Statement of Significance: Upton Road Precinct, Windsor (June 2026)

Heritage Place:	Upton Road Precinct Windsor	**PS ref no:**	HO583



Figures 1-6: *Examples of residences included in the precinct (L-R, starting at the top) 49-51, 53-57, 57-59, 56-58. 64-66, and 68 Upton Road, Windsor* (Extent Heritage, April 2023).

What is significant?

The Upton Road Precinct, comprising a group of Victorian era cottages on Upton Road, is locally significant.

The precinct is largely characterised by contributory graded buildings, with only two non-contributory buildings. Refer to grading map for designations
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Character elements that contribute to the significance of the precinct include:

- The consistent allotment pattern established by the Victorian boom era subdivisions, and subsequent development created by the group of Victorian terrace rows and semi-detached terrace pairs;
- The presence of intact Victorian terrace rows and semi-detached terrace pairs designed in the Italianate style, reflecting the application of this style to workers cottages in the late nineteenth century;
- The regularity and harmony of the semi-detached Victorian era terrace pairs and terrace rows characterised by modest single fronted façades, corrugated iron verandahs with cast iron lacework, hipped or gabled roof forms with tiling or corrugated iron, profiled brick chimneys, bracketed eaves, sash windows, and polychrome brickwork;
- The uniformity of allotments, siting, setbacks and building heights across the precinct;
- The retention of original bluestone kerbing and guttering along Upton Road; and
- The general retention of original or sympathetic low timber picket and brick fencing.

Later alterations and additions to the properties are not significant.

How is it significant?

The Upton Road Precinct is of local historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

The Upton Road Precinct is of historical significance as a cohesive group of late Victorian workers cottages that were established to house the influx of factory workers as part of Windsor's growing manufacturing industries. As demonstrated in the precinct, this phase of development was chiefly characterised by terrace cottages that were particularly suitable to the narrow streets and allotments of Windsor and western Prahran. As such, the precinct not only forms a tangible link to a key phase of residential development in Stonnington, but also clearly demonstrates the working-class history of Windsor. (Criterion A)

The Upton Road Precinct is of representative significance as an intact group of Victorian cottages that clearly illustrates the terrace typology as applied to working-class Windsor. Stylistically, the group exhibits the key features associated with the late nineteenth century approach to terrace housing, including shared gabled roof or individual hipped roof forms generally broken up with party walls, a front verandah, and the use of polychrome brickwork, parapeted fronts corniced chimneys, cast-iron detailing derived from Italianate sources. (Criterion D)

Primary source

Prahran and Windsor Heritage Review (Extent Heritage, April 2024).

Precinct map



Gradings schedule

Street address	Grading
49 Upton Road, WINDSOR	Contributory
51 Upton Road, WINDSOR	Contributory
52 Upton Road, WINDSOR	Contributory
53 Upton Road, WINDSOR	Contributory
54 Upton Road, WINDSOR	Contributory
55 Upton Road, WINDSOR	Contributory
56 Upton Road, WINDSOR	Contributory
57 Upton Road, WINDSOR	Contributory
58 Upton Road, WINDSOR	Contributory
59 Upton Road, WINDSOR	Contributory
60 Upton Road, WINDSOR	Non-Contributory
62 Upton Road, WINDSOR (includes 17 Latrobe Street, WINDSOR)	Non-Contributory
64 Upton Road, WINDSOR	Contributory
66 Upton Road, WINDSOR	Contributory
68 Upton Road, WINDSOR	Contributory

70 Upton Road, WINDSOR	Contributory
72 Upton Road, WINDSOR	Contributory
74 Upton Road, WINDSOR	Contributory