Statement of Significance: Gladstone Street Precinct, Windsor (June 2026)

Heritage Place:	Gladstone Street Precinct Windsor	**PS ref no:**	HO134



Figures 1-6: *Examples of residences included in the precinct (L-R, starting at the top) 4-6, 8-10, 12, and 22 Gladstone Street; 102-104, and 106-110 Punt Road, Windsor* (City of Stonnington, December 2020).

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)

Primary source

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

Precinct map



Gradings schedule

Street address	Grading
1A Gladstone Street, WINDSOR	Contributory
1B Gladstone Street, WINDSOR	Contributory
1C Gladstone Street, WINDSOR	Contributory
1 Gladstone Street, WINDSOR	Contributory
2A Gladstone Street, WINDSOR	Contributory
2 Gladstone Street, WINDSOR	Contributory
3 Gladstone Street, WINDSOR	Contributory
4 Gladstone Street, WINDSOR	Contributory
5 Gladstone Street, WINDSOR	Contributory
6 Gladstone Street, WINDSOR	Contributory
7 Gladstone Street, WINDSOR	Contributory
8 Gladstone Street, WINDSOR	Contributory

9 Gladstone Street, WINDSOR	Contributory
10 Gladstone Street, WINDSOR	Contributory
11 Gladstone Street, WINDSOR	Contributory
12 Gladstone Street, WINDSOR	Contributory
13 Gladstone Street, WINDSOR	Contributory
14 Gladstone Street, WINDSOR	Contributory
15 Gladstone Street, WINDSOR	Contributory
16 Gladstone Street, WINDSOR	Contributory
17 Gladstone Street, WINDSOR	Contributory
18 Gladstone Street, WINDSOR	Contributory
19 Gladstone Street, WINDSOR	Contributory
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21 Gladstone Street, WINDSOR	Contributory
22 Gladstone Street, WINDSOR	Contributory
23 Gladstone Street, WINDSOR	Contributory
24 Gladstone Street, WINDSOR	Contributory
25 Gladstone Street, WINDSOR	Contributory
26 Gladstone Street, WINDSOR	Contributory
27 Gladstone Street, WINDSOR	Contributory
28 Gladstone Street, WINDSOR	Contributory
29 Gladstone Street, WINDSOR	Contributory
30 Gladstone Street, WINDSOR	Contributory
32 Gladstone Street, WINDSOR	Contributory
34 Gladstone Street, WINDSOR	Contributory
36 Gladstone Street, WINDSOR	Contributory
38 Gladstone Street, WINDSOR	Contributory
102 Punt Road, WINDSOR	Contributory
104 Punt Road, WINDSOR	Contributory
106 Punt Road, WINDSOR	Contributory
108 Punt Road, WINDSOR	Contributory
110 Punt Road, WINDSOR	Contributory