffic management scheme has altered the character of the streetscape.

## **Analysis**

The Hornby-Mary Streets Urban Conservation Area is of characteristic nineteenth century period of development and is relatively intact. Further investigation into adjoining areas proposed as within Prahran Character Areas should be considered for a future extension to the area.

## Significance

The Hornby-Mary Streets Urban Conservation Area has significance as a nineteenth century residential locality retaining workers' housing, a former hotel and corner shop and set within an early street pattern. The character of the Area is created by the relatively intact sequence of small Victorian brick and timber cottages, combined with later Edwardian housing, which demonstrate the development sequence within the Area. The continuity in the use of asphalt and bluestone as traditional street construction materials are important streetscape attributes.

## Sources

Kearney, James, *Map of Melbourne and its Suburbs*, 1855.

Nigel Lewis & Associates, *Prahran Conservation Study*, 1982, p. 13-8

Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*, p.33-34.

Malone, Betty, *Chapel Street Prahran. Part One: 1834-1918*, 1983, p.50.

MMBW 1895 drainage plan.

Sands & McDougall's Directory Map of Prahran. 1885-86.

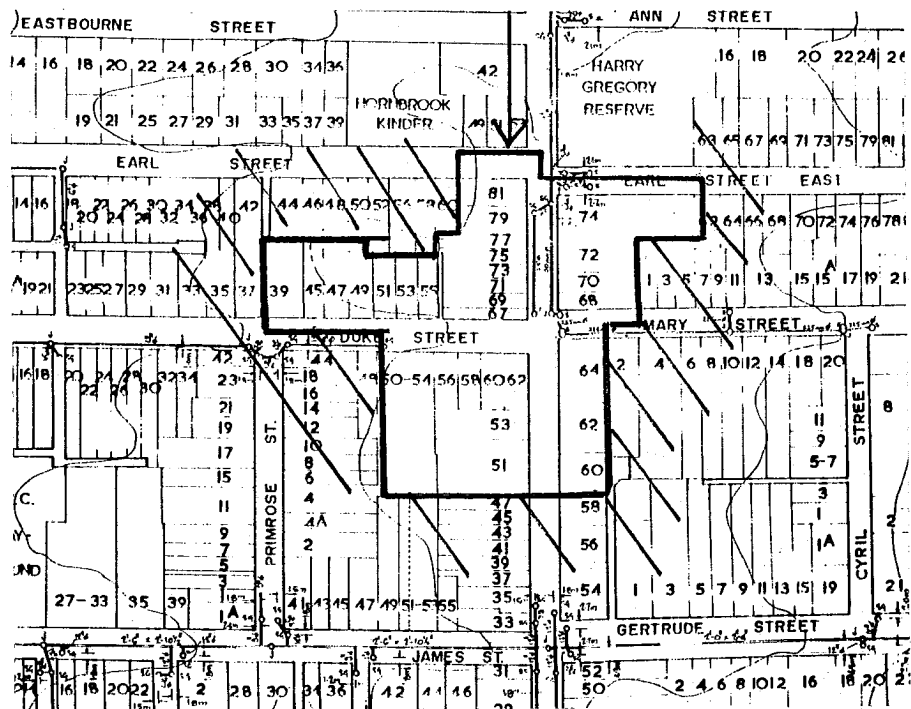
Tibbits, George, *History of Prahran*, pp. 25-26, 29.

## Recommendations




1. Adopt the UC1 Area as exhibited.
2. Further investigate the adjoining streets for possible extension of this Urban Conservation Area. This investigation should focus on historical research into the development pattern, sequence and occupation of property owners/occupiers.

# Map

## Hornby-Mary Streets Urban Conservation Area [Area 8.1]



**Legend**

-  Recommended UC1 Area
-  Remove from UC1 Area proposed in Amendment L24
-  Possible future extension

**NOTE:** Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.