
Terrace



396-400 High Street, Windsor



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Location

396-400 High Street WINDSOR, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO581

Heritage Listing

Stonnington City

Statement of Significance

Last updated on - October 18, 2016

What is significant?

'Inglewood Terrace', at 396-400 High Street, Windsor, is significant. It was built in 1884-85 for Alexander Burden as rental properties.

It is a terrace row of single-storey Italianate dwellings constructed of bichrome brick. The transverse gable roof is not divided by party walls, indicative of its relatively early date. They retain fine verandah beam detail, cast iron frieze, brackets and columns and their original iron palisade fence, gates, and bluestone front paths. Other details

of note are the large chimneys along the ridgeline, the pediment above the central dwelling, and niches on either side of the front window.

How is it significant?

'Inglewood Terrace' is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

Architecturally, it is significant as a highly intact representative example of the early form of the terrace row, with a continuous roof unbroken by party walls and exposed eaves to the front. Other typical features of the Italianate terrace rows of the 1870s and early 1880s include the use of bichrome brickwork, corniced chimneys, cast-iron verandah frieze and separate brackets, and tessellated tiles and bluestone steps to the verandah. The bluestone pitched Paynes Lane contributes as a representative nineteenth century setting. (Criterion D)

Aesthetically, it is distinguished from other terraces of its era by details such as the visual dominance of the oversized chimneys along the ridgeline, the highly decorated arched pediment at the centre of the row, and the eclectic pointed arch niches with decorative aprons. The retention of the original continuous iron palisade fence, with matching gates, on a bluestone plinth contributes to its presentation. (Criterion E)

Heritage Study/Consultant	Stonnington - City of Stonnington Victorian Houses Study, City of Stonnington, 2016;
Construction dates	1884,
Other Names	396 High Street, 398 High Street, 400 High Street,
Hermes Number	200132
Property Number	

Physical Description 1

The three houses at 'Inglewood Terrace', at 396-400 High Street, Windsor are an Italianate terrace house row. They sit behind modest garden delineated by original iron palisade fences (and gates) on a bluestone base, with bluestone flagged front paths. On their east side is Payne Lane, which is paved in bluestone pitches.

Walls are of tuckpointed brown Hawthorn and cream bricks with a transverse gable roof dominated by three large chimneys on its ridge. They take the classic Italianate form: rendered, with a bracketed cornice and curved wythes. The roof form is unbroken by party walls, indicating its early date, though there are wing walls between the verandahs.

Each dwelling is a wider than usual single-fronted cottage, with a door on the east side of the facade and a large double-hung sash window with sidelights on the west side. The window is flanked by cement-render niches with a lancet arch top and an applied classical scroll decoration below. The window sill (probably overpainted bluestone) rests on two corbels with a volute design. The front door has four fielded panels, sidelights and highlights. The cream bricks are used for a band above the plinth, quoins to the edge of the wing walls and around the door and window, and as a simple diaper pattern alternating with brackets below the eaves.

All three houses retain bluestone front steps and front path, and a simple black and terracotta tile floor to the front verandah. Each verandah is supported on a single Corinthian column beside the front steps. The cast-iron frieze sits within a timber frame, with separate brackets, which was the earliest form of verandah cast iron (later, the frieze and brackets were cast together). The verandah beam is more ornamented than usual with dentils overlaid on a flat scalloped band.

The roof eaves are exposed, but there is a transition to the parapeted terrace form so common in the 1880s, seen here in the form of a segmental arched pediment above no. 398. It is highly decorated, with a large cast-cement anthemion on top. The raking cornice features an egg-and-dart moulding and dentils, while the tympanum (featuring 'Inglewood Terrace' in raised letters) is bordered by a sawtooth edge.

To the rear, each house has a long rear wing with a skillion roof, set with a minimal setback from each other. Each rear wing has two face brick chimneys with a simple corbelled top.

The houses are highly intact, with the only noted external change the overpainting of the cream brick dressings (in white), replacement of the slightly concave verandah iron with a straight profile, and recladding of the roof with terracotta tiles (the original was probably slate).

Along the east side of the terrace row, adjoining no. 400 is the bluestone pitched Paynes Lane, which is typical nineteenth century street infrastructure.

Local Historical Themes

This place illustrates the following themes, as identified in the *Stonnington Thematic Environmental History* (Context rev. 2009):

3.3.3 Speculators and land boomers

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/>