City of
STONNINGTON

Terrace Houses

Prepared by: GJM Heritage (March 2025)

Address: 11 & 13 Cromwell Road, South Yarra

Name:	Terrace Houses	**Survey Date:**	April 2024
Place Type:	Residential	**Architect/Designer:**	Not known
Grading:	Significant (HO228) – see Recommendations	**Builder:**	Not known
Extent of the Overlay:	To extent of both property boundaries – see Figure 8	**Construction Date(s):**	1891



11 & 13 Cromwell Road, South Yarra (GJM Heritage, April 2024)

Statement of Significance

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).

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Historical Context

This place is associated with the following historic theme(s) taken from the *Stonnington Thematic Environmental History* (2009):

8 Building suburbs

- 8.2 Middle-class suburbs and the suburban ideal

Place History

The pair of two-storey terrace houses at 11 and 13 Cromwell Road, South Yarra were constructed in 1891.

The property formed part of Crown Allotment 34 in the Parish of Prahran which extended from Toorak Road to Malvern Road, west of Williams Road. Subdivision of this Crown allotment occurred in 1871, including the formation of Cromwell Road, with the subject properties forming part of allotment 27 (Figures 1 & 2).

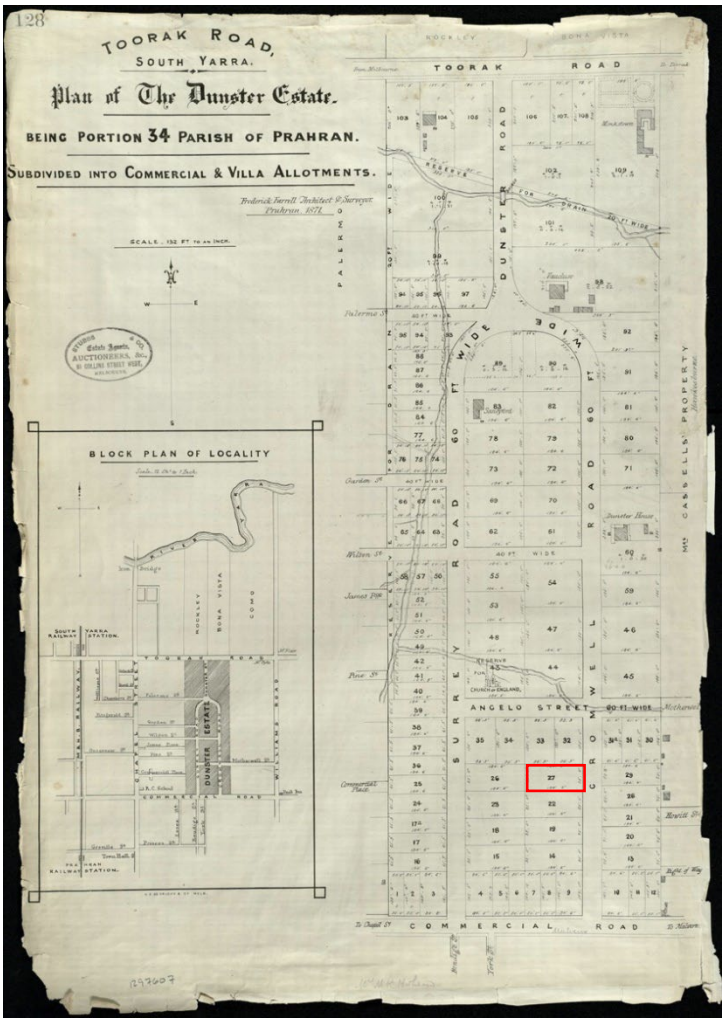


Figure 1. Plan of the Dunster Estate, 1871, subject properties part of Lot 27 (outlined in red) (Source: State Library of Victoria)

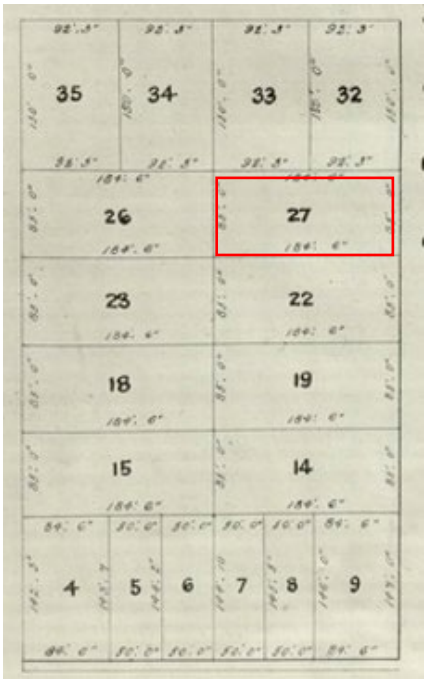


Figure 2. Extract of Dunster Estate, 1871, subject properties part of Lot 27 (outlined in red) (Source: State Library of Victoria)

James Ferguson Wylie Fulton, a hydropathic surgeon and physician, purchased a property at 9 Cromwell Road in 1887 and occupied the brick and timber nine-roomed house at this address (RB 1888). Prior to this, Fulton resided at 28 Greville Street, Prahran, where he conducted a business known as the Victoria Hydropathic Establishment (RB 1886; *The Age*, 30 October 1888: 7).

Fulton acquired the adjoining property at 11 Cromwell Road from Elizabeth Watson in 1890, demolishing a six-roomed brick and timber house to construct a pair of two-storey 10-roomed brick houses, each with a net annual value of £100 (RB 1890-91). Subsequently numbered 11 and 13 Cromwell Road, Fulton occupied the terrace house at 13 Cromwell Road (RB 1891). On his death in 1893, Fulton owned 9, 11 and 13 Cromwell Road, South Yarra, with the houses at 9 and 11 Cromwell Road tenanted (PROV). The three properties passed to Fulton's executors after his death (RB 1894) and his daughter Isabella Hope subsequently occupied 13 Cromwell Road. The properties remained in the possession of Fulton's executors into the twentieth century (RB, various). An 1895 Melbourne and Metropolitan Board of Works (MMBW) Plan shows the footprints of the two terrace houses at the end of the nineteenth century (Figure 3).

The house at 13 Cromwell Road was divided into three flats by 1930 and remained as flats until at least the 1950s (RB, various). It was known as Cromwell Flats from at least the 1940s (S&M) before being returned to a single dwelling.

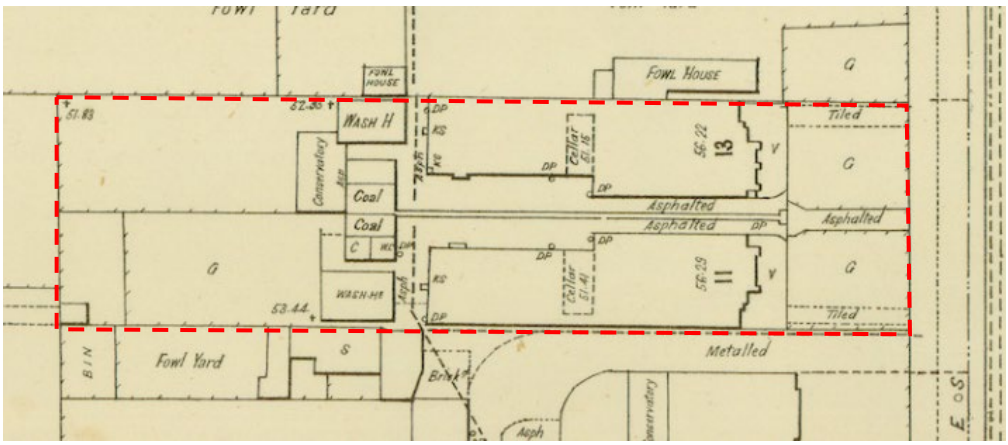


Figure 3. Melbourne and Metropolitan Board of Works (MMBW) Detail Plan No 983, City of Prahran, 1896 (subject sites outlined in red) (Source: State Library of Victoria)

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Description

The pair of terrace houses at 11-13 Cromwell Road, South Yarra are located on the west side of Cromwell Road, north-west of the main intersection of Malvern Road and Williams Road, South Yarra. The two long and narrow rectangular sites were originally a single lot and are accessed from the rear from Surrey Road via the South Yarra Community Baptist Church car park. The houses have modest front setbacks with a small garden at 11 Cromwell Road and brick paving at 13 Cromwell Road.

Constructed of red brick with broad rendered front façades, the two-storey terrace houses occupy the width of their sites and present elaborately decorated parapeted elevations to the street, concealing hipped roofs behind. A brick party wall separates the two houses, and at the rear two hipped-roof wings are placed at the outer boundaries of each building. Large rendered brick chimneys, with bracketed capping, are located at the front of each house and at the rear wing.

Wing walls flank and divide the two front elevations, forming recessed verandahs at ground level and balconies at first floor level. Each terrace has a pair of entrances with fanlights, with main entries at the outer boundaries and secondary entrances at the centre, either side of the central party wall. The latter entrances lead to open ground floor passages which provide access to the rear of the properties. Between the pair of entrances are full-height rectangular bays containing timber sash windows with radiused upper frames and separated by pilasters. First floor windows are similarly full-height with radiused upper frames, and are recessed into a rendered surround.

Both front elevations are highly decorated in the same manner, with extensive use of cast iron detailing and Mannerist-style render detailing. Cast iron friezes, brackets, balustrading and paired columns decorate the verandahs and balconies, and elaborate render detailing across the facades includes open pediments, scrolled parapet pediments, supporting consoles, arabesque motifs, rows of roundels, fluted pilasters, pyramidal blocks and an unusual diagonal cross frieze.

A cast iron palisade fence, set in a bluestone base, lines the front boundary of both properties and contains three pedestrian gates, one at either end of the properties and one at the centre, the latter enabling separate access to the secondary central entrances of each property. A later vehicular gate has been inserted to access 13 Cromwell Road. Verandah floors, and the front side path leading to the main entrance at 13 Cromwell Road, are paved with tessellated tiles.

A large single-storey addition has been made at the rear of the house at 11 Cromwell Road and a high brick wall has been constructed at the rear boundary. A single-storey gabled-roof building has been constructed across the rear of the property at 13 Cromwell Road. Roller doors at the rear boundaries provide access to both properties.

Key features:

- 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 on the side elevations 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 picket front boundary fence set in a bluestone base and three pedestrian gates.



Figure 4. 11 Cromwell Road, front elevation (GJM Heritage, 2024)



Figure 5. 13 Cromwell Road, front elevation (GJM Heritage, 2024)

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Intactness and Integrity

The terrace houses at 11 and 13 Cromwell Road, South Yarra remain highly intact to their period of construction. Despite minor alterations, including alteration to the front fence for vehicular access at 13 Cromwell Road and additions to the rear, the houses retain a very high degree of integrity as a Mannerist-inspired late Victorian pair of terrace houses.

Assessment Against Criteria

Criteria referred to in *Planning Practice Note No. 1: Applying the Heritage Overlay* (Department of Environment, Land, Water and Planning, August 2018), modified for the local context.

CRITERION A: *Importance to the course or pattern of the City of Stonnington's cultural or natural history (historical significance).*

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 B: *Possession of uncommon, rare or endangered aspects of the City of Stonnington's cultural or natural history (rarity).*

N/A

CRITERION C: *Possession to yield information that will contribute to an understanding of the City of Stonnington's cultural or natural history (research potential).*

N/A

CRITERION D: *Importance in demonstrating the principal characteristics of class of cultural or natural places or environments (representativeness).*

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 E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

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 F: *Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

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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 their continuing cultural traditions (social significance).*

N/A

CRITERION H: *Special association with the life or works of a period, or group of persons, of importance in the City of Stonnington's history (associative significance).*

N/A

Grading and Recommendations

Due to the shared history and design of the two properties, it is recommended that 11 & 13 Cromwell Road be combined within a single Heritage Overlay (HO228) (see Figure 8 below).

It is recommended that the *'Heritage place name'* column within the Schedule to the Heritage Overlay be updated to:

Terrace Houses
11 & 13 Cromwell Road, South Yarra

It is recommended that notice and review requirements be triggered for the front fences as they appear to be original features that contribute to the significance of the place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) to the Stonnington Planning Scheme:

External paint controls *Is a permit required to paint an already painted surface?*	No
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No
Solar energy system controls *Solar energy system controls apply?*	Yes
Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt from notice and review?*	Yes – Front cast iron fences
Victorian Heritage Register *Is this place included on the Victorian Heritage Register?*	No
Prohibited uses may be permitted *Can a permit be granted to use for a use which would otherwise be prohibited?*	No

Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006?	No
Incorporated Plan *Does an incorporated plan apply to the site?*	No

Extent of Overlay

It is recommended that HO228 be extended to include both 11 & 13 Cromwell Road, as follows:



Figure 8. Recommended Heritage Overlay

Previous Assessment

Previous assessments considered the terrace pair as a single heritage place:

City of Stonnington Heritage Overlay Report, Bryce Raworth Pty Ltd, 1998

Conservation Review: City of Prahran, Context Pty Ltd, 1993

References

Bryce Raworth Pty Ltd, *City of Stonnington Heritage Overlay Report*, 1998.

Context Pty Ltd, *City of Prahran Conservation Review,* 1993.

Context Pty Ltd, *Stonnington Thematic Environmental History*, 2006.

Grant of probate, James F W Fulton, VPRS 28 P0 Unit 53/429, Wills and Probate Files, Public Records Office Victoria (PROV).

Melbourne and Metropolitan Board of Works (MMBW) City of Prahran Plan No 37, 1895.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan No 983, City of Prahran, 1896.

Prahran Rate Books (RB), as cited.

Sands and McDougall Directories (S&M).

State Library of Victoria, map collection.

The Age.