Gladstone Street Precinct, Windsor

Heritage Place: Gladstone Street Precinct
Address: 2A, 2-38, 1A, 1B, 1C, 1-29 Gladstone Street, 102-110 Punt Road, Windsor

HO Reference: HO134
Citation status: Final
Date Updated: 5 April 2024

Designer: N/A
Builder: N/A

Year of Construction: 1880s-1920s



Photograph of 4-6 Gladstone Street, Prahran.
Source: City of Stonnington, 2020.



Location map and extent of HO134.

Heritage Group: Residential buildings
Heritage Type: Residential precinct

Key Theme: Residential suburbs
Key Sub-theme: The end of an era – mansion estate subdivisions in the twentieth century

Significance Level: Local

Controls:	☐	External paint controls	☐	Internal alteration controls	☐	Tree controls
	☐	Include on Victorian Heritage Register	☐	Incorporated Plans	☐	Outbuildings and fences not exempt
	☐	Prohibited uses may be permitted	☐	Aboriginal Heritage Place	■	Solar energy system controls

Statement of Significance

What is significant?

The Gladstone Street Precinct, comprising a group of Victorian and Edwardian style dwellings on Gladstone Street and Punt Road, is locally significant.

The precinct is wholly characterised by contributory graded buildings.

Character elements that contribute to the significance of the precinct include:

- The distinctive pattern of the c.1880s and 1902 Gladstone Street subdivisions, and subsequent development created by the group of freestanding and semi-detached Victorian, Edwardian and interwar era residences sited on narrow allotments;
- A high degree of intactness arising from two distinctive phases of development and relative absence of infill development;
- The regularity and harmony of the semi-detached Victorian era cottages characterised by modest single fronted façades, corrugated iron verandahs with cast iron lacework, hipped roof forms, profiled chimneys, bracketed eaves, sash windows, and brick or weatherboard materials;
- The regularity and harmony of the freestanding and semi-detached Edwardian era building stock characterised by red face brick, arched parapets, hipped and gable roof forms clad with corrugated iron, slate or terracotta, front facing gables - some with half-timbering and roughcast, profiled chimneys - some with chimney pots, corrugated iron verandahs with cast iron lacework or timber fretwork, timber joinery and bracketed eaves;
- The regularity and harmony of the two sympathetic freestanding interwar era building stock characterised by front facing gable ends, hipped and gabled roofs clad with terracotta tiling, sash windows, brick chimneys and timber joinery;
- The relative uniformity of allotments, siting, setbacks and building heights across the precinct;
- The retention or original bluestone kerbing and guttering along Gladstone Street; and
- The retention of some original and sympathetic low timber picket and brick fencing.

With the exception of contributory corrugated iron sheet roof cladding on some residences, later alterations and additions to the properties are not significant.

How is it significant?

The Gladstone Street Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Gladstone Street Precinct is historically significant as a substantially intact collection of working and middle-class Victorian and Edwardian housing stock that was erected on land that formerly comprised the 1859 railway line from St Kilda to Prahran. Initially constructed to accommodate the rapid increase of workers settling in the suburb due to its growing manufacturing and service industries during Melbourne's 1880s land boom, development within the precinct later resumed in the early twentieth century following both the subsequent recovery of the 1890s economic collapse, and the demolition and subdivision of the former railway line in

1902. The precinct forms a tangible link to these two distinct phases of development that precipitated major urban character changes in the suburb of Windsor. (Criterion A)

The Gladstone Street Precinct is aesthetically significant as a visually cohesive area primarily characterised by freestanding and semi-detached single-storey Victorian and Federation era dwellings. The buildings retain a high degree of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, detailing, heights, allotment sizes and setbacks. These features, along with the retention of original and sympathetic low timber picket and brick fencing, and bluestone kerbing and guttering along Gladstone Street, combine to create a visually consistent and harmonious residential streetscape. (Criterion E)

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	The Gladstone Street Precinct is historically significant as a substantially intact collection of working and middle-class Victorian and Edwardian housing stock that was erected on land that formerly comprised the 1859 railway line from St Kilda to Prahran. Initially constructed to accommodate the rapid increase of workers settling in the suburb due to its growing manufacturing and service industries during Melbourne's 1880s land boom, development within the precinct later resumed in the early twentieth century following both the subsequent recovery of the 1890s economic collapse, and the demolition and subdivision of the former railway line in 1902. The precinct forms a tangible link to these two distinct phases of development that precipitated major urban character changes in the suburb of Windsor.
B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	This place does not meet this criterion.
C	*Potential to yield information that will contribute to an understanding of our cultural or natural history*	This place does not meet this criterion.
D	*Important in demonstrating the principal characteristics of a class of cultural or natural places or environments*	This place does not meet this criterion.
E	*Importance in exhibiting particular aesthetic characteristics*	The Gladstone Street Precinct is aesthetically significant as a visually cohesive area primarily characterised by freestanding and semi-detached single-

		storey Victorian and Federation era dwellings. The buildings retain a high degree of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, detailing, heights, allotment sizes and setbacks. These features, along with the retention of original and sympathetic low timber picket and brick fencing, and bluestone kerbing and guttering along Gladstone Street, combine to create a visually consistent and harmonious residential streetscape.
F	*Importance in demonstrating a high degree of creative or technical achievement at a particular period*	This place does not meet this criterion.
G	*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions*	This place does not meet this criterion.
H	*Special association with the life or works of a person, or group of persons, of importance in our history.*	This place does not meet this criterion.

Description

- ### Physical Analysis

The Gladstone Street Precinct consists of a group of residences extending along the northern and southern side of Gladstone Street terminating at De Murska Street to the east, and five residences fronting Punt Road to the west. Gladstone Street is a narrow bi-directional street with street parking on both sides, oriented on an east-west axis. Two no-through lanes extend from the northern side of the street between 3 and 5, and 17 and 19 Gladstone Street. Gladstone Street is laid with bitumen with bluestone kerbing and guttering on both sides of the street. Bitumen laid footpaths with concrete crossovers flank the street with interspaced pockets planted with mature Melaleucas (*Melaleuca; L.)* and Bottlebrush (*Callistemon*) trees. The two extending laneways have retained the original bluestone paving.

Building stock within the Gladstone Street Precinct primarily comprises freestanding and semi-detached Edwardian and Victorian single-storey residences that draw from a range of late nineteenth to early twentieth century architectural influences.

Edwardian style houses within the precinct predominantly consist of modest semi-detached face red brick structures. The structures are characterised by symmetrical open gable half-timbered front façades, often punctuated by strong white-coloured contrasting elements such as the

fenestration, rendered brick sill courses, cast iron lacework and brackets, and half-timbering. Typical examples of Edwardian style residences within the precinct include 8-10, 15-17, 20-22, 24-26 and 38 Gladstone Street, 98-100 and 102-104 Punt Road. Some semi-detached Edwardian residences also present distinct Victorian influences with arched parapets decorated with an ornate moulded trim. This can be observed at 2A-2, 4-6, 9 and 14-16 Gladstone Street.

The Gladstone Street Precinct also features a series of transitional Edwardian era residences that primarily draw from the Victorian Italianate style. These dwellings typically consist of detached structures with asymmetrical façades. The structures are characterised by ornate polychrome brickwork employed to create strong horizontal forms in the form of flush string courses, windowsills and lintels, and patterning often located under the roof line. Italianate residences also present half verandahs with ornate cast-iron posts and lacework, bracketed eaves, and distinct Italianate style chimney mouldings. Typical examples of Italianate style residences constructed during the Edwardian era include 12, 28, 34 and 36 Gladstone Street.

The northern side of Gladstone Street also includes a number of Victorian and Edwardian era weatherboard workers' cottages. The timber structures generally present a modest single-fronted form with simple detailing generally restrained to the timber post and timber fretwork or cast-iron lacework verandah detailing. Timber weatherboard residences can be observed at 11, 19-21, 23, 25, and 27-29 Gladstone Street.

There are three two-storey Victorian era terraces that bookend the precinct at 106-110 Punt Road, however, their façades have since been substantially altered with a Spanish mission style loggia and expressed pilasters. Their original Victorian form and corbelled chimneys can still be seen along the rear from Gladstone Street. Additionally, there are two freestanding interwar era residences at 1A-1C Gladstone Street. While constructed at a slightly later date, they are sympathetic in style and make use of contributory architectural elements including a combination of hipped and gable roofs clad with terracotta tiling, sash windows and timber joinery.

The residences within the Gladstone Street Precinct have a similar setback from the street allowing for a narrow front garden. The street front boundaries generally consist of timber picket fencing with some variation in height, post detailing and colour. Some front fences have been replaced with brick. The front fences generally remain low in height and do not obstruct views of the residences. While a number of residences still retain their original terracotta or slate roof tiling, most roofing has since been reclad with corrugated galvanised iron sheet metal. This change is consistent with roofing fabric on this style of building and is therefore not considered to be intrusive. The residences include single-storey rear extensions to the north and south opening to the backyard space.

The Gladstone Street Precinct is visually dominated by the narrowly spaced single-storey residences with a consistent form and scale. Most façades appear largely intact from the public domain. Alterations to front fences and the rendering or repainting of original face brickwork are common throughout the street. Most residences have back extensions and reclad roof sections with corrugated sheet metal. However, any major alterations remain generally obscured from street view. The Gladstone Street Precinct is in good condition overall and has high integrity.

- ## Alterations and Additions

- Residences generally include single-storey rear extensions.

- Most inner facing and rear roof sections reclad with corrugated iron sheeting.
- Primary roofs re-clad with corrugated iron sheeting at 8-10, 20-26, 30, 36-38, 19-21, and 25-29 Gladstone Street.
- Altered unsympathetic front fences at 1B-1C, 2-2A, 3, 9, 20-22, 23, 24 Gladstone Street, and 104 Punt Road.
- Front garage addition at 1A Gladstone Street.
- Rendering and repainting of original face brickwork or the introduction of a contemporary colour scheme to the façade or façade elements at 1B-1C, 1-3, 15, 16, 18, 20, 26, 30-32, 34 Gladstone Street and 110 Punt Road.
- Two-storey weatherboard rear extension visible from the public domain at 29 Gladstone Street,
- Highly altered detractive two-storey residence at 23 Gladstone Street.

History

• Historical Context

The area presently known as Stonnington is the traditional home of the Wurundjeri Woi Wurrung and Bunurong peoples of the East Kulin Nation. Formerly characterised by pre-contact plains, grassy woodland and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot) and Hawksburn Creek (now channelised), this once thriving habitat provided Traditional Owners access to a range of water, plant and animal resources integral to their way of life. The onset of colonialism not only saw the transformation of these landscapes, but also Woi wurrung and Bunurong displacement through violence and land dispossession, as is evident in the establishment of George Langhorne's Aboriginal Mission Station Reserve along the southern banks of the Yarra River in present day Prahran and Toorak. Operating under the guise of 'protection', this reserve ultimately became a focal point for segregation, dislocation and colonial control of Aboriginal people's lives (Context Pty Ltd 2009, 31).

Despite decades of ongoing dispossession, the rich cultural heritage of Traditional Owners in Stonnington has an enduring presence to this day. Through continued resistance and the passing down of Indigenous knowledge, the Wurundjeri Woi Wurrung and Bunurong people maintain an ongoing connection to, and care for Country.

The first Crown Land Sales in what would become the suburb of Windsor took place in 1849-50, including the subdivision of land bounded by present day Toorak Road, Orrong Road, Dandenong Road and Punt Road into fifty-one allotments (Context Pty Ltd 2009, 39). The land encompassing present-day Windsor, being bound by High Street, Kooyong Road, Dandenong Road and Punt Road, comprised twenty-two of these allotments. Formerly known as Prahran South, the area was later re-named Windsor in 1891. While higher ground overlooking the Yarra to the north of Prahran was quickly acquired and settled by the colonial elite from the 1840 Crown Land Sales, Windsor, being of poorly drained low-lying land characterised by wetlands further to the south, was primarily set aside for farming and housing for the working and lower middle classes. By 1856, the land encompassing Windsor was primarily characterised by a mixture of undeveloped land and small timber and brick workers cottages set on narrow allotments (Surveyor-General's Department 1856). The high level of natural deposits of alluvial clay in the area meant that pockets of low-lying land were used as brickyards (Context Pty Ltd 2009, 17). An early suburban railway station also opened in Windsor in 1859 as part of the Hobsons Bay line, which encouraged further housing development in the vicinity. The area was

distinguished by its strong market garden character during its early period, with much of the land awaiting development being used for cultivation during the 1850s and 1860s (Malone 1983, 12).

The area underwent a period of rapid change following the 1880s land boom. This spurred residential development on farming land and the replacement of modest mid-nineteenth century wooden dwellings with more ornate, single-fronted Victorian and Edwardian style brick and timber cottages, some joined as terraces, that could house the influx of factory workers as part of the area's growing manufacturing industries (Malone 2000, 20). While both post-war 'slum' clearance and gentrification from the 1970s saw the loss of many of these Victorian- and Edwardian-era cottages, a significant number have survived intact. Beyond the small group of modest c.1920 factories concentrated around the intersection of Frederick and James Street, Windsor's working-class history can primarily be found in the form of several surviving 1850s and 1860s cottages, as well as in the late-nineteenth and early-twentieth century single-fronted cottages and dwellings concentrated on streets between Chapel Street and Punt Road.

• Place History

The Gladstone Street Precinct comprised Crown Portion 58B during the 1849-50 Crown Land Sales (Surveyor-General's Department 1849). Consisting of land bounded by present day Raleigh Street, Upton Road, Union Street and Punt Road, the portion comprised native eucalyptus plantings and coastal vegetation and was purchased by successful merchant E. B. Westby (Surveyor-General's Department 1849; Malone 1999, 29). The area saw very little development during the initial decades following the land sales however, and Kearney's 1856 map depicts Gladstone Street and its surrounds as a vacant paddock, known as Westby's Paddock, stretching from present day Raleigh Street to Union Street (Surveyor-General's Department 1856) (see Figure 1).

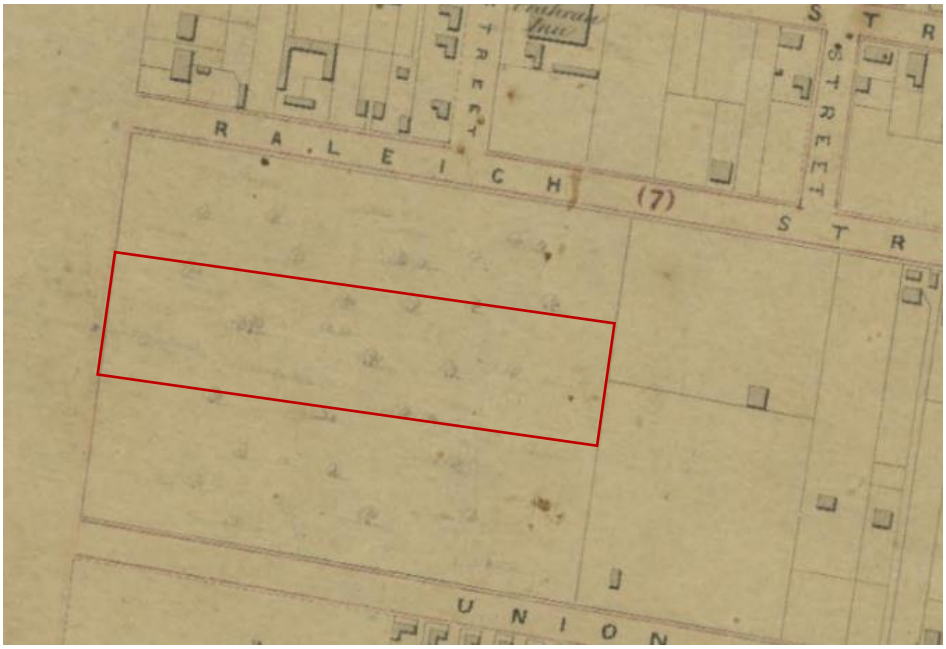


Figure 1. 1856 map showing the approximate location of present day Gladstone Street Precinct (then part of Westby's Paddock) in red, and scattered buildings on adjacent streets. *Source:* Public Record Office Victoria.

The only development in the area within the first decade included the introduction of the St Kilda to Windsor loop line, which crossed Westby's Paddock to a bridge in Punt Road from 1859. While this was later closed in 1862, the disused line is still shown in an 1885-86 map of the subject site (Context Pty Ltd 1993).

The period was only properly developed during the 1880s, which saw the creation of Gladstone Street and its associated north side allotments. Meanwhile, the south side comprised the remnant disused loop line (Wharton c.1880s) (see Figure 2).

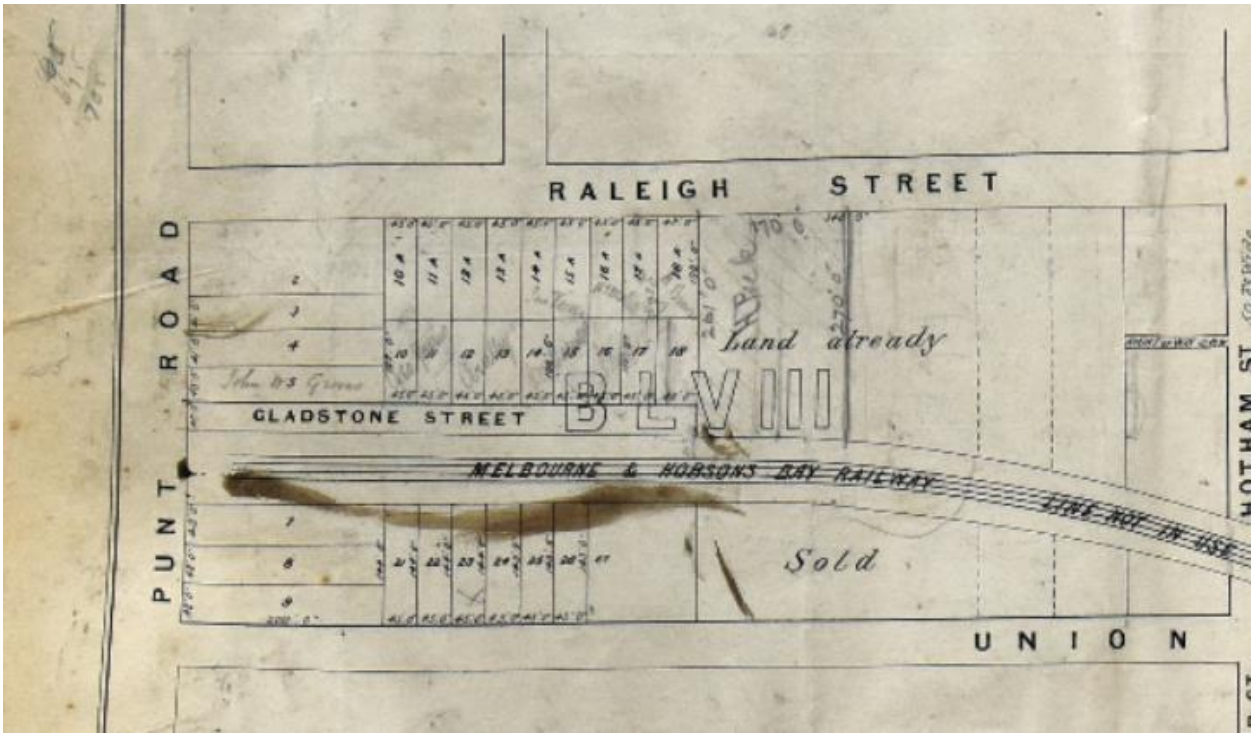


Figure 2. c.1880s subdivision plan showing allotments along north side of Gladstone Street and disused loop line on the south side. *Source:* Stonnington History Centre.

As indicated in an 1897 MMBW map, several houses were erected on these north site allotments, including two semi-detached terrace pairs at 1-3 Gladstone Street, 5-7 Gladstone Street, 19-21 Gladstone Street and 27-29 Gladstone Street, freestanding dwellings at 11, 25 and 31 Gladstone Street, a nd terraces along 106-110 Punt Road (MMBW 1897) (see Figure 3).

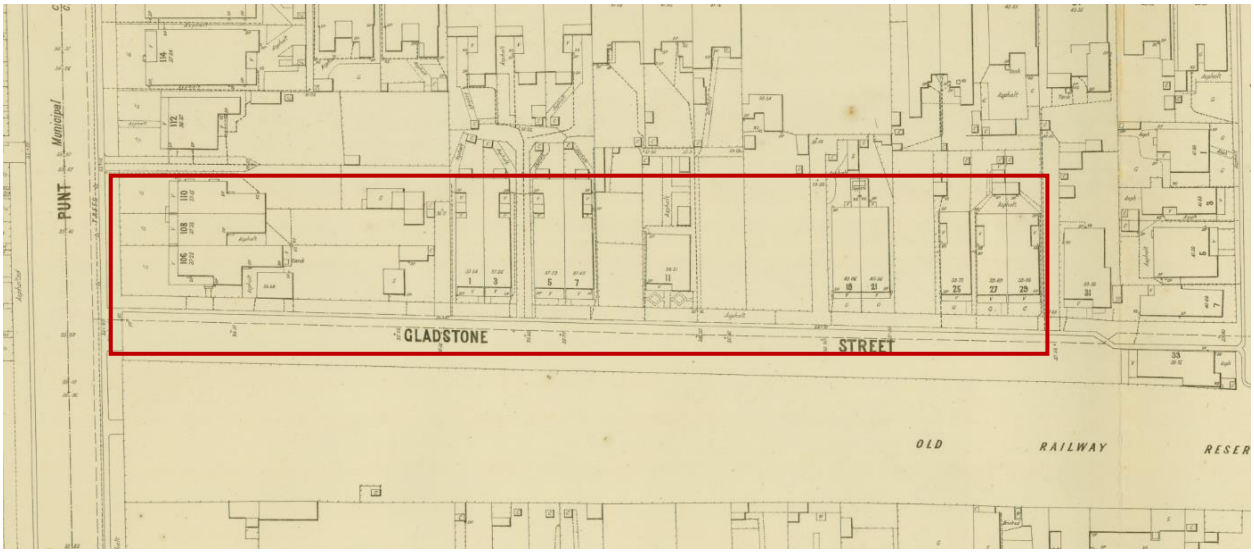
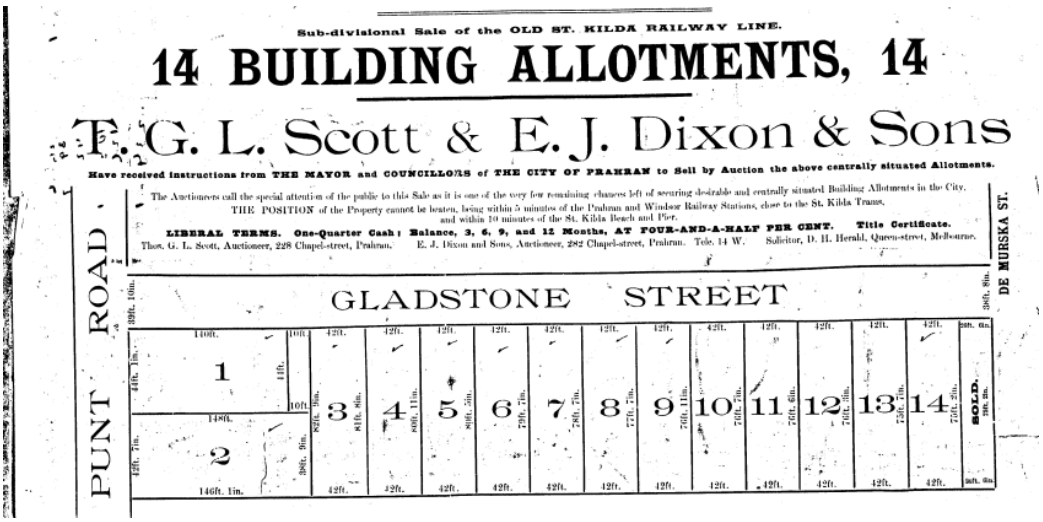


Figure 3. 1896 MMBW map showing Victorian housing developments along the north side of Gladstone Street. *Source*: State Library of Victoria.

Erected as part of the 1880s land boom, these dwellings were an outcome of a period of prosperity, growth and development, which not only took place in response to rapid population growth in the area, but also the influx of workers who were settling in the suburb as a result of its growing service and manufacturing industries. Several blocks on the north side remained vacant however, likely due to the 1890s financial collapse and subsequent economic depression that halted development for several years (Context Pty Ltd 2009, 37).

The remaining allotments on the north side of Gladstone Street, as well as the undeveloped south side allotments, only took place following economic recovery in the early twentieth century, which resumed the process of land sales, subdivision and development. Allotments along the south side of Gladstone Street, inclusive of present day 102 and 104 Punt Road, were subsequently auctioned by T.G.L. Scott & E.J. Dixon & Sons in 1902 (Scott & Dixon 1902) (see Figure 4).


Sub-divisional Sale of the OLD ST. KILDA RAILWAY LINE.

14 BUILDING ALLOTMENTS, 14

T. G. L. Scott & E. J. Dixon & Sons

Have received instructions from THE MAYOR and COUNCILLORS of THE CITY OF PRAHRAN to Sell by Auction the above centrally situated Allotments.

The Auctioneers call the special attention of the public to this Sale as it is one of the very few remaining chances left of securing desirable and centrally situated Building Allotments in the City.
THE POSITION of the Property cannot be beaten, being within 5 minutes of the Prahran and Windsor Railway Stations, close to the St. Kilda Trams,
and within 10 minutes of the St. Kilda Beach and Pier.

LIBERAL TERMS. One-Quarter Cash; Balance, 3, 6, 9, and 12 Months, AT FOUR-AND-A-HALF PER CENT. Title Certificate.

Thos. G. L. Scott, Auctioneer, 228 Chapel-street, Prahran. E. J. Dixon and Sons, Auctioneer, 282 Chapel-street, Prahran. Tele. 14 W. Solicitor, D. H. Herald, Queen-street, Melbourne.

PUNT ROAD

GLADSTONE STREET

DE MURSKA ST.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 SOLD.

Figure 4. 1902 subdivision plan showing allotments on the south side of Gladstone Street. *Source:* Stonnington History Centre.

By 1902, all the allotments on the north side of Gladstone Street had been developed upon (Prahran Rate Books 1902-03). Dwellings on the south side were gradually developed following the 1902 land sales, and by 1903-1904, all residences with the exception of 2-6 Gladstone Street appear had been erected (Prahran Rate Books 1903-04). The semi-detached terraces at 2-6 Gladstone Street were ultimately established several years later and are listed in Rate Books by 1905 (Prahran Rate Books 1905). As with other buildings of this nature in the area, the buildings were occupied by various members of the working and middle classes. In 1905, known occupants within the precinct ranged baker Joseph Harrison at 3 Gladstone Street to chemist William Green at 29 Gladstone Street (Prahran Rate Books 1905).

With the exception of 106-110 Punt Road, which were substantially altered to feature interwar era Spanish Mission style façades, and the additional dwellings at 1A-1C Gladstone Street that were erected in the interwar period, the precinct has largely survived intact against the pressures of interwar and postwar development. Today, the dwellings within this precinct continue to be used as private residential properties.

Comparative Analysis

Developed in two distinct phases, the Gladstone Street Precinct comprises a substantially intact series of detached and semi-detached Victorian and Edwardian style dwellings respectively constructed during the 1880s and early 1900s, as well as two sympathetic freestanding residences erected during the early interwar era. The precinct not only forms a tangible link to Melbourne's 1880s land boom, but also the subsequent economic recovery of the 1890s financial collapse. Within the City of Stonnington, there are several residential areas that also followed this developmental trajectory. Comparative examples include:

- **Chatsworth Road Precinct, Prahran (HO127).** Chatsworth Road Precinct comprises a streetscape of late nineteenth and early twentieth century freestanding and semi-detached Victorian and Edwardian dwellings. As with the Gladstone Street Precinct, the area developed following the 1880s boom period, as well as during the 1900s following the economic recovery of the 1890s. Key comparative features include its clear Victorian and Edwardian character stemming from a combination of hipped and gabled roof forms clad with tiling or corrugated iron, front facing gable ends - some with half timbering, face red brick or render, timber joinery, verandahs with cast iron lacework or timber fretwork, profiled brick chimneys and sash windows. Other key comparative features include the streetscape rhythm and consistency in terms of siting, forms and setbacks. Situated in eastern Prahran towards the more affluent suburb of Armadale, the dwellings within Chatsworth Road Precinct are more generous in scale and elaborate in terms of ornamentation than those within the Gladstone Street Precinct. It also lacks the presence of more modest weatherboard Edwardian era dwellings present in Gladstone Street Precinct.
- **Williams Road Precinct, Prahran (HO155).** Primarily developed between the late nineteenth century and early twentieth century, the Williams Road Precinct comprises a series of freestanding Victorian and Edwardian era building stock established in two distinct phases. It compares well in terms of its one-storey Victorian Italianate dwellings characterised by hipped roofs, profiled chimneys, timber joinery, sash windows and verandahs with cast iron lacework, and series of one-storey Edwardian style dwellings composed of gabled and hipped roofs clad - some with decorative half-timbering and roughcast, timber joinery, verandahs with timber fretwork and decorative timber brackets. It also similarly observes a consistency in terms of siting, forms and setbacks, however the

allotments are more generous than those at Gladstone Street Precinct. Of the two, the Williams Road Precinct is less intact to its early twentieth century state due to the presence of infill development and unsympathetic front boundary street fences.

- **Auburn Grove Precinct, Armadale (HO123).** Constructed between 1887 and 1910, the Auburn Grove Precinct comprises a fine group of Victorian, Edwardian and Federation style dwellings and shops. While characterised by freestanding middle-class villas as opposed to a combination of modest detached and semi-detached residences, it is nevertheless comparable to the Gladstone Street Precinct as a residential area developed in two distinct phases. The precinct draws comparisons through its clear Victorian and Edwardian character, including front facing gable ends and/or hipped roof forms, verandahs with either cast iron lacework or timber fretwork, profiled chimneys, roofs clad with terracotta tiling or corrugated iron, timber joinery and sash windows. Other analogous features include the streetscape rhythm, predominance of brick and timber picket fencing, consistency in terms of sitting, forms and setbacks. As with the Chatsworth Road Precinct, the Auburn Grove Precinct is more generous in scale and elaborate in terms of ornamentation than the Gladstone Street Precinct due to its middle-class character. It is also of a high degree of integrity due to the intactness of contributory dwellings to their original states.

As with the above examples, the Gladstone Street Precinct comprises a substantially intact working and middle class residential streetscape that was primarily developed in two clear phases. Although more modest than the above, it is nevertheless comparable in terms of its clear Victorian and Edwardian character, and overall consistency in terms of styles, sitting, forms and setbacks.

Precinct Map



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

Note: the Style/era column follows the architectural style categories set out in Heritage Victoria's HERMES Orion heritage database and does not necessarily reflect the date of construction. For details on construction era(s) where available, refer to the Place History section.

Street address	*Place type*	*Style/era*	*Grading*
1A Gladstone Street, Windsor	House	Interwar period (c.1919-c.1940)	C
1B Gladstone Street, Windsor	House	Interwar period (c.1919-c.1940)	C
1C Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
1 Gladstone Street, Windsor	House	Victorian Period (1851-1901)	C
2A Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C

Street address	*Place type*	*Style/era*	*Grading*
2 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
3 Gladstone Street, Windsor	House	Victorian Period (1851-1901)	C
4 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
5 Gladstone Street, Windsor	House	Victorian Period (1851-1901)	C
6 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
7 Gladstone Street, Windsor	House	Victorian Period (1851-1901)	C
8 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
9 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
10 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
11 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
12 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
13 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
14 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
15 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
16 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
17 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
18 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
19 Gladstone Street, Windsor	House	Victorian Period (1851-1901)	C
20 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
21 Gladstone Street, Windsor	House	Victorian Period (1851-1901)	C
22 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
23 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
24 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C

Street address	*Place type*	*Style/era*	*Grading*
25 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
26 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
27 Gladstone Street, Windsor	House	Victorian Period (1851-1901)	C
28 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918). *Victorian in appearance but records indicate development after 1902.*	C
29 Gladstone Street, Windsor	House	Victorian Period (1851-1901)	C
30 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
32 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918). *Victorian in appearance but records indicate development after 1902.*	C
34 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918). *Victorian in appearance but records indicate development after 1902.*	C
36 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918). *Victorian in appearance but records indicate development after 1902.*	C
38 Gladstone Street, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
102 Punt Road, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
104 Punt Road, Windsor	House	Federation/Edwardian Period (1902 – c.1918)	C
106 Punt Road, Windsor	House	Victorian Period (1851-1901) with façade from Interwar period (c.1919-c.1940)	C
108 Punt Road, Windsor	House	Victorian Period (1851-1901) with façade from Interwar period (c.1919-c.1940)	C
110 Punt Road, Windsor	House	Victorian Period (1851-1901) with façade from Interwar period (c.1919-c.1940)	C

References

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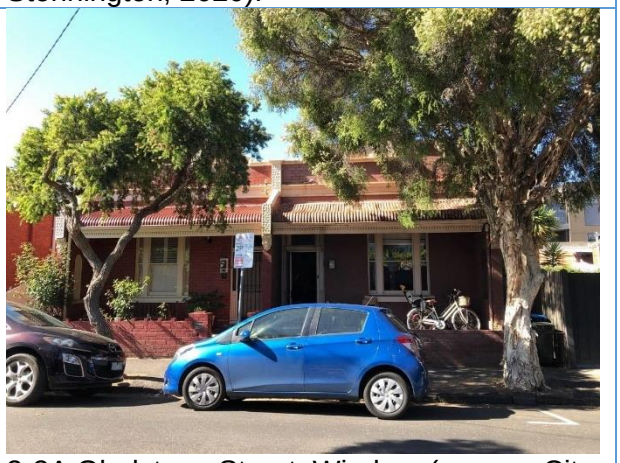
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Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain as well as desktop resources.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Images

Gladstone Street	
 1A Gladstone Street, Windsor (source: City of Stonnington, 2020).	 1B Gladstone Street, Windsor (source: City of Stonnington, 2020).
 1C Gladstone Street, Windsor (source: City of Stonnington, 2020).	 1 Gladstone Street, Windsor (source: City of Stonnington, 2020).
 2 Gladstone Street, Windsor (source: City of Stonnington, 2020).	 2-2A Gladstone Street, Windsor (source: City of Stonnington, 2020).



3 Gladstone Street, Windsor (source: City of Stonnington, 2020).



4-6 Gladstone Street, Windsor (source: City of Stonnington, 2020).



5 Gladstone Street, Windsor (source: City of Stonnington, 2020).



7 Gladstone Street, Windsor (source: City of Stonnington, 2020).



8-10 Gladstone Street, Windsor (source: City of Stonnington, 2020).



9 Gladstone Street, Windsor (source: City of Stonnington, 2020).



11 Gladstone Street, Windsor (source: City of Stonnington, 2020).



12 Gladstone Street, Windsor (source: City of Stonnington, 2020).



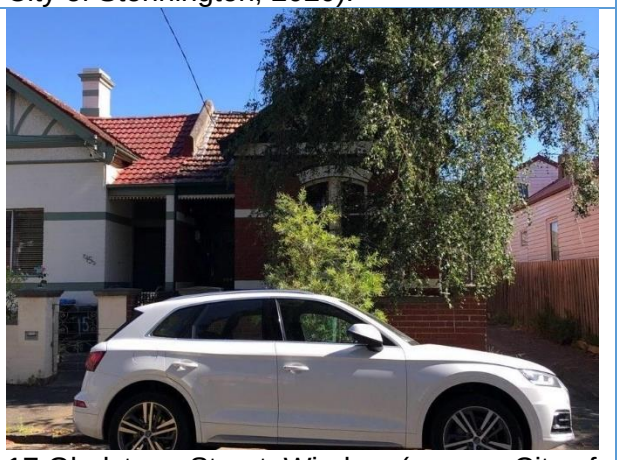
13 Gladstone Street, Windsor (source: City of Stonnington, 2020).



14-16 Gladstone Street, Windsor (source: City of Stonnington, 2020).



15 Gladstone Street, Windsor (source: City of Stonnington, 2020).



17 Gladstone Street, Windsor (source: City of Stonnington, 2020).



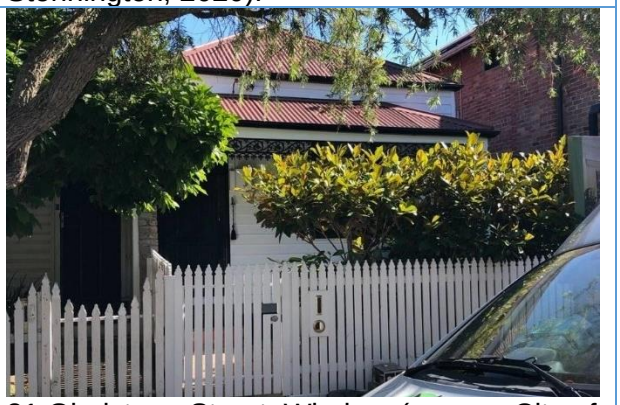
18 Gladstone Street, Windsor (source: City of Stonnington, 2020).



19 Gladstone Street, Windsor (source: City of Stonnington, 2020).



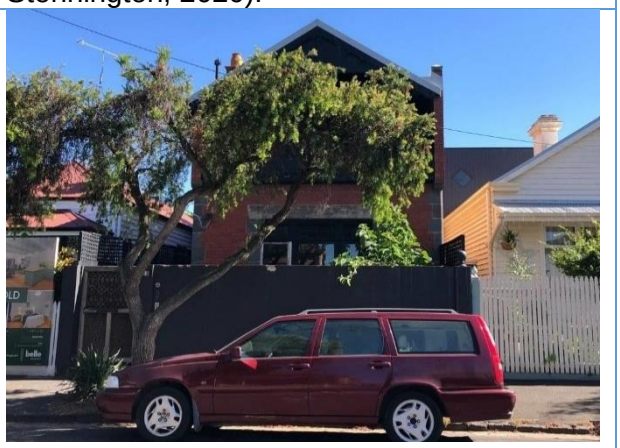
20 Gladstone Street, Windsor (source: City of Stonnington, 2020).



21 Gladstone Street, Windsor (source: City of Stonnington, 2020).



22 Gladstone Street, Windsor (source: City of Stonnington, 2020).



23 Gladstone Street, Windsor (source: City of Stonnington, 2020).



24 Gladstone Street, Windsor (source: City of Stonnington, 2020).



25 Gladstone Street, Windsor (source: City of Stonnington, 2020).



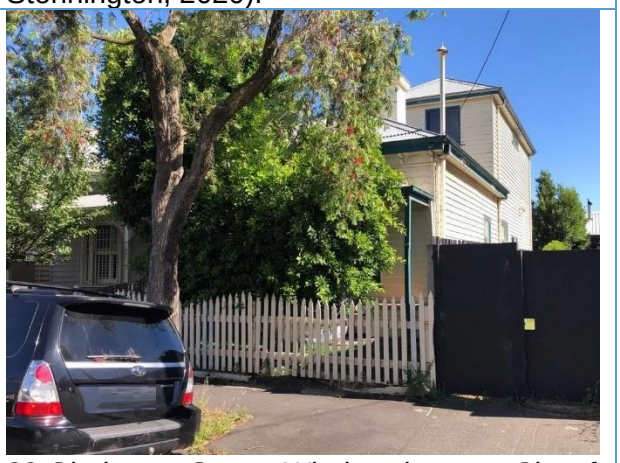
26 Gladstone Street, Windsor (source: City of Stonnington, 2020).



27 Gladstone Street, Windsor (source: City of Stonnington, 2020).



28 Gladstone Street, Windsor (source: City of Stonnington, 2020).



29 Gladstone Street, Windsor (source: City of Stonnington, 2020).



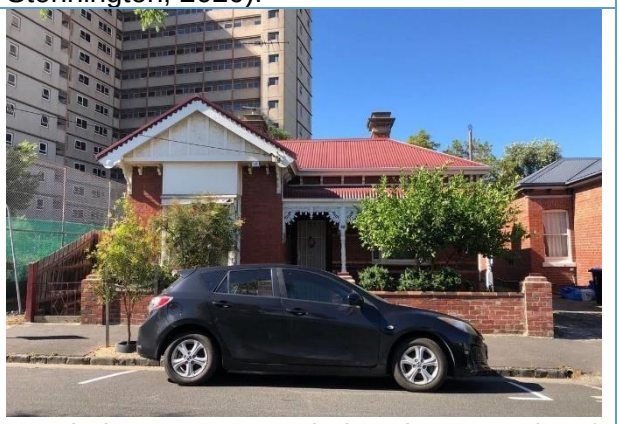
30-32 Gladstone Street, Windsor (source: City of Stonnington, 2020).



34 Gladstone Street, Windsor (source: City of Stonnington, 2020).



36 Gladstone Street, Windsor (source: City of Stonnington, 2020).



38 Gladstone Street, Windsor (source: City of Stonnington, 2020).

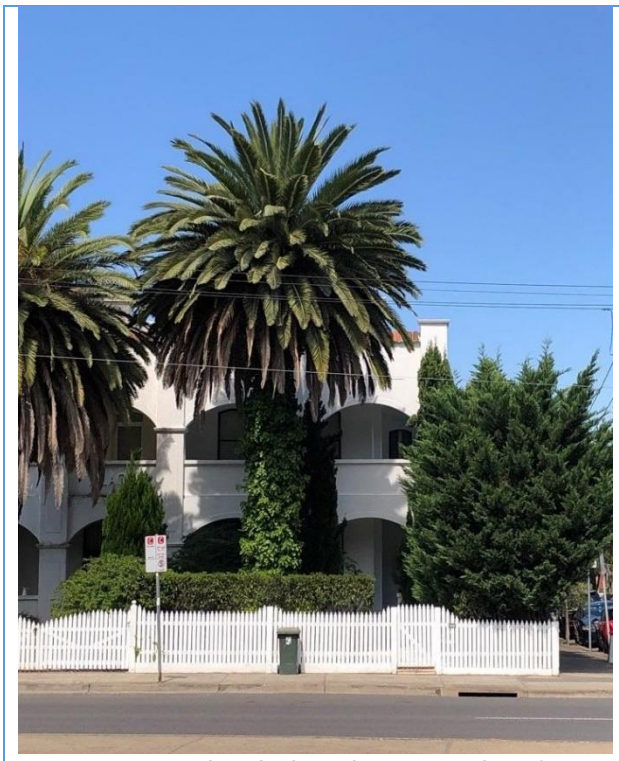
Punt Road



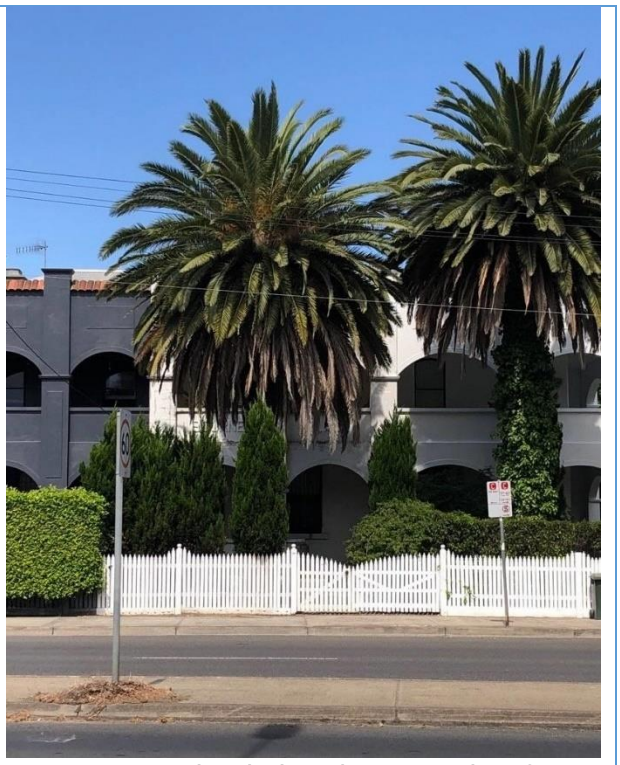
102 Punt Road, Windsor (source: City of Stonnington, 2020).



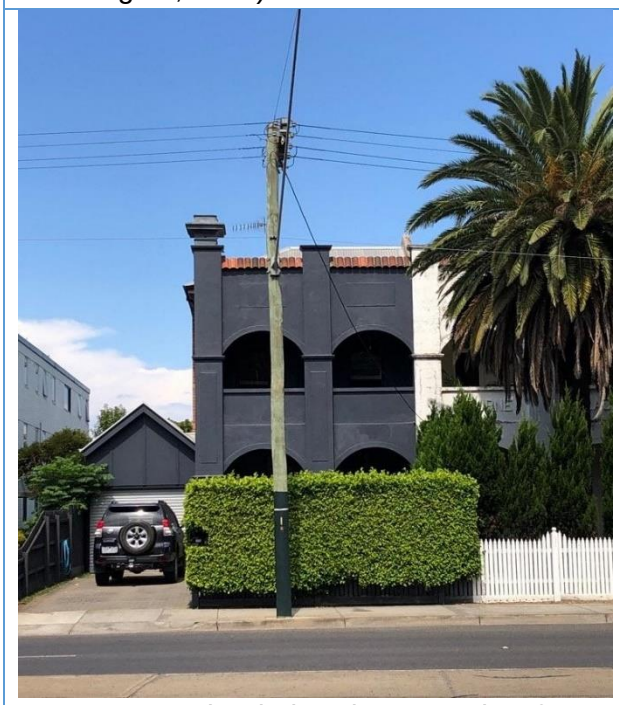
104 Punt Road, Windsor (source: City of Stonnington, 2020).



106 Punt Road, Windsor (source: City of Stonnington, 2020).



108 Punt Road, Windsor (source: City of Stonnington, 2020).



110 Punt Road, Windsor (source: City of Stonnington, 2020).

Authors

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