

HORNBY & McILWRICK STREETS PRECINCT

HERITAGE PRECINCT CITATION

Partially protected
under HO138

NAME OF PLACE:	Hornby Street/Somerset Place/ Mcllwick Street Precinct.
OTHER NAMES OF PLACE:	Mcllwick Street area, Hanover Street, Nelson Street East, Paisley Village, Pasley Village
ADDRESS / LOCATION:	Centred on Mcllwick Street, Windsor.
PROPERTY INFORMATION:	<p>Sites under existing HO138: 167-199 Dandenong Road; 1-11 Elm Place (east side); 5 all properties in Frederick Street; 1-19 Hornby Street (west side) and 2-12 Hornby Street (east side); and 27-41 Mcllwick Street (north side) and 26-42 Mcllwick Street (south side); 1-3 Somerset Place (west side) and (2-4 Somerset Place (east side).</p> <p>Proposed additional sites: 15-25 Elm Place (east side) and 12-20 Elm Place (west side); 13-25 Mcllwick Street (north side) and 2-24A Mcllwick Street (south side).</p>
EXISTING LISTINGS:	Partially protected under HO138.
LEVEL OF SIGNIFICANCE:	Local.
ASSESSED BY:	John Statham, Heritage Advisor, City of Stonnington.
ASSESSMENT DATE:	June 2012.

STATEMENT OF SIGNIFICANCE

What is significant?

The Hornby Street Precinct, Windsor, is a residential area of late nineteenth and early twentieth century buildings developed adjacent to, and incorporating, the Presentation College and Prahran Windsor Primary School. Development in the area largely occurred through the 1870s, predating the land boom, although consolidation of the area to its current arrangement continued into the 1880s and beyond. Some important buildings, most notably school buildings in Hornby Street associated with the Presentation College were constructed during the early decades of twentieth century.

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 intactness of the area to its c.1920s state.
- Streetscapes of straightforward residential buildings which engender a late nineteenth/early twentieth century character. These include some simple but unusually early buildings such as important early group at 15-19 Hornby Street

- Individual residences such as 19 Hornby Street, 35 and 37 Mcllwrick Street, *Hopetoun Terrace*, at 1-11 Elm Place, Victorian dwellings at 169 and 171 Dandenong Road and others are of individual note.
- 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 garden setbacks to the street which are 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 Mcllwrick Street.
- Face brick, timber or render materiality to external walls.
- Roofscapes with chimneys and pitched roof forms clad in corrugated galvanised steel or slate tiles.
- Modest scale of the residential buildings which are typically of one storey.
- Institutional buildings of high architectural distinction, including buildings and impressive fences on the Presentation College site and the Prahran/Windsor Primary school (including 1915 additions).
- The modest factory group around the intersection of Frederick and James Street dates from c.1920 but nonetheless contributes to the character and significance of the area and an understanding of its later development.
- Bluestone kerb, channelling and paving in some streets and laneways.

How is it significant?

The Mcllwrick Street Precinct, Windsor, is of local historical and aesthetic significance.

Why is it significant?

The Hornby Street Precinct, is of historical significance, retaining some of the earliest, fully-developed streets in the former City of Prahran (3.3.1 *Crown Land Sales*, 3.3.3 *Speculation and land boomers*). Development in the area generally predates the surge of urban development which swept across South Yarra, Prahran and Windsor during the land boom although some development continued into the 1880s 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 (8.5.1 *Struggletown - working class housing*) adjacent to grander institutional buildings (3.3.4. *Uncontrolled and unplanned development*). The working class origins of this area are also reflected in the small factories, which demonstrate the growth of manufacturing in and around Chapel Street during the interwar period (6.2 *Creating a manufacturing industry for Victoria*).

The Hornby Street area is of aesthetic significance for its largely intact collection of late nineteenth and early twentieth century buildings. The neighbourhood contains representative examples of modest cottages and villas of the period as well and a number of individually significant residential and institutional buildings. The Presentation College is of particular significance as fine Victorian Gothic building. The adjacent Windsor Prahran Primary School is a handsome towered edifice in polychrome brick and is an important building in its own right. Together, the schools create an early educational precinct around Hornby Street. Unusually tight and intact arrangements of Victorian and Edwardian housing stock, prominent institutional buildings and the contrasting grain of the two, combine to create an urban landscape that is found rarely within the Municipality. The precinct remains largely intact to its early state with few modern infill buildings or visible additions.

PHOTOS



Figure 1 19 Hornby Street.



Figure 2 Frederick Street



Figure 3 35 and 37 McIlwrick Street



Figure 4 1-11 Elm Place.



Figure 5 Windsor Prahran Primary School



Figure 6 Presentation College.

PLAN



Figure 7 Extent of existing HO area in blue. Proposed extension to HO area in red.

DESCRIPTION

Despite its location a short distance from open areas in Chapel Street and Dandenong Road, the McIlwrick Street Precinct comprises a nest of narrow streets and lanes incorporating a dense and unplanned arrangement of modest nineteenth and early twentieth century residences adjacent to large institutional sites. The area is typified by reasonably generic built form dating primarily from the 1870s although some dwellings dating from the later

nineteenth and early twentieth centuries are scattered through the mix. The eastern sections of the Precinct are notable for Institutional buildings of high individual significance.

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

Many small brick and timber workers cottages 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 1915.¹

Housing predominantly comprises small, single-storey cottages constructed of timber or brick with pitched roofs clad in slate or corrugated steel. Houses typically have small or no front or side setbacks. Chimneys typically survive and there form an important part of local roofscapes. Many dwellings were constructed as semi-detached pairs.

Frederick Street and Elm Place provide the most intact early streetscapes in the area. Frederick Street, incorporates a sequence of early residences along its west side. Its eastern streetscape adopts a similar arrangement but is notable for a small factory group from c.1920 at the corner of James Street and a semi-detached pair of bichromatic brick cottages at Nos 4-6 Frederick Street. Elm Place is enhanced by the substantial terrace group, *Hopetoun Terrace* at its intersection with McIlwrick Street. This row of six, two-storey bichromatic brick residences retains cast iron verandahs with tessellated tile aprons and palisade fences. Some buildings retain cast iron friezes and balustrade elements incorporating a crown motif. The group forms an important landmark within the local area and is one of a handful of such buildings to survive within the Municipality. Otherwise, Elm Place is comprised of polite villas dating from the mid-1880s. McIlwrick Street is more mixed and less intact but retains a, reasonably *ad hoc*, late nineteenth/early twentieth century character. A number of buildings of individual significance such as the polychrome brick villas at 35 and 37 McIlwrick Street contribute to the character and significance of the area. Houses in Hornby Street and Dandenong Road about the institutional sites. These dwellings generally date from Edwardian and interwar periods although an important, and very early, group survives at 15-19 Hornby Street as does a group of substantial Victorian dwellings to the west of the College. Victorian dwellings at 169 and 171 Dandenong Road, are of individual note.

The southern sections of Hornby Street and Dandenong Road are dominated by Institutional buildings of high individual significance, most notably, the Presentation College and Prahran/Windsor Primary School. 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.

¹ Nigel Lewis and Associates, Prahran Conservation Study, p.13/1.

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 Study, described the Presentation College, on the opposite side of 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 Prahran/Windsor Primary school) define this section of Hornby Street as an early educational precinct. The massive fence to both street frontages of the Presentation College contributes to the significance of the institution and the character of the local area.

HISTORY

Early development in Windsor

Betty Malone notes²,

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.

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 61³ 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.

² Betty Malone, Area Four, pg.39.

³ Malone, *op cit*, pg.29.

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 Mcllwrick 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.⁴ 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 Mcllwrick Streets a decade earlier. Around 1860, James Henry Leonard operated candle and soap making premises in Mcllwrick Street,⁵ 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 Mcllwrick Street.



Figure 8 Chapel Street looking south past High St, 1867, Stonnington History Centre Registration No PH6018.

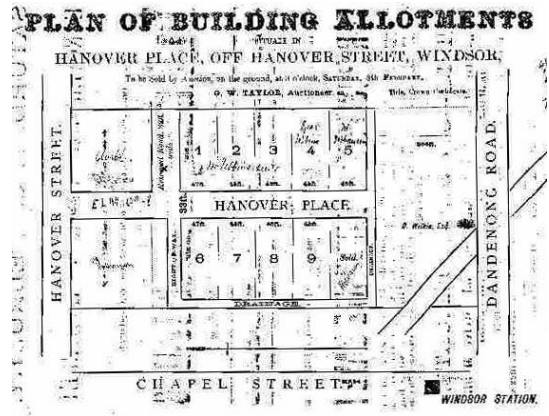


Figure 9 Subdivision Plan, Hanover (Elm) Place, Stonnington History Centre Registration PH11088.

The schools

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, the Presentation College and State School 1896 (later Prahran South Primary School, currently Prahran/Windsor Primary School).

Presentation College

In relation to the Presentation College, *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

4 Betty Malone, *op cit*, p.40

5 Biographical files, James Henry Leonard, Stonnington History Centre Registration No PH 11886

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. 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 Street⁶. 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 Prahran Windsor Primary School (formerly Prahran South Primary School, former State School 1896)
In relation to the Prahran Windsor Primary School, the Prahran Conservation Study (1983) noted,

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.

6 MMBW Detail Plan 967, 1896.

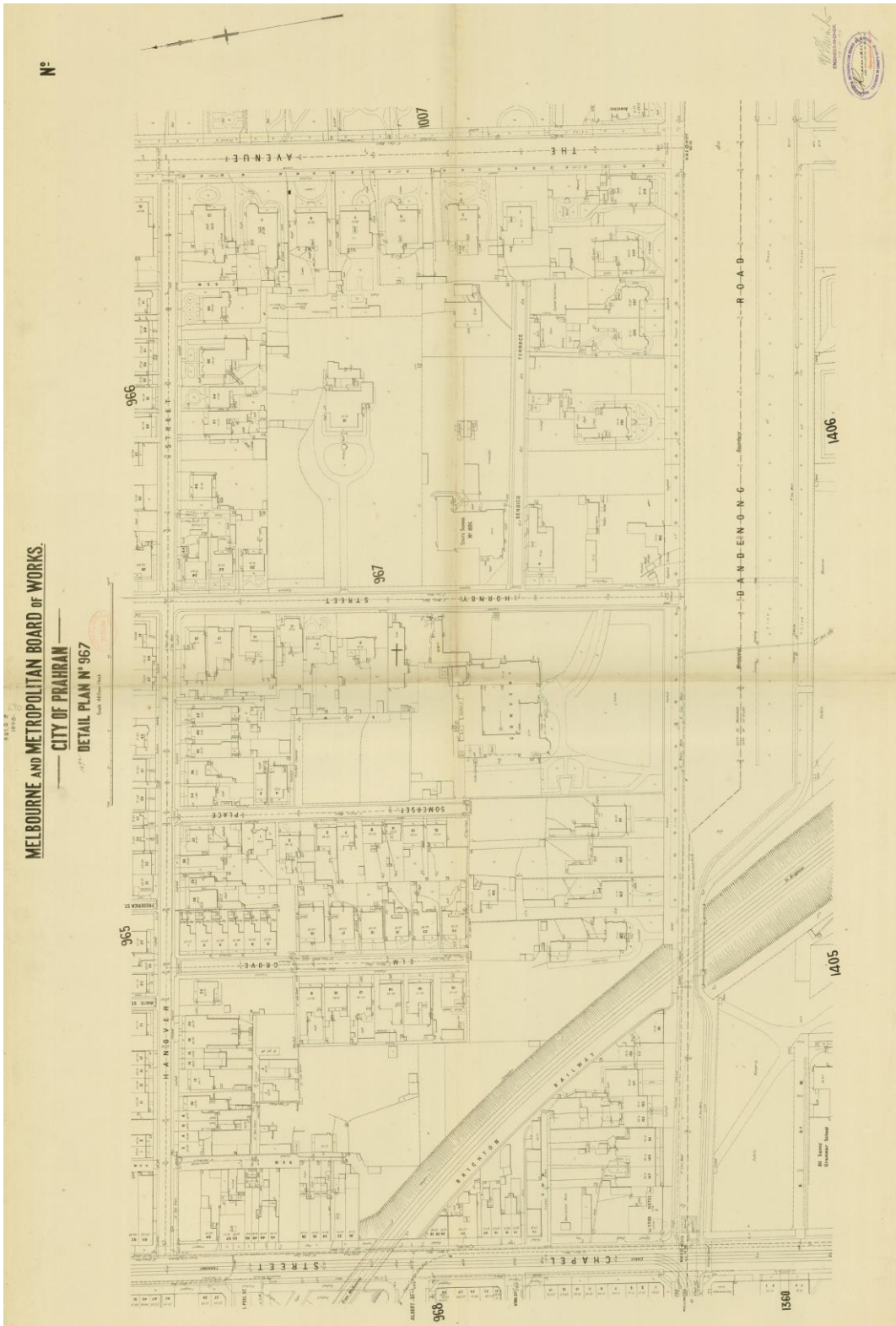


Figure 10

MMBW Detail Plan 967, 1896.

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 the Prahran/Windsor Primary School.⁷

The boom period

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.1882⁸. *Hopetoun Terrace*, was constructed shortly afterwards. Although the parapet notes a 1890 construction date and celebrates Lord Hopetoun, Governor of Victoria, Directories suggest that development in Elm Place was completed some time 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.⁹ 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 Street¹⁰ operated into the early 1900s. The MMBW of 1896 shows an fully-developed residential precinct where a landscape of cottages, light industrial sites and smallholdings had existed a generation earlier.

The Edwardian recovery

Although the decade before and after WWI were, generally speaking, a period of growth in Prahran, development opportunities in Windsor had been more or less exhausted. 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.¹¹ 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.

7 Jane Chatham, *Across the Slate: Prahran's Schools 1850s-1985*, pg.25.

8 Sands and McDougall Directories, 1880-1890.

9 Malone, *op cit* pg.35.

10 Quelch's butchery in Hanover Street, Windsor, 1906, Stonnington History Centre Registration No PH7283

11 Nigel Lewis and Associates, *Prahran Conservation Study*, pg.13/1.



Figure 9 G & A Quelch Butchers shop, c.1900s, Stonnington History Centre Registration No PH60168



Figure 8 Elizabeth Palmer's Dairy, 21 Hanover Street, 1886-9, (Demolished), Stonnington History Centre Registration No PH12302.

Windsor Technical School (demolished, formerly Prahran Technical School)

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 area¹² 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.

Later developments

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 Mcllwrick Street were not immune to these developments. A small number of intrusive developments such as the double-storey interwar flats at 33 Mcllwrick Street and postwar residences at 28, 30 and 39 Mcllwrick Street and 3 Somerset Place were constructed as part of this process.

¹² Unless noted otherwise, references to the Windsor Technical School are drawn from, Jane Chatham, *Across the slate, Prahran's schools 1850s-1985*, pp.62-4.

ANALYSIS

Thematic context

The broad heritage precinct illustrates the following themes identified in the Stonnington Thematic Environmental History (Context Pty Ltd, 2006 with upgrades 2009).

3.3.1 *Crown Land sales 1840-1850.*

3.3.3 *Speculation and land boomers - subdivision from 1880 onwards.*

3.3.4. *Uncontrolled and unplanned development.*

8.5.1 *Struggletown - working class housing in the nineteenth and early twentieth centuries.*

The Presentation College illustrates: *9.4 Catholic Schools.*

Windsor Prahra Primary school illustrates: *9.2 Developing a system of state education.*

Small interwar factories at 2A Frederick Street and 24/26 James Street illustrate: *6.2 Creating a manufacturing industry for Victoria*

Comparative analysis

Urban design

Considered in the context of modern subdivision, the planning arrangements found in the McIlwrick Street area are unusual. The area is one of the few local instances in which a late nineteenth/early twentieth century character, once typical streets of areas off Chapel Street, survives. This character derives from a combination of intactness, tight subdivisional layouts and juxtapositions of scale. The area incorporates some unusual planning outcomes, most notably in Elm Place, where a cul de sac was created to allow access to a fragment of land to the south of McIlwrick Street. This contributes to the *ad hoc* and unplanned character of the area. Outcomes such as these were not uncommon in the former city of Prahran before and during the boom of the 1880s. No planning laws (beyond those associated with fire prevention) were in place and properties were developed in whatever manner their owners saw fit. In South Yarra, in particular, a range unconventional planning solutions were implemented to facilitate the development of small or odd-shaped blocks around Portland and Medley Places.¹³ Medley Place, in particular, compares to McIlwrick Street through its narrow streets, unusual planning outcomes and the contrast of small cottages against institutional buildings

In reference to the character and diversity of scale around McIlwrick Street, the *Prahran Character and Conservation Study* (1992) noted,

These two larger buildings form an interesting contrast with the predominantly small scale of the surrounding area. Exceptions to this small scale are provided by a row of six double-storey terraces in Elm Grove, (a usual (sic) form of construction in this vicinity), and a number of larger villa residences along Dandenong Road. Dandenong Road is also enhanced in this vicinity by the commencement of the avenue plantations of plane trees which at this date form a superb mature avenue. This avenue effect is enhanced by the intricate tramwire poles of the Prahran and Malvern Tramway Trust Works (protected under VHR1023 and HO30). Traditional street works such as bluestone kerbs and channels remain largely intact in this area. The tight street layout and Victorian and Edwardian housing stock contribute to the character in the vicinity of Frederick Street reinforcing the working class situation. Traditional retail and working patterns, with small shops and industries located within walking distance still persist in this locality.

13 Malone, *op cit*, pg.37.

Catholic Education in the City of Prahran

Jill McDougall notes,¹⁴

During the era of Prahran's early development, anti-Catholic sentiments ran high ... Against this background of hostility, the Catholics banded together to form a cohesive group with a strong spirit of self reliance and independence. The early church authorities place great importance on the establishment of Catholic Schools which were seen as preservers and bastions of the Faith. Of the four Catholic churches built in the Prahran municipality, only one (St Peter's, Toorak) does not have a school attached.

St Josephs in Fitzgerald Street, South Yarra was the first Catholic church to be constructed within the Prahran Municipal boundaries. The church was constructed in 1888 and immediately began providing school services to the local community. When a separate Armadale-Toorak parish was established in 1922, the early mansion, *Cavendish House*, at 629 High Street, East Prahran was purchased¹⁵ and brick school was constructed on land to the rear of the mansion which was used for Mass on Sundays. A church, addressing High Street, was constructed in 1930. Today, the church of Our Lady of Lourdes, the school and the original mansion survive on the site. The church of St Francis Xavier near the corner of High Street and Donald Street in Prahran served one of the smallest congregations in Melbourne.¹⁶ The unusual two-storey building addressing Donald Street was constructed in 1922. It comprises a church at ground floor level with classrooms above. The adjacent, Modernist church at the intersection of High Street was constructed in the early 1960s. Each of these sites is protected under a heritage control.

The Presentation College predates each of these early ventures. Established in the pre-existing Turret Lodge (demolished), the subsequent, purpose-built, school building of 1884 is one of the earliest and most architecturally-distinguished educational buildings surviving in the Municipality and a building high individual significance. Original and later buildings to the Hornby Street frontage are also of some interest.

Secular education in the City of Stonnington

The Education Department was formed in 1873 in response to the Government's decision to provide free and compulsory education to Victorian children. The Department oversaw the construction of schools throughout the State. Some were constructed to designs by noted architects while others were constructed to designs by the Departmental architect HR Bastow. The first state school in the Municipality was School No 1467, opened in 1874 as the Prahran School. It replaced three earlier common schools, and served one of the most densely populated parts of the Municipality.

Of the subsequent spate of school building through the late nineteenth century, the following early Primary schools survive.

Armadale Primary School No 2634, 9-23 Densham Road, Armadale (VHR H1640, HO34)

Primary School No. 2855, 45-69 High Street, Prahran (HO52)

Malvern Primary School No. 2586, 15-27 Tooronga Road, Malvern East (VHR H1710, HO112)

Hawksburn Primary School No1467, 333-365 Malvern Road and 21, 22 & 23 Cromwell Road, South Yarra. (VHR H1032, HO76)

Primary School No. 3016 Canterbury Road, Toorak (HO8)

Primary School No. 1604, Spring Road, Malvern (HO97)

¹⁴ *ibid.*

¹⁵ McDougall, *op cit*, pg.62.

¹⁶ McDougall, *op cit*, pgs 62-3.

In comparison to other early schools within the Municipality, the Prahran/Windsor Primary school is neither the earliest nor the most architecturally distinguished of the surviving buildings. Of the previously listed schools, three are included on the *Victoria Heritage Register*. These are more substantial than the Former Prahran/Windsor Primary school. The earliest sections of the Hawksburn and Armadale Primary Schools, for example, are double-storey structures set in more substantial grounds. Nonetheless, the Windsor Prahran Primary is a building of some architectural distinction and high local significance. As noted in Prahran Character and Conservation Study (1992)

This is 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.

Other Heritage Overlay areas

Windsor to the east of Chapel Street was typical of the dense, working class developments which once proliferated in the streets adjacent to Chapel Street. The early character of these streetscapes has, in the main, been lost as commercial and light industrial development has spread along side streets and through the introduction of flats and other modern infill buildings during the inter- and post-war periods. Large numbers of early villas and cottages visible in the MMBW plans of 1896 have been demolished through the twentieth century.

While HO138 is not the only collection of early cottages to survive locally, the combination of intact early residential streetscapes juxtaposed against massive, early institutional buildings is uncommon within the Municipality. Nearby Heritage Overlay areas, centred on Wilson Street (HO379) to the east of Chapel Street and the Medley Place area to its west, share some features with the McIlwrick Street area. Despite their locations a few hundred metres from Chapel Street, these areas also retain a nineteenth century village character. McIlwrick street is notable for its particularly early development relative to these other, boom period, developments.

The boundaries to the existing HO area

It has been suggested to Council that the existing boundaries of the Heritage Overlay area do not capture all of the contributory buildings in the area. In particular, reference has been made to mid twentieth-century industrial buildings in James Street near the intersection of Frederick Street and to late-nineteenth and early-twentieth century residential buildings in and around Elm Place.

The key industrial buildings in James Street are located at Nos 27 and 35. These are reasonably generic single-storey designs executed in an understated Moderne manner. Both buildings were assigned a U grading in the *Prahran Character and Conservation Study Building Grading Database*. A modest single storey warehouse or workshop at No 39 appears to have been constructed as part an associated development. This was also graded U. To a lesser degree, the postwar factory at 14 James Street also contributes to these mid twentieth century developments overwriting the early appearance of James Street to produce a more industrial character. As suggested by their gradings, none of these buildings are of any individual significance. While the adaptation of cheap land in the inner suburbs for manufacturing purposes did alter the appearance of Windsor through the twentieth century, it is not an important theme in the development of the Municipality and illustrates one, minor aspect of the development of Windsor. Industrial development in Windsor did not transform the area in the way that suburban residential development transformed the great mansion estates or the construction of railway stations encouraged retail development. In my view, the northern boundary of HO138 should not be altered to capture these sites.

The residential building stock in the western section of Mcllwick Street and in Elm Place is broadly similar to that found in the eastern section of Hornby Street and Frederick Street. Streetscapes to the east of Elm Place are protected under the existing heritage control while those to the west are not. Mcllwick Street to the west of the existing HO is more intact with fewer modern intrusions than is the case for the eastern section of the street. High fences to dwellings close to Chapel Street have diminished their presentation and legibility to a limited degree but the early character of the street survives. No abrupt changes occur at Elm Place that might explain the inclusion of buildings to its east within the heritage control while excluding buildings to its west. Further to this, buildings in the western section of Hornby Street were largely graded B but were omitted from the HO area. Buildings to the east of Elm Place were largely graded C (A2 graded building at Nos 35 & 37 being key exceptions) but were included in the HO area.

Elm Place to the south of Mcllwick Street contains built form of a high level of intactness and integrity and retains its early character to a greater degree than any section of Mcllwick Street. Commencing c.1882, development in Elm Place is very slightly younger than is typically the case in Mcllwick Street. The reasoning behind the existing Overlay boundary in Elm Place is unclear although erroneous gradings may play a part. It is unclear, for example, why buildings in Elm Place have more or less uniformly been graded C. These are representative buildings in an intact streetscape which would usually attract a B grading. In addition to the low grading, the original consultants may have anticipated the potential for a large development on the car park site at 28 Chapel Street that could have diminished the character of the street. A development of this type has not eventuated in the intervening two decades.

All of the above, notwithstanding, the built form in these areas is typical of early Prahran rather than extraordinary. Similar dwellings survive in Bayview Street a little to the east and in the Hornby Street/Duke Street Heritage Overlay area a little to the north. These areas are also currently subject to a heritage control.

The omission of the western sections of Mcllwick Street from HO138 should be addressed. The intactness, integrity and legibility of the Hornby Street area would have been elevated by the inclusion of dwellings at 2-24A on the south side and 9-29 on the north side of Mcllwick Street and all of the buildings in Elm Place.

Building gradings

As noted above, some of the existing gradings appear to be inconsistent with Council's current grading definitions. The following revisions would address these inconsistencies.

Dandenong Road

No changes required

Elm Place (east side)

Dwellings at 15-25 are currently graded C. These are representative buildings in an intact streetscape whose gradings should be revised to B. No other gradings would be altered.

Elm Place (west side)

Dwellings at 12, 14 and 16 are currently graded C. These should be revised to B.

The two-storey semi detached pair at 18/20 is currently graded C. It was constructed c.1980s. This building should be ungraded.

Frederick Street (west side)

No changes required

Frederick Street (east side)

No changes required

Hornby Street (west side)

19 Hornby Street was identified as an A2 graded building in the Prahran Conservation Study (1983). This grading was supported in the Prahran Character and Conservation Study database (1993). Council's current records list this dwelling as an ungraded building. This is an error. The original gradings provides an accurate assessment of the character and significance of the building and Council's records should be amended to reflect the original grading.

Hornby Street (east side)

No changes required

James Street (south side)

No changes required

Mcllwrick Street (north side)

No changes required

Mcllwrick Street (south side)

No 2 Mcllwrick Street was previously known as 2/4 Mcllwrick Street. It is a small double storey block of interwar flats. The two addresses were given different gradings by Prahran Character and Conservation Study database (1992). The flats at 2 and 4 were graded C and B respectively. These two dwellings occupy a single building and must share the same building grading. The buildings contributes in a reasonably modest way to the character and significance of the area. Consequently, each of the flats should be graded B.

Council's documentation still notes properties at 56 and 58 Mcllwrick Street as being included in the Heritage Overlay area. As noted above, these have been removed from heritage control. Council's documentation should be amended to reflect this. Likewise, Council's documentation still notes properties in Atkinson and Wise Closes as being included in the Heritage Overlay area. These have also been removed from heritage control.

RECOMMENDATIONS

The current boundaries of the Precinct are consistent with the recommendation made in the *Prahran Character and Conservation Study* (1992). They capture the key institutional buildings and the most important residential buildings. However, this is not an area protected solely for its grand or important buildings. The residual character of early shops, villas and workers cottages contributes substantially to the significance of the place. The boundaries in the western section of the Precinct do not capture all of the built form contributing to this significance. In the interests of consistency and the protection of the fine streetscape of early dwellings in Elm Place and sections of Mcllwrick Street near Chapel Street, the boundary should be reconsidered to the extent noted in Figure 7.

Some gradings, as noted in Council's current records, have been found to be inconsistent with Council's current grading definitions. Gradings should be revised to reflect those noted in the Schedule below.

Council's existing documentation provides little to assist in decisions relating to the Presentation College. Ideally, a Conservation Management Plan, should be prepared to help identify important early fabric on this site and to provide guidance for future development. As a minimum, an assessment of the construction dates and roles of buildings along Hornby Street and the wall and gates to Dandenong Road should be provided. Key elements should be graded. Some buildings in the northern sections of the site appear to date from the early development of the school but are not noted in any of Council's documentation. Substantial early buildings along Hornby Street are of some significance in their own rights. None of these buildings are currently graded.

REFERENCES

- Nigel Lewis and Associates, *Prahran Conservation Study*, 1983.
 Lewis, Butler et al, *Prahran Character and Conservation Study*, 1992
 Betty Malone, *Discovering Prahran: Area Four*.
 MMBW Detail Plan 967, Prahran, 1896. State Library of Victoria.
 Sands and McDougall, *Postal Directories*, 1864-88.
 AH Massina, *Some of the Fruits of Fifty Years: Annals of the Catholic Church in Victoria*, 1896.
 Jill McDougall, *Church Community and Change: Religion on Prahran 1836-1984*, 1985.
 Jane Chatham, *Across the Slate: Prahran's Schools 1850s-1985*, 1985.

SCHEDULE OF BUILDINGS

Definitions of the gradings are explained in the *Stonnington Heritage Guidelines*. Building gradings reflect the intactness of the built form on the site and its streetscape context. Buildings have been graded according to their relationship to the identified significance of the precinct and the ability of the built form to demonstrate key historic themes in the development of the area. It should be noted that a property may have characteristics other than built form (such as subdivision pattern, orientation, location) that also contribute to the historic themes and the significance of the precinct as a whole.

CHAPEL STREET (east side)

Street no	Ex Grading	Proposed Grading	Description
(part) 28	U (Not in HO)	U	Car park

DANDENONG ROAD (north side)

Street no	Ex Grading	Proposed Grading	Description
167	B	B	Single storey Victorian villa (with modern addition to the street)
169	A2	A2	Single storey Victorian villa
171	A2	A2	Single storey Victorian villa
187	Various to A1	Various to A1	Presentation College (includes 1-7 Hornby Street)
<i>Hornby Street</i>			
189/191/193	B	B	Single storey Edwardian terrace row
197	B	B	Single storey Edwardian villa
199	B	B	Single storey Interwar villa

ELM PLACE (east side)

Street no	Ex Grading	New Grading	Description
1-11	A2	A2	<i>Hopetoun Terrace</i> , Victorian double-storey terrace row
15	C (not in HO)	B	Single storey Victorian villa
17	C (not in HO)	B	Single storey Victorian villa
19	C (not in HO)	C	Single storey Victorian villa (altered)
21	C (not in HO)	B	Single storey Victorian villa
23	C (not in HO)	B	Single storey Victorian villa
25	C (not in HO)	B	Single storey Victorian villa

ELM PLACE (west side)

Street no	Ex Grading	New Grading	Description
12	C (not in HO)	B	Single storey Victorian villa
14	C (not in HO)	B	Single storey Victorian villa
16	C (not in HO)	B	Single storey Victorian villa
18/20	C (not in HO)	U	c.1980s two storey semi detached pair

FREDERICK STREET (west side)

Street no	Ex Grading	New Grading	Description
1	B	B	single-storey Victorian villa
3/5	B	B	single-storey Victorian semi-detached pair
7	B	B	single-storey Victorian villa
9	B	B	single-storey Victorian villa
11	B	B	single-storey Victorian villa
13	B	B	single-storey Victorian villa

FREDERICK STREET (east side)

Street no	Ex Grading	New Grading	Description
2A	B	B	Part former factory group c.1920
2	B	B	Single-storey Victorian villa
4/6	A2	A2	Single-storey Victorian semi-detached pair
8	C	C	Single-storey Victorian villa
8A	U	U	Double-storey c.1980s villa at rear of 8.
ROW			
10/12	B	B	Single-storey interwar semi-detached pair

HORNBY STREET (west side)

Street no	Ex Grading	New Grading	Description
1-7	Various to A1	Various to A1	Presentation College (Refer 187 Dandenong Rd)
9	C	C	Single-storey Edwardian villa
11	C	C	Single-storey Edwardian villa
13	B	B	Single-storey Victorian villa
15	B	B	Single-storey Victorian villa
17	B	B	Single-storey Victorian villa
19	A2	A2	Double-storey Victorian villa

HORNBY STREET (east side)

Street no	Ex Grading	New Grading	Description
2	C	C	Single-storey Victorian villa
4	C	C	Single-storey Victorian villa
6-8	C	C	Single-storey Victorian villa
10	C	C	Double-storey Interwar flats
ROW			
12	A1	A1	Windsor Prahran Primary School. Single and double storey school building

JAMES STREET (south side)

Street no	Ex Grading	New Grading	Description
20/22 <i>Frederick Street</i>	C	C	Interwar semi detached pair
24/26	C	C	Part former factory group c.1920.

MCILWRICK STREET (south side)

Street no	Ex Grading	New Grading	Description
2	C/B (not in HO)	B	Double-storey interwar flats
6/8	B (not in HO)	B	Double storey Victorian semi-detached shops
10	B (not in HO)	B	Double-storey Victorian villa
12	B (not in HO)	B	Single-storey Victorian villa
14/16	B (not in HO)	B	Single-storey Victorian semi-detached pair
18/20	B (not in HO)	B	Single-storey Victorian semi-detached pair
22/24/24A	B (not in HO)	B	Single-storey Victorian terrace row
<i>Elm Place</i>			
26	C	C	Single-storey Victorian villa
28	U	U	Single-storey c.1970s villa
30	U	U	Single-storey c.1970s villa
32	C	C	Single-storey Victorian villa
<i>Somerset Place</i>			
34	C	C	Single-storey Victorian villa
36	C	C	Single-storey Victorian villa
38	C	C	Single-storey Victorian villa
40	C	C	Single-storey Victorian villa
42	C	C	Single-storey Victorian villa

MCILWRICK STREET (north side)

Street no	Ex Grading	New Grading	Description
13/15/17	B (Not in HO)	B	Single-storey Victorian terrace row
19	B (Not in HO)	B	Single-storey Victorian villa
21	B (Not in HO)	B	Single-storey Victorian villa
<i>White Street</i>			
23	B	B	Single-storey Victorian villa
25	C	C	Single-storey Victorian villa
27	C	C	Single-storey Victorian villa. Includes shed on adjacent site.
<i>Frederick Street</i>			
31	C	C	Single-storey Victorian shop (altered)
33	U	U	Double-storey interwar flats
35	A2	A2	Single-storey Victorian villa
37	A2	A2	Cavan Villa, Single-storey Victorian villa
39	U	U	Single-storey c.1970s villa
<i>ROW</i>			
41	B	B	Single-storey Victorian villa

SOMERSET PLACE (west side)

Street no	Ex Grading	New Grading	Description
1	C	U	Modern villa (c.2012)

SOMERSET PLACE (east side)

Street no	Ex Grading	New Grading	Description
2	C	C	Single storey Victorian villa
4	C	C	Single storey Victorian villa