
Gladstone Avenue Precinct



GLADSTONE AVE STH
SIDE



GLADSTONE AVE NORTH
SIDE



GLADSTONE AVE NTH
SIDE LOOKING WEST



GLADSTONE AVE NTH
SIDE

Location

1-35 and 2-46 GLADSTONE AVENUE, NORTHCOTE, DAREBIN CITY

Municipality

DAREBIN CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO298

Heritage Listing

Darebin City

Statement of Significance

Last updated on -

What is significant?

The Gladstone Avenue precinct is a residential area, which comprises 1-35 and 2-46 Gladstone Avenue, Northcote. Gladstone Avenue first appeared in the Sands & McDougall Directory in 1889, when five houses were listed on the north side of the street. By 1914 the street was fully developed. It is a residential precinct of mostly detached and semi-detached, modest Victorian and Edwardian cottages and villas. The following elements contribute to the significance of the precinct:

- The Victorian and Federation/Edwardian era houses on both sides of the street.
- The consistency of form (hip or gable roof), scale, siting and materials of the contributory houses
- The consistency of Victorian/Federation housing on the north and the Federation/Edwardian housing on the south side.

Non-original alterations and additions to the contributory dwellings and the houses at 1, 6, 9, 29, 33 & 35 are not significant.

How is it significant?

The Gladstone Avenue Precinct in Northcote is of local historic significance to Darebin City.

Why is it significant?

Historically, the Gladstone Avenue Precinct is significant as evidence of two key phases of suburban development in Northcote - the first during the late nineteenth century boom and the second in the early twentieth century after the recovery from the economic crash of the 1890s. The extent to which two clear development periods are demonstrated by the different styles of housing on each side of the street is notable. The housing is characteristic of medium scale suburban housing of both the Victorian and Federation/Edwardian periods. (AHC criteria A.4, D.2)

Architecturally, the Gladstone Avenue Precinct is significant as a representative example of a late nineteenth century and early twentieth century residential subdivision. (AHC criterion D.2)

Heritage Study/Consultant Darebin - Darebin Heritage Study, Context P/L, 2011;

Construction dates 1889,

Hermes Number 27359

Property Number

Physical Description 1

A residential precinct of mostly detached and semi-detached, modest Victorian and Edwardian villas of varying degrees of intactness. The Victorian houses are situated on the north side of the street and the Edwardian housing is built along the south side. The Victorian houses are mostly weatherboard, with some brick houses interspersed among them, and have hipped roofs clad in corrugated galvanised steel sheeting, with verandahs across the street facing elevations. The houses are setback from the street behind shallow gardens.

The Edwardian villas are weatherboard with hipped and gabled roofs clad in corrugated galvanised steel sheeting, and these houses are also setback from the street boundary behind shallow gardens. The integrity of the precinct has been diminished by housing built in recent decades on the south side of the street, particularly towards its west end. On the north side of the street, some double-fronted Victorian houses have had their integrity diminished by unsympathetic alterations and additions.

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/>