'Inglewood Terrace'

396-400 High Street, Windsor

Place type: Residential Buildings (private), Terrace

Significance level: Local

Recommended protection: Planning Scheme

Architectural style: Victorian period (1851-1901) Italianate

Locality history

Windsor lies in the south-west corner of the former City of Prahran, bounded by Punt Road, High Street, Dandenong Road and Williams Road. Windsor developed as a distinctive pocket of smaller, more affordable housing for the working-class (servants, labourers, skilled tradespeople) and the lower middle class (shopkeepers, mechanics, salesmen). Following the first land sales in the 1840s and 1850s, small timber and brick cottages were erected along either side of narrow streets. In 1855 there was not a single large house within the bounds of Windsor (Kearney, 1855). An early suburban railway station was opened in Windsor in 1859, as part of the private Hobsons Bay line, which encouraged housing development in the immediate vicinity.

The small houses of the working-class in Windsor were rudimentary, and families lived cheek by jowl in narrow streets. Cottages had minimal land and there was little public open space. Community life was lived on the streets, as well as in the churches, schools and other places of learning. The Prahran Mechanics Institute, which encouraged self-improvement (of the mind) among working-class men, opened in High Street in 1856. As was often the case in poorer urban areas, there was a stronger representation of the smaller Nonconformist and independent Protestant denominations in Windsor than elsewhere in Stonnington. For example, the first Salvation Army citadel in Victoria was opened in Windsor in the 1860s (Context 2006:183). The social demographic of Windsor encouraged church and charitable groups to make provision for the poor and the ill. A Catholic order of nuns established Presentation Convent on Dandenong Road in 1873 with a mission to teach girls from poorer Catholic families (Wilde 1993:234). The first school for deaf people in Victoria was opened in Windsor in 1860 (Context 2006:189).

Local men and women (and children over 14) were employed in local shops and factories and in service positions for the big houses, as well as all manner of occupations, for example with the railways, as labourers in construction work, and as carters and delivery men. Many women and girls were employed as outworkers in the textile industry and as off-site whiteworkers (laundress who wash whites) for the big houses. Women with little financial support often took in boarders to help make ends meet.

The busy commercial strip of Chapel Street provided a focal point for Windsor, though the quality of commercial buildings at the Windsor end were somewhat inferior to the South Yarra end. All manner of traders operated along Chapel Street and a tramline was constructed in 1888, which brought more shoppers. There were also a number of hotels, both on Chapel Street and in small side-streets.

Unlike other areas of the City of Stonnington, Windsor contains a predominance of working-class housing. Examples can be seen in the small narrow streets on the east side of Chapel Street such as McIlwrick Street (formerly Hanover Street, but renamed during World War I), and the block of streets between Chapel Street and Punt Road. A handful of early cottages from the 1850s and 1860s survive.

Housing development continued through the boom years of Melbourne in the 1880s and early 1890s, with many small cottages improved and replaced by larger dwellings. The suburb was reduced in area in the 1960s when the new road Queensway was built in the 1960s and a slice of south-west Windsor was taken off; and the area on the south side of Queensway became part of St Kilda (Wilde 1993:142).

Place history

This row of three single-storeyed terrace houses, known as 'Inglewood Terrace', was built in 1885. The architect or builder is not known. The previous year, 1884, John A Springhall was rated £18 for this site as vacant land (RB). In 1885, the owner Alexander CM Burden was rated £50 each for three houses of 7 rooms each (numbered 102-106 High Street at that time) (RB).

The dwellings are shown on the MMBW Detail Plan of 1898, each with a front verandah and an outside toilet. There are stables at the rear of nos., 396 and 398, which may have been shared between the three dwellings.
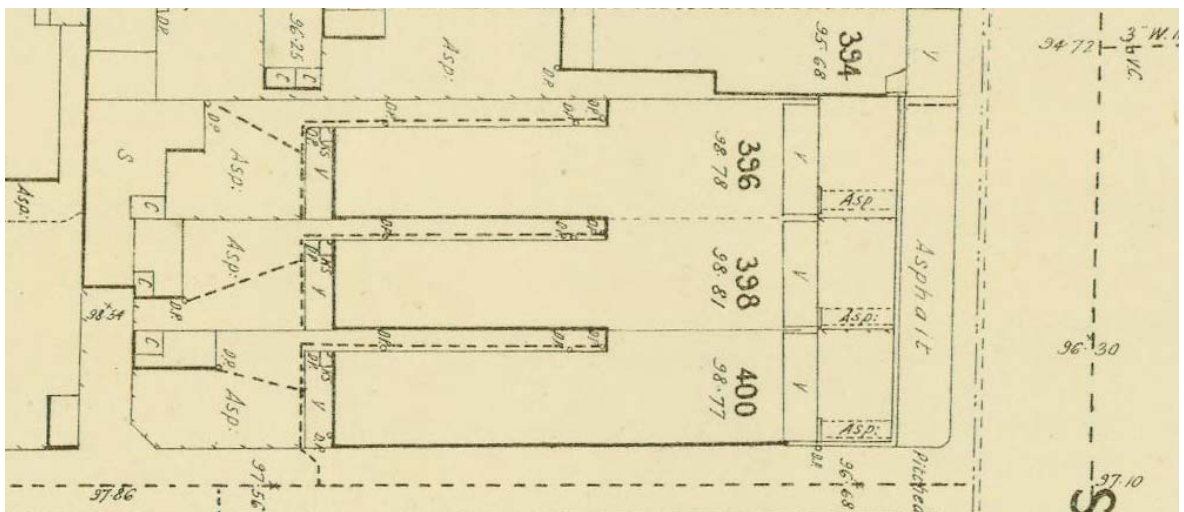

Figure 1. MMBW detail plan no. 1005, dated 1898 (source: SLV).

In 1891 the three dwellings were described in Rate Books as brick houses of 6 rooms each, owned by William Kershaw. By 1899, no. 398 and no. 400 were owned by Sara B Kershaw and Elizabeth Kershaw, who were probably relatives of William Kershaw (RB).

In 1911, no. 396 High Street was operating as the National Laundry, as advertised below:

CONTEXT

Figure 2. Advertisement for The National Laundry (source: Malvern Standard*, 9 September 1911).*

All three of the dwellings now serve as a medical centre.

Sources

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Physical description

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.

Figure 3. Detail of the iron palisade fence and gate and bluestone flagged front path, seen here at 396 High Street. (source: Context, 2016)

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 façade 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.

CONTEXT

Figure 4. Detail of no. 398 showing the central pediment, verandah detail and the pointed niches (source: Context 2016).

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.

Comparative analysis

The terraced house form was introduced from Britain and characterises inner suburban development from the 1850s to the 1890s in Australia's capital cities. A terrace house is defined as a dwelling with blind boundary walls, designed to fit on a narrow building block. While the most common type of terrace house in Melbourne is the terrace row, of three or more houses sharing party walls, the terrace house was also built in pairs (semi-detached) and even singly where more space was available (Tibbits & Goad 2012:695).

Terrace houses typically have a full-width front section two rooms deep, with a narrower rear wing with a cut-back to one side allowing windows along it. The privy was located at the rear of the site, often built in pairs. Early examples (generally up to the mid-1880s in Melbourne's suburbs) of terrace rows and semi-detached pairs often have a continuous roof, eaves and verandahs unbroken by party walls. Later in the century, suburban building regulations dictated

visible party walls extending out and up to divide verandahs and roofs, as well as parapet walls. These regulations dictated the form of what is now considered a 'typical' terrace house: single or two-storey dwelling with a strong vertical line defining the extent of each dwelling and the parapet used as the focus for cast-cement and cement-render ornament.

The very earliest terrace houses, in early suburbs such as Fitzroy, followed the British model and did not have a front verandah. As this form was adapted to the hotter Australian climate, timber-framed verandahs were added at ground floor level (even for two and three-storey houses). From the 1860s to the 1890s, a distinctive Australian terrace idiom emerged, embellished with cement decoration and full-height verandahs employing cast-iron posts, balustrades, and decorative brackets and frieze (Tibbits & Goad 2012:695-7). Some of the more prestigious examples used masonry arcading (usually rendered brick) instead of the mass-produced cast-iron verandah construction.

The prevalence of attached housing types is very clearly related to the subdivision and settlement patterns of the different suburbs. For example, all terrace rows assessed in the Victorian Houses Heritage Study are located in Windsor. As noted by the *Stonnington Thematic Environmental History* (Context 2006) in the first land sales in the 1840s:

> *At Windsor on the south-west corner of the study area, the blocks were smaller and brought the highest price per acre, presumably because of their proximity to the already developing suburb of St Kilda, from which settlement was expected to flow. This corner was soon subdivided for working-class housing and small shops.*

This early subdivision pattern has had a lasting impact on Windsor, with small allotment sizes leading to development of denser dwelling types than elsewhere in Stonnington. Both early examples of terrace rows with unbroken roofs and eaves are seen in Windsor, as well as later examples with expressed party walls.

While Windsor had by far the densest nineteenth-century development in Stonnington, inner-suburban South Yarra also had a number of semi-detached terrace house pairs, which was an intermediate density. Further to the east, in Armadale and Malvern, as well as Windsor and South Yarra, we see large single terrace houses on wider blocks with space between them. While not attached, they were often built in rows.

Almost all Victorian terraces could be described as Italianate in style, though some lean toward the more substantial Renaissance Revival. There are also a very small number of Gothic Revival examples.

The Italianate style had its origins in the landscape paintings of Nicholas Poussin and Claude Lorrain over a century earlier. These two French artists were enamoured with the landscapes and architecture of rural Italy, depicting it as a vision of Arcadia. Their efforts inspired a broader pursuit of 'the Picturesque' in architecture (Statham 2008).

Through the first half of the nineteenth century, the Italianate style spread widely in Britain fuelled by the works of architects such as John Nash and Charles Barry and through designs promoted in pattern books such as Charles Parker's *Villa Rustica* (1832). In 1845, the style received Royal endorsement when Prince Albert, working with architect Thomas Cubitt, designed 'Osbourne' on the Isle of Wight as a retreat for Queen Victoria and the Royal family. 'Osbourne' with its plain stuccoed expression and tall balustraded tower would become the model for many large residences throughout the Empire including Government House in Melbourne.

The style, which emerged as the preferred expression for Melbourne's grandest mansions of the mid-century, was quickly adapted to suit more modest suburban villas and terraces. As Hubbard (2012:357) notes:

> *Flexibility and adaptability were the secrets to the success of the Italianate style. It could range from the simplest of buildings to the grandest. It was not a precise style and could accommodate different levels of architectural sophistication. It could be formally symmetrical or informally asymmetrical. While towers were standard, they might be reduced to just a porch. The style was easy to copy and could be used by speculative builders buying stock items for decoration. Most importantly, the Italianate style used the vocabulary of*

classical architecture freely but sparingly, generally with relatively plain expanses of wall and hipped roofs with bracketed eaves.

As the style evolved to accommodate less substantial residential types, the deliberate asymmetry and rambling form inspired by the Picturesque massing of wings and towers of buildings such as 'Osbourne' became less central to the mode. So much so that the Italianate terrace forms of the 1880s were not substantially different to their forebears of a generation earlier apart from an appliqué of 'Italian' detailing.

The Italianate house is so common in the Melbourne area that this is the standard image people hold of the 'Victorian house'. Condensed to its key features, they would be a hipped roof with an M-profile (i.e. having a central valley to the rear half, which allows a low ridgeline), bracketed eaves, chimneys with a cornice at the top (a run cement-render moulding), and a timber or iron-framed verandah with cast-iron ornament to all but the grandest houses. Common extras included a faceted (canted) bay used to create an asymmetric composition (or occasionally used symmetrically), and windows that had a round or segmental arched opening, some of which were embellished with run cement-render mouldings or delicate hood moulds.

There were three general types of cladding for Italianate houses. The most modest were clad in timber weatherboards or blocked boards emulating expensive ashlar. The two most common types were finished in cement render or face brick. Rendered houses could obtain a high level of run and cast ornament at an affordable price, leading to some highly embellished examples. All, even the most modest, had ruled render with incised lines to emulate the more expensive stone construction. Face brickwork was also common, usually dark brown Hawthorn bricks with cream brick dressings (bichrome) from the late 1860s, and later in the century with red brick accents as well (polychrome). Some architects and designer-builders created bold patterns with the coloured bricks. As good building stone was not common in Victoria, very few houses were built of stone. Early examples were of bluestone, such as the grand 'Bishopscourt' in East Melbourne.

The development of the former City of Prahran and the western part of the former City of Malvern coincides with the emergence of the Italianate forms of expression in Victoria. Consequently, the City of Stonnington retains a disproportionate number of Melbourne's better examples of the mode. A number of these, typically the grandest and most elaborate mansions or those associated with Victoria's most notable families, have been added to the Victorian Heritage Register. These include: 'Toorak House', 'Greenwich House' and 'Mandeville Hall', in Toorak; 'Stonington' in Malvern; and 'Malvern House' in Glen Iris.

Examples of Italianate terrace houses that are of individual significance in Stonnington's Heritage Overlay can be divided into a number of groups according to the number of dwellings (attached or detached), their size, ornament and level of architectural sophistication.

Examples built in the 1870s until about 1885 have exposed eaves to the front (and sometimes to the sides of end walls), and the walls are usually of bichrome or polychrome face brick. Examples include modest single-storey examples such as the semi-detached double-fronted pair at 4-6 Frederick Street, Windsor (in HO138); the terrace rows at 13-17 McIlwrick Street, Windsor (in HO138); 69-77 Hornby Street, Windsor (in HO129); 21-25 Portland Place, South Yarra (in HO145); and 15-27 Greville Street, Prahran (in HO456); the semi-detached pairs at 16-18 Donald Street, Prahran (in HO456); and the terrace row of two-storey double-fronted houses at 58-68 Caroline Street, South Yarra (in HO355). Larger houses with exposed eaves and face brick are two-storey detached houses at 10 McIlwrick Street, Windsor (in HO138); 85 Rose Street, Armadale (in HO130), 118 Williams Road, Prahran (in HO155); 36 Hawksburn Road, South Yarra (in HO137); and 8 Cromwell Crescent, South Yarra (in HO147); and two-storey semi-detached houses at 21-23, 29-31 & 38-40 Hawksburn Road, South Yarra (in HO137). Less common are examples with walls finished in cement render include the two-storey terrace row at 200-210 Williams Road, Toorak (in HO380); the two-storey semi-detached pair at 52-54 Chatsworth Road, Prahran (in HO127); and the very grand detached two-storey house at 80 Williams Road (in HO155).

By the late 1880s, all terrace houses had a front parapet, almost always finished in cement render. The walls below were usually rendered as well. Early examples of this type, which have

a low, solid parapet with a cornice along it, include 66-74 Wilson Street, South Yarra (in HO379); and 1-11 Elm Place, Windsor (in HO138). This second example also has a semi-circular name pediment over the central house – a motif that would become ubiquitous by 1890.

'Inglewood Terrace' is one of these early examples, with an undivided roof, which demonstrates the beginnings of the transition to the parapeted form with its front pediment. It is comparable in size to small terraces and semi-detached pairs in Windsor such as 4-6 Frederick Street, 69-77 Hornby Street and 13-17 McIlwrick Street; 16-18 Donald Street, Prahran; and 21-25 Portland Place, South Yarra; and the long terrace row at 15-27 Greville Street. Like these examples, it has a shared roof form and bichrome brick walls. The intactness of 'Inglewood Terrace' is higher than a number of these examples, and its houses are somewhat larger than the average single-fronted terrace house; only the double-fronted houses at 16-18 Donald Street are larger. Its status as a 'better' sort of dwelling is also expressed in the use of the name pediment, with its bold classical ornament, and in the use of the decorative niches around the windows. The use of Gothicising pointed arches on what is a basically Italianate form of dwelling indicates the lack of academic rigour used by the designer-builder, but this sort of eclecticism is also seen on much grander examples of the style (see 543 Orrong Road, Armadale, and 32 Grandview Grove, Prahran).

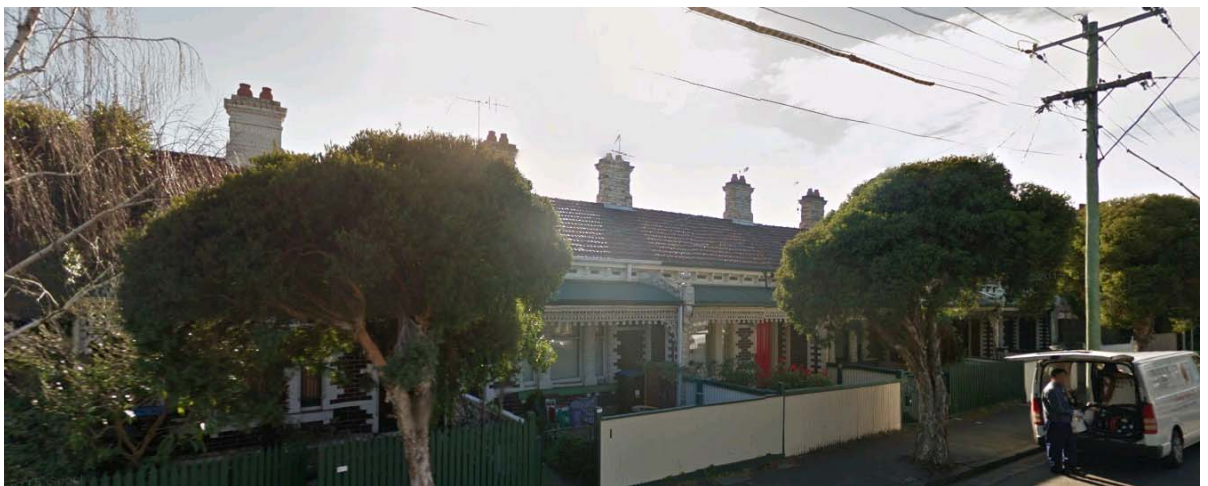*Figure 5. 69-77 Hornby Street, Windsor (Significant in HO129) (source: Context 2016).*

Figure 6. 15-27 Greville Street, Prahran (Significant in HO456) (source: Google Streetview).

CONTEXT

In conclusion, 'Inglewood Terrace' compares very well to early (pre-1885) single-storey terraces that are Significant in the Stonnington Heritage Overlay in its level of intactness, and it stands out from them by its fine detail – particularly the name pediment and niches.

Thematic context

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

3.3.3 Speculators and land boomers

Assessment against criteria

Assessment of this place was carried out in relation to the HERCON model criteria as set out in the VPP Practice Note 'Applying the Heritage Overlay' (2015).

Statement of significance

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)

Recommendations

Recommended for inclusion in the Heritage Overlay to the extent of the whole properties at 396-400 High Street, Windsor as defined by the title boundaries, as well as the extent of Paynes Lane that runs along their eastern boundary.

HO Schedule controls: Fence Controls – Iron palisade fence & gates

Figure 7. Recommended extent of heritage overlay for 396, 398 & 400 High Street, Windsor (source: www.land.vic.gov.au)

Recommended grading: A2

CONTEXT