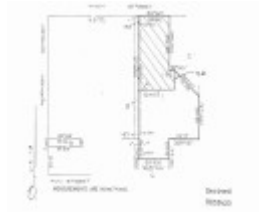

Former Residence



274 High Street, Windsor
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274 High Street, Windsor



Site plan showing the extent of the heritage overlay (hatched) recommended by the Stonnington L47(D) Panel.

Location

274 High Street, WINDSOR VIC 3181 - Property No 28121

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO479

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

What is Significant?

The former residence at 274 High Street, Windsor was constructed c1884 and substantially remodelled in 1918 in an eclectic Arts and Crafts style.

Elements that contribute to the significance of the place include (but are not limited to):

- The external form, materials and detailing resulting from the 1918 works.
- The house's generally high level of integrity to its 1918 state, notwithstanding rear additions.
- The form, materials and detailing of the front fence
- The domestic setting provided by the front garden (but not the fabric of the garden itself)
- The legibility of the original form from the public realm created by the undeveloped front and side setbacks.

Modern alterations and additions are not considered to be significant.

How is it significant?

The former residence at 274 High Street, Windsor is of local architectural significance to the City of Stonnington.

Why is it significant?

The former residence at 274 High Street, Windsor is architecturally significant as a distinguished, distinctive and substantially externally intact example of Arts and Crafts influenced design in Stonnington (*TEH 8.4.2 Functional eccentric and theatrical - experimentation and innovation in architecture, Criterion F*). The exterior is notable for its extensive timber shingle clad bays and overall high degree of intactness.

| | |
|---------------------------|---|
| Heritage Study/Consultant | Stonnington - Heritage Places in the City of Stonnington - Heritage Citations Project, Bryce Raworth Pty Ltd, 2013; |
| Construction dates | 1918, |
| Hermes Number | 195810 |
| Property Number | |

Physical Description 1

The former residence at 274 High Street, currently occupied by Uniting Care Connections Child, Youth and Family Services, is situated on a busy thoroughfare in Windsor. This freestanding, two storey building has an asymmetrical form and can be described as having an eclectic Arts and Crafts influenced character. It retains little evidence of the original c1884 exterior apart from bluestone footings, the red brick east wall and some window joinery. In terms of form and detail the house draws on a number of broadly overlapping styles including Queen Anne, the Californian bungalow, and associated Craftsman tradition. Tall chimneys, slate roofing, prominent eaves with exposed rafters, boldly modelled form and bellcast, shingled bays are the characteristic elements. The extensive use of shingles dominates the front facade and extends from the second storey windows to the lower bay windows. Windows on the lower storey are Art-Nouveau inspired leadlights, while those above have an informal arrangement. A central gable penetrates the distinctive roof form and has a decorative ventilator positioned on the underside of the eaves. The low red-brick front fence is notable for its Art Nouveau inspired detailing.

Externally the building appears to remain substantially intact to its 1918 state although records show that during the 1950 there were substantial additions. The first floor balconies to the front appear to have been enclosed with large windows at some time and inspection to the rear reveals that the southern balconies and stairs have also been modified in a sympathetic but practical manner. Modest single-storey additions have also been built at the rear but these have not diminished the building's overall high external integrity.

Local Historical Themes

The former residence at 274 High Street, Windsor illustrates the following theme identified in the *Stonnington Thematic Environmental History* (Context Pty Ltd, 2006):

8.4.2 Functional, eccentric and theatrical - experimentation and innovation in architecture.

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/>