Statement of Significance: Terrace Houses, 11 and 13 Cromwell Road, South Yarra (June 2026)

Heritage Place:	Terrace Houses 11 and 13 Cromwell Road, South Yarra	**PS ref no:**	HO228



Figure 1: *Street frontage of the Terrace Houses, 11 and 13 Cromwell Road, South Yarra* (GJM Heritage, April 2024).

What is significant?

The pair of Terrace Houses at 11 and 13 Cromwell Road, South Yarra, constructed 1891.

Elements that contribute to the significance of the place include:

- Pair of two-storey terrace houses, in a highly decorated Italianate style of the late Victorian period
- Brick construction with rendered principal elevation
- Broad parapeted front elevations across the width of both sites, concealing hipped metal roofs, with rear hipped-roof wings
- Large rendered brick chimneys with bracketed capping
- Wing walls at side boundaries and party wall between properties, forming recessed front verandahs and balconies
- Two front entrances at each property, with main entries at the outer boundaries of the front elevation and secondary central entrances providing direct access to the rear of the properties

- Full-height timber sash windows with radiused upper frames, including rectangular bays with dividing pilasters to ground floor and recessed windows to the first floor
- Timber front doors with glazed fanlights above
- Decorative cast iron decoration to verandahs and balconies including friezes, brackets, balustrading and paired columns
- Mannerist-style decorative render detailing to principal elevation including open pediments, scrolled parapet pediments, supporting consoles, arabesque motifs, rows of roundels, fluted pilasters, pyramidal blocks and unusual diagonal cross frieze
- Tessellated tiles to front verandah floors and path to 13 Cromwell Road
- Cast iron palisade front boundary fence set in a bluestone base and three pedestrian gates.

Later alterations and additions to the rear of both buildings do not contribute to the significance of the place.

How is it significant?

The Terrace Houses at 11 and 13 Cromwell Road, South Yarra are of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

Why is it significant?

The Terrace Houses at 11 and 13 Cromwell Road, South Yarra have strong associations with the development of South Yarra in the boom-years of the 1880s and early 1890s, when land was subdivided in the south-east quadrant of the suburb and sold for middle-class residential development, largely due to the establishment of the Oakleigh railway line and Hawksburn railway station in 1879. The terrace pair remain highly intact to clearly demonstrate this phase of development in the City of Stonnington (Criterion A).

The Terrace Houses at 11 and 13 Cromwell Road, South Yarra are a fine and highly intact representative example of a pair of two-storey Victorian terrace houses. They display typical characteristics of the Italianate style of the Victorian period, including parapeted front elevations with cement render finish, concealed hipped metal roofs, side wing walls and central party wall forming recessed front verandahs and balconies, highly decorative Mannerist-style render detailing, decorative ironwork to verandahs and balconies, full-height window openings including rectangular bays, large rendered brick chimneys with bracketed capping and cast iron picket fence with bluestone (Criterion D).

The Terrace Houses at 11 and 13 Cromwell Road, South Yarra are richly decorated and well-executed examples of the Italianate style of the Victorian period. The rich Mannerist-style detailing, including open pediments, scrolled parapet pediments, supporting consoles, arabesque motifs, rows of roundels, fluted pilasters, pyramidal blocks and unusual diagonal cross frieze, along with decorative ironwork including friezes, brackets, balustrading and paired columns to verandahs, as well as ironwork balconies and front boundary fences, presents a highly resolved expression of this architectural style and creates an imposing form within the streetscape (Criterion E).

Primary source

South Yarra Heritage Review (GJM Heritage, March 2025).