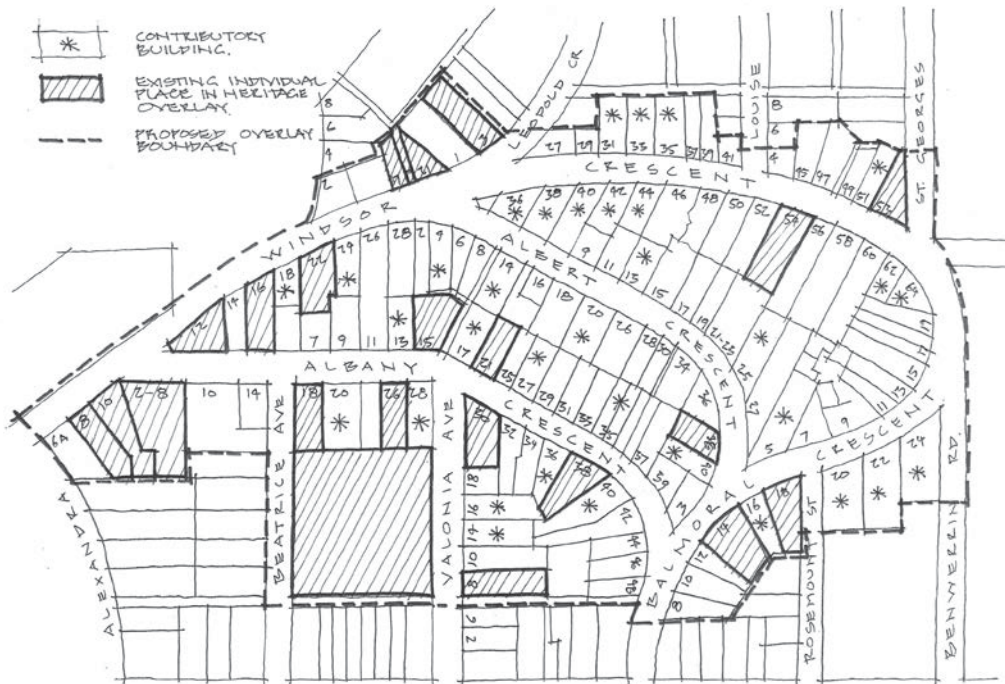


WINDSOR PARK ESTATE PRECINCT, SURREY HILLS

HO No 243

Citation amended 31 August 20



History

Contextual History

The Camberwell railway line was extended from Camberwell to Lilydale in 1882 and this resulted in large scale land development and subdivision particularly around the new railway stations. A station was established at Surrey Hills in 1883, with a second platform provided in 1888, and in 1890 the Mont Albert Station was opened.¹⁶ Coinciding with the peak of the Melbourne land boom and the accompanying growth in speculative development, the railway prompted the suburban development of the immediate Surrey Hills area. This preceded much of the subdivision of land further from the city of Melbourne, in the vicinity of the developing township of Box Hill.

Residential development was stimulated by the provision of amenities in Surrey Hills. In 1890 the Education Department opened a brick school to accommodate 300 pupils in Beatrice Avenue within the original Windsor Park Estate.¹⁷ This school replaced temporary facilities already provided in the area. The Surrey Hills No 1 Reservoir was completed in 1891¹⁸ to the north of Canterbury Road, allowing the Yan Yean Melbourne Metropolitan Board of Works water supply to be reticulated from there to surrounding homes, providing another boost to residential development. A tramway was opened from the city to Hawthorn and then extended along Riversdale Road to Warrigal Road, Burwood in 1917¹⁹ and Elgar Road in 1928,²⁰ and the railway line was electrified in 1922.²¹ The development of the transport network to the east, stimulated further growth of the eastern suburbs.

Place History

The Windsor Park Estate was developed on land originally located in the south east corner of Henry Elgar's 1841 Special Survey. It extended from Union Road (in the Shire of Boroondara) to Elgar Road, and from Canterbury Road to Mont Albert Road²² and was acquired by the emerging financial institution, Freehold Investment and Banking Co Ltd, in the early 1880s at the beginning of Melbourne's Land Boom. This company was one of about forty formed by lawyer and speculator, Matthew Davies, who was knighted in 1890 and ultimately committed for trial in 1893 as a result of dealings during the Land Boom collapse.²³

The property was surveyed by Thomas B Muntz and subdivided into building allotments which were then released for sale in stages from December 1883.²⁴ Regally named the 'Windsor Park Estate', this development was laid out with a special character in order to encourage potential buyers, particularly the prosperous citizen, to purchase and settle in this largely uninhabited area. The streets were laid out in long sweeping curves and the extensive planting of trees, in particular elms and oaks,²⁵ was undertaken. Advertisements promoted the idyllic nature of the new estate for future suburban development and financial incentives were provided to encourage immediate purchase and building.

Windsor Park Estate was described in an advertisement in *The Argus*, 26 November 1883 in the following manner:

¹⁶ History Group Surrey Hills Neighbourhood Centre, *Surrey Hills in Celebration of the Centennial 1883-1983*, pp 5-6

¹⁷ A Lemon, *Box Hill*, p 95

¹⁸ A Lemon, *Box Hill*, p 104

¹⁹ A Lemon, *Box Hill*, p 140

²⁰ A Lemon, *Box Hill*, p 159

²¹ A Lemon, *Box Hill*, p 150

²² Directory of Maps of the County of Bourke, Melbourne, Victorian Shire Map Company, 1892 & Andrew C Ward & Associates, Heritage and Conservation Study, vol 1, City of Box Hill, 1990, p 44

²³ R D Freeman, 'Sir Matthew Henry Davies (1850-1912)', in *Australian Dictionary of Biography*, at adb.anu.edu.au/biography

²⁴ Various Auction Notices from 1 December 1883

²⁵ *Boroondara Standard*, 20 September 1883

'This beautiful estate commands magnificent views of all the surrounding country, and is by far the prettiest amongst the several charming estates adjoining. All the avenues have been formed and planted with valuable trees at great expense and everything made ready for the erection of mansions and villas at once. All trains now stop at Surrey Hills Station which is built upon the least elevated part of the estate.'

The auction notice for the first sale of allotments in December 1883 noted the 'grandeur of scenery, great elevation of land, proximity of railway station and planting of streets.'²⁶

Assisted by the opening of the railway line to Lilydale in December 1882, the first 61 lots auctioned by Fraser and Co. were released on 1 December 1883, three months after the Surrey Hills railway station had come into regular service. These allotments, typically 70 feet by 165 feet, were in the area bounded by Windsor Crescent to the north-west, Albany Crescent to the north, Valonia Avenue (originally Victoria Avenue) to the east, Canterbury Road to the south and Union Road (Surrey Road) to the west. A second sale of 50 allotments in the area immediately to the north and east, took place three weeks later on 22 December 1883. This included allotments north of Albany Crescent to Windsor Crescent, and east to Balmoral Crescent. Subsequent subdivision took place in the area further north in November 1884, bounded by Windsor Crescent, Leopold Crescent, Mont Albert Road and St Georges Avenue. Land sales to the east of the original subdivision continued through the 1880s.²⁷

In the *Reporter* (Box Hill) on 25 July 1889, cast iron street lamps, erected at the intersection of the crescents, were described as providing the final touch to the Windsor Park Estate. By the 1910s advanced trees lined one side of the gravelled Windsor Crescent (dating from the early subdivision) and newly planted trees lined the other²⁸ and a number of allotments in the estate had been built on as shown in Melbourne Metropolitan Board of Works Detail Plans from 1909-10.

Description

Three long sweeping crescents provide the original portion of the Windsor Park Estate with a distinctive and cohesive character which is unusual in the City of Whitehorse. Most streets in the recommended heritage precinct have bluestone kerbs and channels and are lined with mature trees.

The recommended precinct contains a variety of houses constructed in the Victorian, Edwardian and inter-war periods. Houses from all periods are generally detached, single storey and range in size from small cottages to large villas. They are constructed in brick or timber and have roofs of corrugated iron, slate or tile. The 1910 MMBW Detail Plan no. 2242 indicates that approximately half of the allotments in the estate had been built on at this time, indicating that about half the constructed building stock would have been Victorian or Edwardian in character. Detached single storey houses were constructed on the remaining allotments after this time, slowly filling in the streets of the estate. Many properties, particularly in Balmoral Crescent, retain distinctive mature private gardens which contribute to the architecture of the associated dwellings and to the character of the precinct.

The Victorian dwellings in the precinct range in size from very small, single fronted villas (eg 21 Albany Crescent, 17, 19 & 62 Windsor Crescent) and double fronted villas (eg 8 Valonia Avenue, 14, 16 & 18 Balmoral Crescent, 8, 16 & 42 Windsor Crescent) to more elaborate

²⁶ Auction Notice for first land sale, Windsor Park, 1 December 1883

²⁷ Various Auction Notices

²⁸ Evident in photograph of Windsor Crescent from the 1910s

houses (eg 18 & 40 Albany Crescent and 53 Windsor Crescent). All Victorian dwellings are single storey. Both timber and brick construction is used and roofs are principally of slate, which is commonly patterned. A small number of roofs have been replaced with tiles. Red brick, bichrome brick and render chimneys are all represented.

Both timber and brick Edwardian houses are represented in the precinct and all are single storey. Smaller houses are of timber (eg 2-4 Valonia Avenue, 28 Albany Crescent and 4 Albert Crescent) while both materials are used for larger dwellings (eg timber – 10 & 33 Windsor Crescent, 26 & 30 Albany Crescent and 40 Albert Crescent; and brick – 22 & 38 Windsor Crescent, 20, 22 & 24 Balmoral Crescent, 4 Albany Crescent). Roofs are of slate, corrugated iron or terracotta tile. Houses are typically asymmetrical with verandahs, multiple hip roofs, half timbered gable ends, bay windows, timber fretwork, terracotta roof ridging and tall red brick chimneys.

A variety of single storey, inter-war housing has been built amongst the older building stock. These houses are principally brick and timber bungalows from the late 1910s and the 1920s (eg brick – 14 & 20 Albert Crescent and 35 Windsor Crescent; timber – 27 & 35 Albany Crescent).

The Spanish Mission style is represented at 16 Valonia Avenue, the Tudor style at 5 Balmoral Crescent and the typical symmetrical design of the late 1930s at 47 Windsor Crescent.

Within the precinct there are a number of houses constructed after the identified period of significance. Many of these do not detract from the overall consistency of the precinct as they are similar in scale, form, setback and materials used. In more recent years, inappropriate development has been occurring due to a lack of control within the precinct. Much of this has occurred since the precinct was initially identified.

Comparative Analysis

The Windsor Park Estate Precinct is particularly distinctive due to its unusual planning and street planting. Like a number of recognised areas, it contains a mixed collection of houses from the Victorian, Edwardian and inter-war period, many of which remain intact. Other collections of similar housing stock have been identified. The only one already included in the Heritage Overlay is the Mont Albert Residential Precinct.

Mont Albert Residential Precinct (HO102)

This precinct is located to the north of the Windsor Park Estate Precinct and north of the railway line. It contains some houses which date from the late 1880s and early 1890s, but principally Edwardian and inter-war houses. Allotments are generally large and many of the houses are substantial red brick Edwardian villas from the 1906-07 subdivisions or large inter-war bungalows. Many of the houses display a high level of intactness. A number of the streets have mature street planting.

Other comparative precincts, identified by Graeme Butler but not included in the Heritage Overlay, include Everton Grove Estate Surrey Hills Residential Precinct, Harding and Pembroke Streets Surrey Hills Residential Precinct and Florence Road Surrey Hills Residential Precinct. These three precincts are all located in the same vicinity, south of Canterbury Road and the Windsor Park Estate and contain a mixture of housing predominantly from the inter-war and post war periods, with some earlier examples.

Statement of Significance

What is significant?

The boundaries of the Windsor Park Estate heritage precinct, Surrey Hills are indicated on the accompanying plan. It includes properties in Windsor Crescent (part), Balmoral Crescent (part), Albany Crescent, Albert Crescent, Valonia Avenue (part) and Beatrice Avenue (part). The bluestone kerbs and channels, street trees and mature private gardens contribute to the significance of the precinct. The precinct is the original portion of the Windsor Park Estate which was purchased, subdivided and sold by the Freehold Investment and Banking Co Ltd in 1883.

How is it significant?

The Windsor Park Estate heritage precinct, Surrey Hills is of historical and aesthetic significance to the City of Whitehorse.

Why is it significant?

The Windsor Park Estate heritage precinct, Surrey Hills is of historical significance as an illustration of an early subdivision in the City of Whitehorse and of the early speculative development associated with the Melbourne Land Boom of the 1880s. It is an early and substantial estate established by speculative land company the Freehold Investment and Banking Co Ltd which was one of the first land bank companies formed by speculative developer, Sir Matthew Davies in 1882. It was both associated with, and contributed to, the Melbourne Land Boom, and specifically the land boom in the Shire of Nunawading. [Criterion A]

The Windsor Park Estate heritage precinct, Surrey Hills is of historical significance for its close associations with the early development of Surrey Hills. It was the first residential subdivision in the Shire of Nunawading portion of the suburb in 1883, which is located at the western boundary of the municipality. [Criterion A]

The Windsor Park Estate heritage precinct, Surrey Hills is of aesthetic significance for its highly distinctive planning and associated landscaping. Set out by surveyor Thomas Muntz, its curvilinear street pattern and associated tree planting is unique in the City of Whitehorse. [Criterion E]

The Windsor Park Estate heritage precinct, Surrey Hills is of aesthetic significance for its collection of intact Victorian, Edwardian and inter-war houses which represent the full development of the estate. A consistency of scale exists with houses erected from the 1880s through to the mid-1940s being single storey and detached and having similar forms, setbacks and openings. A substantial proportion of houses constructed in the Victorian and Edwardian periods remain intact and these represent an important collection within the municipality of Whitehorse. [Criteria D & E]

References

The Argus, 3 November 1883, p 3

The Argus, 26 November 1883, p 2

Auction Notice for first land sale, Windsor Park, 1 December 1883, Surrey Hills Historical Society

Auction Notice for second land sale, Windsor Park 22 December 1883, T B Muntz; Surrey Hills Historical Society

Auction Notice Windsor Park, Surrey Hills, 20 December 1884, Fraser & Co., Surrey Hills Historical Society

Directory of Maps of the County of Bourke, Melbourne, Victorian Shire Map Company, 1892
MMBW Detail Plans, nos 2240, 2241, 2242; 1909

MMBW Detail Plan no 73, pre-1918

Sands and McDougall Melbourne Directories

Andrew Ward, 'Whitehorse Heritage Review 2001'

Graeme Butler, 'City of Whitehorse Heritage Review: Heritage Overlay Precincts', 2002-03

'City of Whitehorse Council Report', 2004

S Westbrooke and J Dalrymple, 'Heritage Precincts Report 2004'

A Lemon. *Box Hill*. Box Hill 1978

History Group Surrey Hills Neighbourhood Centre. *Surrey Hills: In Celebration of the Centennial 1883-1983*, Surrey Hills Neighbourhood Centre, reprinted 2001

Historical Images

**At Three O'Clock.
On the Ground.**

Preliminary Notice.

**WINDSOR-PARK ESTATE,
At
SURREY-HILLS,
Adjoining the Railway Station.**

To Investors, Speculators, Builders, and Others.

FRASER and Co. have received instructions to
SELL by AUCTION, on the ground, on Satur-
day, 1st December, at three o'clock,
SURREY-HILLS,
That beautiful estate known as
WINDSOR-PARK,
adjoining the
SURREY-HILLS RAILWAY STATION.
The estate is all subdivided into suitable
BUILDING ALLOTMENTS
with the utmost attention in regard to
- APPEARANCE
And
DRAINAGE.

This beautiful park commands magnificent views
of all the surrounding country, and is by far the
prettiest amongst the several charming estates ad-
joining. All the avenues have been formed and
planted with valuable trees
At GREAT COST,
and everything made ready for the erection of
MANSIONS
at once.

Now that all trains stop at Surrey-hills, the ad-
vantages and charms of the place are just being
found out.

The great advantage purchasers have in buying in
this estate is that the
TRAINS are RUNNING to YOUR DOORS,
and not a promise to be fulfilled at an indefinite
time.

Full particulars in future advertisements.
Railway free passes will be issued for the sale.
Plans will shortly be ready.
Terms Unusually Liberal.

One of the first advertisements for the sale of the Windsor Park Estate in *The Argus* 3 Nov 1883, p 3



Auction Notice for first land sale, Windsor Park, 1 December 1883



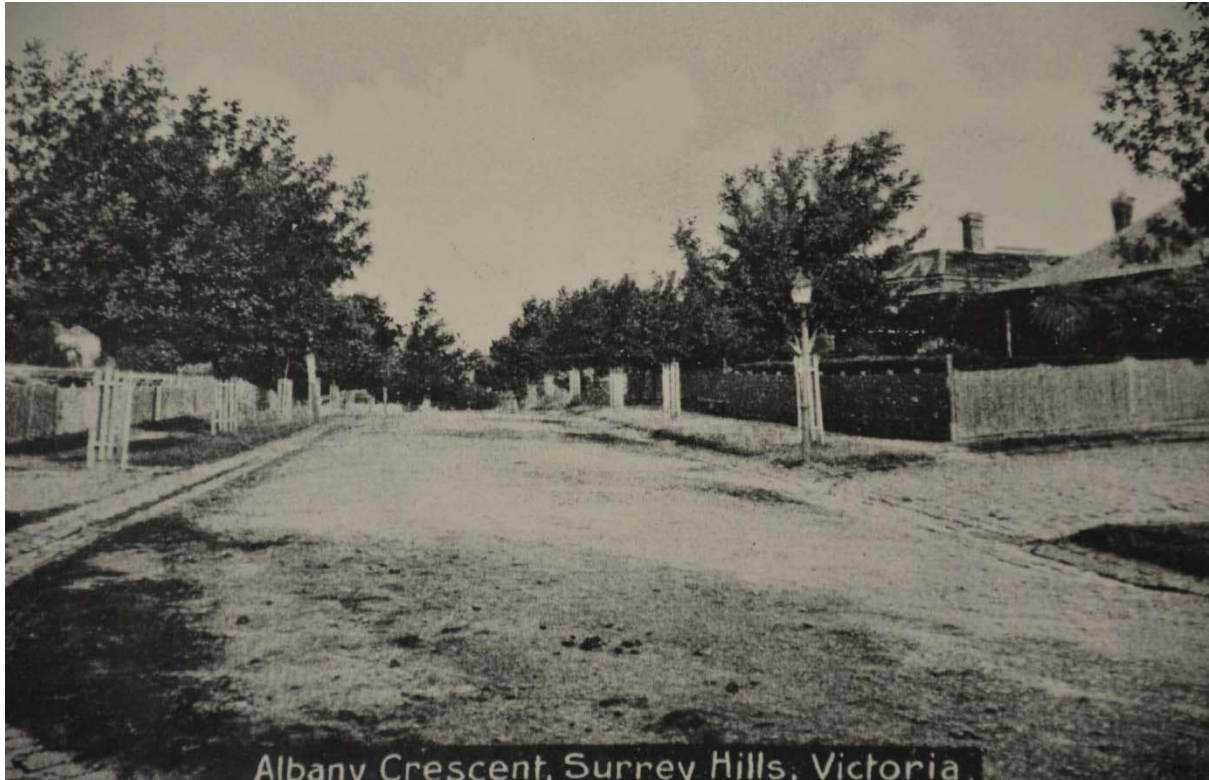
Auction Notice for second land sale, Windsor Park 22 December 1883



Directory of Maps of the County of Bourke, Melbourne, Victorian Shire Map Company, 1892



MMBW Detail Plan no 73, pre-1918









View of Albany Crescent, undated, Box Hill Historical Society




Aerial photograph of the Windsor Park Estate, 1945, Melbourne University Rare and Historical Map Collection



EXISTING INDIVIDUALLY LISTED PLACES AND CONTRIBUTORY BUILDINGS

ALBANY CRESCENT-EVEN NUMBERS







			
No:	2-8 (HO120)	No:	18 (HO122)
Style:	Edwardian	Style:	Late Victorian
			
No:	20	No:	26 (HO193)
Style:	Edwardian	Style:	Edwardian
			
No:	28	No:	30 (HO123)
Style:	Edwardian	Style:	Edwardian

			
No:	36	No:	38 (HO124)
Style:	Inter-War	Style:	Late Victorian/Edwardian
			
No:	40	No:	
Style:	Late Victorian/Edwardian	Style:	

ALBANY CRESCENT-ODD NUMBERS

			
No:	5 (Non-contributory - Future assessment required)	No:	9 (Non-contributory - Future assessment required)
Style:	Edwardian	Style:	Inter-War Bungalow

			
No:	13	No:	15 (HO121)
Style:	Inter-War Bungalow	Style:	Edwardian
			
No:	17	No:	21 (HO192)
Style:	Edwardian	Style:	Victorian
			
No:	27	No:	35
Style:	Inter-War Bungalow	Style:	Inter-War Bungalow

ALBERT CRESCENT – EVEN NUMBERS			
			
No:	4	No:	6 (Non-contributory - Future assessment required)
Style:	Edwardian	Style:	Inter-War Bungalow
			
No:	14	No:	20
Style:	Inter-War Bungalow	Style:	Inter-War Bungalow
			
No:	38	No:	40
	((HO194))		
Style:	Edwardian	Style:	Edwardian

ALBERT CRESCENT – ODD NUMBERS

			
No:	13	No:	25
Style:	Edwardian	Style:	Inter-War

BALMORAL CRESCENT – EVEN NUMBERS

			
No:	14 (HO127)	No:	16
Style:	Victorian	Style:	Victorian
			
No:	18 (HO128)	No:	20
Style:	Late Victorian	Style:	Edwardian

			
No:	22	No:	24
Style:	Edwardian	Style:	Edwardian


BALMORAL CRESCENT – ODD NUMBERS

			
No:	5	No:	
Style:	Inter-war Tudor	Style:	

LEOPOLD CRESCENT – ODD NUMBERS

			
No:	3 (HO146)	No:	
Style:	Edwardian	Style:	







VALONIA AVENUE – EVEN NUMBERS


			
No:	8 (HO158)	No:	14
Style:	Victorian	Style:	Victorian
			
No:	16	No:	
Style:	Inter-war Spanish Mission	Style:	

WINDSOR CRESCENT – EVEN NUMBERS

			
No:	6A (Non-contributory - Future assessment required)	No:	8 (HO163)
Style:	Edwardian	Style:	Victorian






			
No:	10 (HO164)	No:	12 (HO199)
Style:	Edwardian	Style:	Victorian
			
No:	16 (HO165)	No:	18
Style:	Victorian	Style:	Edwardian
			
No:	22 (HO169)	No:	24
Style:	Edwardian	Style:	Edwardian

			
No:	36	No:	38
Style:	Edwardian	Style:	Edwardian
			
No:	40	No:	42
Style:	Edwardian	Style:	Victorian
			
No:	44	No:	54 (HO171)
Style:	Victorian	Style:	Victorian

			
No:	62	No:	64
Style:	Victorian	Style:	Victorian

WINDSOR CRESCENT – ODD NUMBERS

			
No:	17 (HO166)	No:	19 (HO167)
Style:	Victorian	Style:	Victorian
			
No:	21 (HO168)	No:	31
Style:	Victorian	Style:	Edwardian

			
No:	33	No:	35
Style:	Edwardian	Style:	Inter-War
			
No:	47 (Non-contributory - Future assessment required)	No:	51
Style:	Inter-War	Style:	Victorian
			
No:	53 HO170)	No:	
Style:	Late Victorian	Style:	