
31-33 The Avenue

Location

31-33 The Avenue Windsor, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Incl in HO area contributory

Heritage Overlay Numbers

HO148

Heritage Listing

Stonnington City

Statement of Significance

Last updated on - June 5, 2017

What is significant?

The Avenue Precinct, Windsor, is a small residential area of freestanding Victorian villas developed from the early 1880s to 1900.

Elements that contribute to the significance of the precinct include:

The consistent construction dates. The consistent open setbacks of the villas. The detached form and generally consistent scale of individual villas. Few prominent additions and alterations. All the buildings along the eastern side of The Avenue within the precinct are of high individual distinction and have been identified as significant buildings under the City of Stonnington Planning Scheme. These villas remain largely intact to their original states, and typically survive with their presentation to the street unaltered retaining verandahs and decorative detailing. Few examples of non-contributory modern infill development with the exception of the developments at 35, 37 and 49 The Avenue. Face brick or rendered masonry materiality, and roofscapes with chimneys and pitched roof forms clad in slate or tiles. Garden setbacks to the street which are generally (with the exception of 46 and 54) free from prominent vehicle accommodation. A number of buildings along the east side of The Avenue retain original fences to the street. All of the buildings have fences that are sympathetic to the late Victorian character of the precinct. The large plane trees in the median strips along both sides of The Avenue.

Hermes Number 206154

Property Number

Physical Description 1

Single-storey asymmetrical Victorian villa.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>