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## Terrace Row



49-59 Upton Road, Windsor



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### Location

49-59 Upton Road WINDSOR, STONNINGTON CITY

### Municipality

STONNINGTON CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO583

### Heritage Listing

Stonnington City

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### Statement of Significance

### **What is significant?**

The terrace row at 49-59 Upton Road, Windsor, is significant. The six dwellings were built in 1890-91 for owner John Dunham, gentleman, as rental properties and after Dunham's death in 1914 remained in his family's ownership for almost 50 years.

It is a single-storey Italianate terrace of six small houses, with a transverse gable roof, broken up by party walls. Walls and chimneys are of tuckpointed polychrome brickwork, with a diaper pattern below the eaves and front windows, and bold zigzag 'quoining' around openings and corners. Doors are four-panelled with fielded panels and bolection mouldings. The verandahs have convex roofs.

The low brick front fences appear to date from the 1950s or '60s and are not significant. The 1999 rear extension to 59 Upton Road is not significant.

### **How is it significant?**

The terrace at 49-59 Upton Road is of local architectural significance to the City of Stonnington.

### **Why is it significant?**

Architecturally, it is a highly intact representative example of the brick terrace houses built in the late Victorian period in working-class Windsor. Typical characteristics include the gabled roof form, and the enlivening of the walls and chimneys with cream and red brick dressings. Its post-1885 construction date is indicated by the presence of party walls between the roofs of each dwelling. (Criterion D)

Heritage Study/Consultant	Stonnington - City of Stonnington Victorian Houses Study, City of Stonnington, 2016;
Construction dates	1890,
Hermes Number	200134
Property Number	

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## **Physical Description 1**

The six houses at 49-59 Upton Road, Windsor, comprise a simple Italianate terrace row with steep transverse gabled roofs, terminating in a parapet at the ends. Each house sits behind a modest front garden.

The roofs are clad in recent corrugated metal and divided by projecting party walls with a large chimney set just behind the ridge. The chimneys have a Hawthorn brick shaft and a bracketed cornice of cream and red bricks. The dwellings are single-fronted with a double-hung sash window with a bluestone sill, and a four-panelled fielded front door with highlight. The verandahs have a slightly concave roof and beam with a stop-chamfered edge. It appears that they have never had cast-iron decoration.

Each has a lower rear wing, some of which retain a tall corbelled red brick kitchen chimney.

The polychrome brick walls are of tuckpointed brown Hawthorn brick with cream and red brick dressings. They are used for zigzag quoins around the windows and doors and at corners (even entrant corners), on the front edge of the verandah wing walls, and as diamond-shaped diaper patterns beneath the windows, on the verandah wing walls, and between the eaves brackets.

Alterations include a missing chimney to no. 53, replacement of the rear wing with a gable attic-storey extension to no. 59 (in 1999), changes to windows of the rear wing of no. 51 (in 2002), no. 49 has a Colorbond verandah roof and replacement beam, no. 57 has a straight-profile verandah roof, nos. 53 and 57 have sympathetic

replacement doors, the rear wing of no. 57 has been rendered, and the cream and red brick dressings of no. 59 have been overpainted. The low red brick front fences to the terrace houses are not original but are sympathetic in that they allow good views to the houses.

## **Local Historical Themes**

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

3.3.3 Speculators and land boomers

8.5.1 'Struggletown' - working-class housing in the nineteenth & early twentieth century

*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/>*